

COMMISSION MEMBERS  
Margaret Williams, Chair  
John Ebnetter, Vice Chair  
Adam Nugent  
Seema Patel  
Martin Wiggins

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

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

**Tuesday, July 12, 2022  
Hybrid 7:00 PM  
Regular Meeting**

**CALL TO ORDER**

This meeting was held pursuant to the Governor's Executive Orders which suspended certain requirements of the Brown Act. The meeting was open to in person and remote attendance.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Chair Margaret Williams, Vice Chair John Ebnetter, Commissioners Seema Patel and Martin Wiggins  
Absent: Commissioner Adam Nugent

**CONSENT CALENDAR**

1. Planning Commission Meeting Minutes - Approval

Approve the minutes of the Regular meetings of 5.24.2022, 6.14.2022, and 6.28.2022.

Moved: Patel, Seconded: Ebnetter  
Ayes: Williams, Ebnetter, Patel, Wiggins  
Noes: None  
Absent: Nugent

**PUBLIC COMMENT:**

No public comment.

**PUBLIC HEARING**

2. 415 Fairfax Avenue – New Single-Family Residence (PA-2021-066)

Assistant Planner Vinson Kwan presented an overview of the architectural and site design of the proposed project.

Applicants Gene and Nicole Alston, Architect Eric Nyhus, and Landscape Architect Michael Callan presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on the Housing Accountability Act (HAA), "Protected Trees" Ordinance, process of establishing a historic district, Senate Bill 330 (SB330), changes in design, past residential single-family properties brought for review before Planning Commission, past Baywood locations with proposed demolition and approvals, Condition 9 of the Conditions of Approval, grading plan near the second oak tree, 1989 Historic Building Survey, and staff recommendations for the accessory dwelling unit (ADU).

Public Comments:

The following public commenters addressed the Commission with concerns for the project: Dave Cohen, Jeff Kotowitz, Steve McKay, Dianne Whitaker, Keith Weber, Laurie Hietter, Laura Watanuki, Randy Hietter, Ron Whiteside, Maxine Terner, Neal Tandowsky, Peter Mandle, and Karen Vitale. Public commenters cited reasons for concerns including the architectural style of proposed project, historic nature of the current residence and neighborhood, lack of privacy between residences, oak tree removal, demolition, accessory dwelling unit (ADU) addition, and floor area ratio (FAR). The following public commenters addressed the Commission with support for the project: Ken Abreu, Barbara Pavizio, Mike Etheridge, Karl Eldridge, Adam Loraine, Raayan, Evan Adams, Rafa Sonnenfeld, Richard Hedges, Alexander Melendez, Max Mautner, Justin Alley, Jordan Grimes, and Mark Kawano. Public commenters cited reasons for support including architectural style of proposed project, existing residence and neighborhood are not historical, protection of oak tree, additional housing, accessory dwelling unit (ADU) for elderly, and importance of creating an inclusive neighborhood.

#### Commissioner Comments:

All Commissioners expressed support for the project and agreed that all objective standards and guidelines have been met for the project. Commissioners discussed the project's floor area ratio (FAR) and difference of architectural styles in relation to the physical context of the neighborhood. Most Commissioners were also in favor of preserving the oak tree on the property.

The Commission moved to adopt a Resolution to approve a Special Use Permit (SUP) for demolition of an existing single-family residence, and Single-Family Dwelling Design Review (SFDDR) for construction of a new 3,910 square-foot single-family residence, with an attached two-car garage and attached accessory dwelling unit (ADU) located at 415 Fairfax Avenue; and accept the Categorical Exemption from environmental review under Class 1 section 15301(I) and Class 3 section 15303 of the California Environmental Quality Act, based on the Findings for Approval and subject to the Conditions of Approval.

|         |                                    |
|---------|------------------------------------|
| Moved:  | Patel, Seconded: Wiggins           |
| Ayes:   | Williams, Ebnetter, Patel, Wiggins |
| Noes:   | None                               |
| Absent: | Nugent                             |

#### REPORTS AND ANNOUNCEMENTS

Planning Manager, Manira Sandhir, provided updates on items for future Planning Commission meetings. Vice Chair Ebnetter proposed adding a Special meeting on 7.26.2022 due to the full schedule. There were no reports from Chair, Commissioners, or City Attorney.

#### ADJOURNMENT

The meeting adjourned at 10:10 pm.

APPROVED BY:

SUBMITTED BY:

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Margaret Williams, Chair

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Ashley Snodgrass, Administrative Assistant