

COUNCIL MEMBERS  
Rick Bonilla, Mayor  
Diane Papan, Deputy Mayor  
Amourance Lee  
Joe Goethals  
Eric Rodriguez

# CITY OF SAN MATEO

## Special Meeting Minutes

### City Council

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

**Tuesday, January 18, 2022**  
**Remote 5:30 PM**  
**Special Meeting**

**CALL TO ORDER** This meeting was held pursuant to authorization from Government Code 54943(b)(3) / AB361 (2021) in which Brown Act regulations are relaxed to allow members to participate virtually due to the Covid-19 health emergency.

#### Roll Call

Remote: Mayor Bonilla, Council Members: Lee and Rodriguez  
Deputy Mayor Diane Papan joined the meeting at 5:40 p.m.  
Council Member Joe Goethals joined the meeting at 5:57 p.m.

#### STUDY SESSION

- Density Bonus Concessions and Residential Densities in Mixed-Use Projects – Policy Discussion  
Manira Sandhir, Planning Manager, provided a presentation regarding the use of state density bonus law concessions for height exceptions and residential densities in mixed-use development. Council asked questions of staff.

Public Comment – Seema Patel commented on other jurisdictions' efforts and the importance of matching nearby cities. Kalisha Webster, housing advocate, spoke of the importance on providing housing choices. Laura Watanuki stated the need to encourage developers to provide incentives for tenant's use of public transportation and cautioned about the impact on parking.

Zachary Dahl, Community Development Deputy Director, also provided answers to Council's questions.

Council was in agreement with creating a more standardized and consistent process for new development and consolidating the community benefits and the density bonus programs to have more options for developers. They would like to have a parallel track for both the mixed-use projects standards and the City's Housing Element.

#### CLOSED SESSION

Following the opportunity for public comment, there were no speakers, the City Council convened into Closed Session to consider:

- Conference with Legal Counsel – Existing Litigation  
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)  
Name of Case: Marcia A. Sklar et al. v. State, et al., San Mateo Superior Court Case No.: 19CIV03718

**ADJOURNMENT** – The meeting adjourned at \_\_\_\_\_ p.m.

APPROVED BY:

\_\_\_\_\_

Rick Bonilla, Mayor

SUBMITTED BY:

\_\_\_\_\_

Patrice M. Olds, City Clerk