

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, October 11, 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 Ebner, Commissioners Adam Nugent, Seema Patel, and Martin Wiggins
Absent: None

PUBLIC COMMENT:

No public comment.

PUBLIC HEARING

1. Pre-Application Review (PA-2022-023) for a Proposed Commercial, Office and Residential Mixed-Use Development at 401-445 S. B Street (Bespoke)

Planning Manager, Manira Sandhir, presented an overview of the architectural and site design of the proposed project.

Applicants Preston O'Connell, Carlos Castellanos, and Anni Chung presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on the density bonus, Commercial Linkage Fee, financial assistance, affordable housing, ownership structure of properties, approval process, City Council criteria for the development team, design standards and guidelines, open space requirements, purpose of additional 1.5 FAR (floor area ratio), maximum units, project height, and sidewalk width.

Public Comments:

The following public commenters addressed the Commission with support for the project: Michael Lew, Mitch Vinciguerra, Bryan Shields, Steve Sirianni, and Debbie Soon. Public commenters cited reasons for support including the commitment to using union contractors, affordable housing, good amenities, building design, and a dedicated space for Self-Help for the Elderly. The following public commenters addressed the Commission with concerns for the project: Laurie Watanuki, Dianne Whitaker, Drew, and Laurie. Public commenters cited reasons for concerns including building design, parking, access issues, usability of open space, sidewalk width, grade separation, and lack of retail.

Commissioner Comments:

Commissioners expressed support for the project due to affordable housing, a space for Self-Help for the Elderly, and utilization of local union contractors. Commissioners expressed concern for the general building design, amount of glass in the commercial building design, building massing, articulation, access issues, sidewalk width, housing units' location, and the jobs-housing imbalance. Commissioners suggested using a more traditional design, completing a traffic study, conforming to the Pedestrian Master Plan, and keeping the proposed access driveway on Railroad Avenue.

REPORTS AND ANNOUNCEMENTS

Planning Manager, Manira Sandhir, provided updates on items for future Planning Commission meetings and announced the cancellation of the October 25th Regular meeting. There were no reports from Chair, Commissioners, or City Attorney.

ADJOURNMENT

The meeting adjourned at 10:24 pm.

APPROVED BY:

SUBMITTED BY:

Margaret Williams, Chair

Ashley Snodgrass, Administrative Assistant