

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, November 8, 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 Adam Nugent, Seema Patel, and Martin Wiggins
Absent: None

CONSENT CALENDAR

1. 2023 Planning Commission Calendar
Adopt the 2023 Planning Commission Meeting Schedule
2. Planning Commission Meeting Minutes - Approval
Approve the minutes of the Special meetings of 9.13.2022, 9.27.2022, and 10.11.2022; and the Regular meeting of 10.11.2022.

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

PUBLIC COMMENT:

Jean expressed concern with the City Council's decision at the November 7th Regular meeting regarding Commissioner Nugent.

PUBLIC HEARING

3. 445 Virginia Avenue - New Single-Family Residence (PA-2021-020)
Assistant Planner, Vinson Kwan, presented an overview of the architectural and site design of the proposed project.

Applicants Josh Smith, Lael Culiner, and Architect Sherry Scott presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on the AMMR (Alternate Materials & Methods Request) condition, HAA (Housing Accountability Act), design changes of the west windows, height of project, depth of the grading, depth of

the elevator, driveway requirements, and difference between an ADU (Accessory Dwelling Unit) and a JADU (Junior Accessory Dwelling Unit).

Public Comments:

Rich Yang, Karon Kay, and Robert Dougherty addressed the Commission with support for the project, citing reasons of building design and adds value to the community. Kevin Randick addressed the Commission with concern for the project, citing reasons of obstruction of view and light.

Commissioner Comments:

All Commissioners expressed general support for the project and design of the project. Commissioners suggested using a clay tile roof and using non gas appliances.

The Commission moved to adopt a Resolution to approve a Single-Family Dwelling Design Review (SFDDR) for a new 3,520 square-foot single-family residence with an attached 408 square-foot accessory dwelling unit (ADU); a Site Development Planning Application (SDPA) for grading exceeding five feet in height and a Special Use Permit (SUP) for demolition of an existing single-family residence at 445 Virginia Avenue; and accept the Categorical Exemption from environmental review pursuant to Sections 15301 and 15303 of the California Environmental Quality Act, based on the Findings for Approval and subject to the Conditions of Approval.

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

REPORTS AND ANNOUNCEMENTS

Planning Manager, Manira Sandhir, provided updates on items for future Planning Commission meetings, including the Special meeting on November 17th. There were no reports from Chair, Commissioners, or City Attorney.

ADJOURNMENT

The meeting adjourned at 8:11 pm.

APPROVED BY:

Margaret Williams, Chair

SUBMITTED BY:

Ashley Snodgrass, Administrative Assistant