

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

**Tuesday, August 23, 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: Vice Chair John Ebnetter, Commissioners Adam Nugent, Seema Patel, and Martin Wiggins

Absent: Chair Margaret Williams

*Note: Seema Patel joined remotely from: TRYP by Wyndham Pittsburgh / Lawrenceville
177 40th Street, Pittsburgh PA 15201

CONSENT CALENDAR

1. 2191 S. El Camino Real and 2195 S. El Camino Real – Findings of General Plan Conformance – Resolution Adoption
2. Planning Commission Meeting Minutes - Approval

Approve the minutes of the Regular meetings of 7.12.2022 and 7.26.2022 and the Special meeting of 7.26.2022.

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

PUBLIC COMMENT:

Public commenter, Tony Lavaysse, suggested an adoption of a requirement that all proposed developers and general contractors pay living wages, provide health coverage, and commit to hiring local carpenters, tradesmen, and apprentices.

PUBLIC HEARING

3. Hayward Park Caltrain Station Parking Lot – New Five-Story, 191-unit, Multi-Family Residential Building (PA-2021-033)

Associate Planner Wendy Lao presented an overview of the architectural and site design of the proposed project, including modifications to draft conditions of approval published with the agenda report.

Applicant Ken Busch presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on public art, removal of three bedroom units, parking for visitors and Caltrain commuters, eBike charging stations, access to the bicycle room, air quality, required Americans with Disabilities Act (ADA) parking spaces, financing, delays and levels of service at the State Route 92 West ramp and

Concar Drive intersection, public safety issues, Transportation Demand Management (TDM) monitoring, Area Median Income (AMI) rent, deed restricted rent, Density Bonus Law, and Housing Accountability Act (HAA).

Public Comments:

The following public commenters addressed the Commission with concerns for the project: Tina Robinson, Sonya Medwid, and Richard Hedges. Public commenters cited reasons for concerns including privacy, visibility, access, increase of traffic, parking, and lack of ADA parking spaces. The following public commenters addressed the Commission with support for the project: Michael Chang, Brian Fitzpatrick, Max Mautner, Stephanie Reyes, Louis Mirante, Richard Hedges, and Jordan Grimes. Public commenters cited reasons for support including addition of electric vehicle parking spots, inclusion of bicycle trails, access to Caltrain station from Station Park Green, high density housing, location near transit, mixed income neighborhood, and need for moderate income housing. Public commenters Michael Chang, Sonya Medwid, Brian Fitzpatrick (Caltrain), Max Mautner, Richard Hedges, and Jordan Grimes addressed the Commission with suggestions including more electric vehicle parking spots, additional market rate units, eBike charging stations, prioritizing alternative modes of transportation, a BikeLink program, shared parking spaces, and implementation of the Bicycle Master Plan.

Commissioner Comments:

All Commissioners expressed support for the project. Most Commissioners discussed applicant management of moderate-income units. Commissioners suggested adding ADA parking spaces and incorporating a shared parking program, which the applicant and the property owner Caltrain declined to provide at this time.

The Commission moved to adopt a Resolution to approve the Site Plan and Architectural Review (SPAR) and Site Development Planning Application (SDPA) for a new five-story multi-family residential building with 191 units located at 401 Concar Drive (the Hayward Park Caltrain Station parking lot); and adopt an Addendum to the previously certified Rail Corridor Plan Environmental Impact Report (EIR), based on the Findings for Approval and subject to the Conditions of Approval, with proposed staff modifications.

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

4. Recommendation – Draft SB 9 Ordinance

Associate Planner Laura Richstone presented an overview of the draft Senate Bill 9 (SB 9) Ordinance.

Commissioner Questions:

Commissioners asked clarifying questions on plane offsets within interim objective design standards, objective design guidelines for single-family homes, R2 development standards, what triggers Historic Resource Evaluations (HRE), who generates a Historic Resources Report, changes in the definition of historic resources, what triggers a California Environmental Quality Act (CEQA) review for historic resources, percentage of lots eligible for historic preservation, the process for properties eligible as a historic resource, qualifications for SB 9 regarding historic resources, locations of historic buildings, height standards for detached units, requirements for individual entries for each unit, subdivision of lots, Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), if exterior stairwells contribute to the maximum Floor Area Ratio (FAR), and exterior building materials.

Public Comments:

Public commenter, Eric Holm, expressed concern for proposed objective design standards including restricted height, slab-on-grade construction, and sustainability.

Commissioner Comments:

Commissioners expressed concern for the discretionary review processes for SB 9 projects over 800 sq. ft., reduction in height limit for detached units, sustainability, restrictions on exterior materials, window glazing requirements, definitions of architectural features, access requirements for flag lots, implications of a change in definition of historic resources, and alignment of City guidelines against current state laws. Commissioners suggested allowing up to 100% demolition through a ministerial permit provided the project conforms to the objective design standards, allowing 3-4 units on urban lot split properties based on the size of the resulting lots through a tiered approach, removing discretionary review for unit sizes over 800 sq. ft. provided the project conforms to objective design standards, allowing larger unit sizes as determined by maximum FAR of the underlying zoning district through a ministerial process, and allowing at least one unit to be up to 1,200 sq. ft. even if total cumulative development exceeds the maximum FAR.

The Commission moved to recommend approval of the Ordinance and associated text amendments to the City Council amending the San Mateo Municipal Code to add Chapter 27.21 "Two-Unit Development Overlay District" to implement the provisions of SB 9 with the recommendation to allow up to 100% demolition through a ministerial permit provided the project conforms to the objective design standards, allow 3-4 units on urban lot split properties based on the size of the resulting lots through a tiered approach, remove discretionary review for unit sizes over 800 sq. ft. provided the project conforms to objective design standards, allow larger unit sizes as determined by maximum FAR of the underlying zoning district through a ministerial process, allow at least one unit to be up to 1,200 sq. ft. even if total cumulative development exceeds the maximum FAR, remove the lower height restrictions for detached units, allow all units to achieve the maximum plate and peak height of the underlying zoning district, and require a 10 ft. access easement/corridor only when parking is required or when necessary per the fire code; and adopt a Resolution to establish interim objective design standards for single-family and duplex development with the recommendation to remove the second story window glazing requirement.

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

The Commission moved to not amend Chapter 27.66 "Historic Preservation" to update the definition of "Individually Eligible Buildings."

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

REPORTS AND ANNOUNCEMENTS

Planning Manager, Manira Sandhir, provided updates on items for future Planning Commission meetings, including the replacement of the Regular meetings on 9.13.2022 and 9.27.2022 with Special meetings that start at 6:00 PM. Community Development Director, Christina Horrisberger, announced the review and consolidation of the handbook for Planning Commissioners at the City Council Special meeting on 9.06.2022. There were no reports from Chair, Commissioners, or City Attorney.

ADJOURNMENT

The meeting adjourned at 11:26 pm.

APPROVED BY:

John Ebnetter

John Ebnetter, Vice Chair

SUBMITTED BY:

Ashley Snodgrass

Ashley Snodgrass, Administrative Assistant

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