

COMMISSION MEMBERS
Ramiro Maldonado, Chair
Margaret Williams, Vice Chair
John Ebner
Adam Nugent
Seema Patel

**City of San Mateo
Regular Meeting Minutes
Planning Commission**

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

**Tuesday, October 26, 2021
Remote 7:00 PM
Regular Meeting**

CALL TO ORDER

This meeting is being held under the provisions of State of California Bill AB361, in which Brown Act regulations are relaxed to allow members to remote in due to the Coronavirus Covid-19 health emergency.

PLEDGE OF ALLEGIANCE

ROLL CALL

Remote: Chair Ramiro Maldonado, Vice-Chair Margaret Williams, and Commissioners John Ebner, Adam Nugent and Seema Patel
Absent: None

PUBLIC COMMENT: None.

PUBLIC HEARING

1. 1919 O'Farrell Street – Site Plan and Architectural Review and Site Development Planning Application (PA-2020-037)

Associate Planner, Somer Smith presented an overview of the proposed project.

Architect Rocky Shen presented the project, providing an overview of the design changes, updated amenities and proposed landscaping.

Commissioner Questions: Commission posed questions on the future bicycle overpass study and the project's fair share contribution, minimum parking requirements, affordable housing unit sizes, landscaping adjacent to Highway 92, garbage enclosure location, elevated finished floor and accessible path of travel from the street, design specifications of the mechanical parking lift system, including incorporation of EV charging stations and potential backup power in the event of a power outage.

Public Comment: No public comment.

Commissioners Comments: Commissioners expressed general support for the project, noting the improved site, landscaping and architectural design.

Motion to adopt a Resolution to approve the Site Plan and Architectural Review and Site Development Planning Application for a property located at 1919 O'Farrell for 49 multifamily residential units and find the project exempt from the California Environmental Quality Act (CEQA) as a Class 32 Section 15332 In-Fill Development Projects Categorical Exemption based on the Findings for Approval and subject to the Conditions of Approval.

Moved: Williams, Seconded: Patel
Ayes: Maldonado, Williams, Ebner, Nugent, Patel
Noes: None

NEW BUSINESS

2. Zoning Code Clean-Up Amendments

Principal Planner Julia Klein presented an overview of proposed Zoning Code amendments.

Commissioner Questions: Commissioners asked clarifying questions about Residential Floor Area Ratio (FAR) amendment and how basement and attic space was counted.

Public Comments: No public comment.

Commissioner Comments: Commissioners expressed general support for the proposed Zoning Code amendments, with one commissioner noting that conditioned basement space should not be counted as FAR.

Motion to Recommend to the City Council adoption of an Ordinance to amend the Zoning Code as follows: Chapter 27.04, "Definitions" to remove curb level and clarify floor area; Chapter 27.64, "Off-Street Parking and Loading" to clarify on-street loading provisions and Site Plan and Architectural Review (SPAR) provisions; Chapter 27.71, "Landscape for Planning Applications" to clarify tree provisions; Chapter 27.78, "Variance" to clarify tree provisions; and Title 27, "Zoning Code" to update all references to the California Building Code.

Moved: Patel, Seconded: Ebnetter
Ayes: Maldonado, Williams, Ebnetter, Nugent, Patel
Noes: None

REPORTS AND ANNOUNCEMENTS

CDD Deputy Director Zachary Dahl provided updates on items for future Planning Commission meetings.

ADJOURNMENT

The meeting adjourned at 8:45pm.

APPROVED BY:

SUBMITTED BY:

Ramiro Maldonado, Commission Chair

Mary Way, Administrative Assistant