

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

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

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

**Tuesday, September 27, 2022
Hybrid 6:00 PM
Special 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 Ebner, Commissioners Adam Nugent, Seema Patel, and Martin Wiggins
Absent: None

PUBLIC COMMENT: None.

NEW BUSINESS

1. General Plan Update – Draft Goals, Policies and Actions for the Land Use, Community Design and Historic Preservation, and Safety Elements

Deputy Director, Zachary Dahl, and PlaceWorks Consultant, Joanna Jansen, presented an overview of the General Plan Update.

Commissioner Questions:

Commissioners asked clarifying questions on density limits for R4 zoning, land use designation, current plans for sea level rise, local historic preservation objectives, and fiscal neutrality.

Public Comments:

Four members of the public – Drew, Catherine Marreiro, Robert Whitehair, and Laurie Hietter – addressed the Commission with comments on the General Plan Update, including installing additional street lighting, adjusting environmental risk areas, completing grade separation through downtown, sound mitigation along the railroad corridor, requiring height transitions for large development projects adjacent to residential areas, strengthening historic presentation requirements and establishing additional historic districts, set stronger climate change policies, and address the job-housing imbalance.

Commissioner Comments:

Overall, the Commission expressed general support for the comments provided by the GPS and made comments about the need for some policies to be more focused and, in many cases, include stronger language. For the **Land Use Element**, comments included establishing additional policies to address the City's jobs-housing balance; supporting the inclusion of environmental justice policies and actions in the General Plan; and strengthening policies related to climate change. For the **Community Design and Historic Preservation Element**, comments included clarifying what the term "character" means in the General Plan; avoiding stark differences in building mass within a

single block; and updating the language in the historic preservation policies and actions to align with some of the comments in the Heritage Alliance letter. For the **Safety Element**, comments included identifying sea level rise is an important hazard to consider in the General Plan; providing an emphasis on emergency readiness in the equity priority community areas; and adding policies focused on reducing per capita energy use.

The Commission moved to recommend to the City Council that the draft goals, policies, and actions for the **Land Use Element** be updated per the Commissions input provided at this meeting before being incorporated into the Draft General Plan.

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

The Commission moved to recommend to the City Council that the draft goals, policies, and actions for the **Community Design and Historic Resources Element** be updated per the Commissions input provided at this meeting before being incorporated into the Draft General Plan.

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

The Commission moved to recommend to the City Council that the draft goals, policies, and actions for the **Safety Element** be updated per the Commissions input provided at this meeting before being incorporated into the Draft General Plan.

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

REPORTS AND ANNOUNCEMENTS

Community Development Deputy Director, Zachary Dahl, provided updates on items for future Planning Commission meetings, including the possibility of Brown Act and Due Process training sessions at 6:00PM on 10.11.2022 and 10.25.2022. There were no other reports from Chair, Commissioners, or City Attorney.

ADJOURNMENT

The meeting adjourned at 10:08 pm.

APPROVED BY:

SUBMITTED BY:

Margaret Williams, Chair

Ashley Snodgrass, Administrative Assistant