

COMMISSION MEMBERS  
Ramiro Maldonado, Chair  
Margaret Williams, Vice Chair  
John Ebnetter  
Adam Nugent  
Seema Patel

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

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

**Tuesday, November 23, 2021  
Remote 7:00 PM  
Regular Meeting**

**CALL TO ORDER**

This meeting is being held under the provisions of State of California Bill AB361; in which Brown Act regulations are relaxed to allow members to remote in due to the Coronavirus Covid-19 health emergency.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Remote: Vice-Chair Margaret Williams, and Commissioners John Ebnetter, Adam Nugent and Seema Patel  
Absent: Chair Ramiro Maldonado

**CONSENT CALENDAR**

1. Planning Commission Meeting Minutes – Approval

Approve the minutes of the Planning Commission Regular meetings of October 12, 2021 and October 26, 2021.

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

**PUBLIC COMMENT:** None.

**STUDY SESSION**

2. Pre-Application Review for a Proposed Five-Story Residential Building at 222 S. Fremont Street (Gateway Terrace Project)

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

Applicant Regan Catanzaro presented a overview of the proposed project with background on various site and architectural design elements.

**Commissioner Questions:**

Commission asked questions on zoning regulations, objective design standard, trash receptacle placement and maintenance responsibility, parking vs. additional units, and communication with labor trades.

**Public Comment:**

Richard Hedges likes the location, walkability, public transportation options and would like to see the number of units maintained but would prefer a more modern design.

Ben commented that the downtown history is being destroyed and feels that height transition is not acceptable based on the height of this proposed development.

Laurie Watanuki noted that the proposed architecture does not fits the neighborhood, feels that mass and scale could be changed, that parking is insufficient, and amenities of a meeting and fitness center should be added to this project. She also noted that a traffic study should be done on 5<sup>th</sup> and Humboldt streets to address traffic congestion. George likes the Mediterranean design, but has concerns about transient uses of property in this building and encourages deed restrictions on sales and lease restrictions on rentals for transient residencies. Noreen Chui expressed concerns about project impacting the historic nature of neighborhood, about pedestrian and driving safety, traffic congestion, and parking impacts.

**Commissioners Comments:**

The Commission expressed general support for the project, noting the improved site, landscaping, and architectural design, but more work needs to be done with massing and design to reduce impact on neighborhood; provide more outdoor amenities for residents; consider moving trash area inside building; project should maximize density; include more 2- and 3-bedroom units for families; provide more landscaping; and consider including additional bicycle parking.

**3. Pre-Application Review for a Proposed Five-Story Mixed-Use Building at 435 E. 3rd Avenue (PA-2021-021)**

Senior Planner Rendell Bustos presented an overview of the proposed project including building design, floor area ratio, and off-street parking.

Applicant Mike Fields presented a more detailed description of the proposed project.

**Commissioner Questions:**

Commissioners asked clarifying questions about brick façade, art on site, zoning designation, parking in-lieu fees and calculations, commercial linkage fees, sewer capacity, and barriers from maximizing housing capacity.

**Public Comments:**

Laurie Watanuki likes the design and had questions about required off-street parking.

Richard Hedges likes walkability and design in the downtown area and had concerns about parking for residents.

Olya Derby had questions about building façade.

George Derby likes the design but has concerns about not having off-street parking.

**Commissioner Comments:**

The Commission expressed general support, noting that the design fit the area, with some adjustments.

Commissioners noted questions/concerns about proposed project having no off-street parking, in-lieu fees and wanting more information in the parking study. Concern was also noted about housing/commercial ratio imbalance on this and other projects and the importance of building housing for downtown viability.

**NEW BUSINESS**

**3. New Commission Representative for Civic Arts Committee**

CDD Deputy Director Zach Dahl discussed the opening for a Planning Commissioner on the Civic Arts Committee and provided information on the role and time commitment.

This item was continued to the next planning commission meeting.

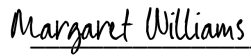
**REPORTS AND ANNOUNCEMENTS**

CDD Deputy Director Zachary Dahl provided updates on items for future Planning Commission meetings.

**ADJOURNMENT**

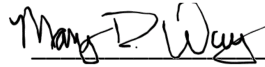
The meeting adjourned at 10:27pm.

APPROVED BY:



Margaret Williams, Vice-Chair

SUBMITTED BY:



Mary Way, Administrative Assistant

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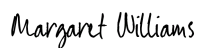
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