

COMMISSION MEMBERS
Margaret Williams, Chair
John Ebner, 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

**Tuesday, July 26, 2022
Hybrid 7:00 PM
Regular Meeting**

CALL TO ORDER

The Chair called the meeting to order at 7:35pm (following completion of the Special Meeting). 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 Ebner, Commissioners Adam Nugent and Seema Patel
Absent: Commissioner Martin Wiggins

PUBLIC COMMENT:

Public commenter, Joe Toscano, wanted to see more discussion about healthcare, local hiring, and apprenticeship programs for construction workers as part of new development approvals.

PUBLIC HEARING

1. S. Fremont Street Vacant Lot – Special Use Permit for Off-Site Construction Staging (PA-2021-073)

Associate Planner Linda Ly presented an overview of the architectural and site design of the proposed project.

Applicant Regan Catanzaro presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on the construction staging plan, construction worker parking and tree protection measures.

Public Comments:

No public comment.

Commissioner Comments:

All Commissioners expressed general support for the project, with comments related to providing and maintaining tree protection at the site.

The Commission moved to adopt a Resolution approving a Special Use Permit for the use of a vacant lot for construction material storage and worker parking associated with the active construction project 200 S. Fremont Street, and determine the project qualifies for a Categorical Exemption under Class 4, Section 15304 from further environmental review under the California Environmental Quality Act (CEQA) based on the Findings for Approval and as conditioned in the Conditions of Approval.

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

PUBLIC HEARING

2. 31-57 South B Street – Zoning Reclassification Request – C1-2/R5 to CBD (PA-2022-002)

Principal Planner Julia Klein presented an overview of the Zoning Reclassification request.

Applicant Preston O’Connell presented the Zoning Reclassification request and reasons for moving forward with the request in advance of the development application.

Commissioner Questions:

Commissioners asked clarifying questions on boundaries of zoning reclassification, retail frontage requirements, minimum amount of residential units to obtain additional floor area (FAR), how much commercial floor area could be allowed with a mixed-use project, and how many residential units would trigger state density bonus provisions.

Public Comments:

The following public commenters addressed the Commission with support for the project: Steve Sirianni, Tyson Mao, Matt Cochran, Russ Ito, and Cam Palmer. Reasons for support noted by commentators included location, increase in pedestrian traffic, support for retail businesses, increase in density, and consistency with downtown plan.

The following public commenters addressed the Commission with concern for the project: Laurie Watanuki, Richard Reisman, and Raayan. Concerns raised by the commentators included design, negative impacts to adjacent historic buildings, lack of housing, and multiple uses compared to the size of the project.

Commissioner Comments:

Commissioners expressed a mix of support and concern for the Zoning Reclassification request. Commissioners in support of the request noted that the CBD zoning would better align with the General Plan and Downtown Plan and noted that this location may not be the best place for housing. Commissioners with concern about the request noted that this was a good site transit-oriented development with housing, that the reclassification to CBD would allow for more office/commercial uses, which would add additional jobs without any additional housing, and that additional floor area should only be permitted if the new development includes a housing component.

The Commission moved to recommend to the City Council adoption of an Ordinance to approve a Zoning Reclassification for the property at 31-57 South B Street from C1-2/R5 to CBD and determine the project qualifies for a Categorical Exemption from further environmental review under the California Environmental Quality Act (CEQA).

Moved: Williams, Seconded: Nugent
Ayes: Williams, Nugent
Noes: Ebnetter, Patel
Absent: Wiggins

With the split 2-2 vote, the Motion failed, which results in a negative recommendation on the Zoning Reclassification request to the City Council.

REPORTS AND ANNOUNCEMENTS

Community Development Deputy Director, Zachary Dahl, provided updates on items for future Planning Commission meetings in August and September. For the two meetings in September (9/13 and 9/27) for the General Plan Update, there was Commission concurrence to start the meetings at 6pm given the amount of subject matter that needed to be covered. There were no reports from Chair, Commissioners, or City Attorney.

ADJOURNMENT

The meeting adjourned at 9:37 pm.

APPROVED BY:

Margaret Williams, Chair

SUBMITTED BY:

Ashley Snodgrass, Administrative Assistant