

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, June 14, 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 Williams, Vice Chair John Ebner, Commissioners Adam Nugent, Seema Patel, and Martin Wiggins
Absent: None

CONSENT CALENDAR

1. Planning Commission Meeting Minutes - Approval

Approve the minutes of the Regular meetings of 4.26.2022 and 5.10.2022 and the Special meeting of 5.3.2022.

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

PUBLIC COMMENT:

Public commenter Diana Pettit raised concerns about studies for Senate Bill 9 in the North Central neighborhood citing reasons of traffic, safety, and lack of privacy. Public commenter Drew discussed the May 24th Planning Commission meeting and disagreed with staff comments for grade separation throughout the downtown area.

STUDY SESSION

2. Pre-Application for a Proposed Four-Story Residential Building at 477 E. Hillsdale Boulevard (PA-2022-021)

Associate Planner Wendy Lao presented an overview of the architectural and site design of the proposed project.

Applicant Dusan Miletich and Architect Padru Kang presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on constraints of one- and two-bedroom units, transportation impact fees, housing vouchers, preliminary traffic study data, egress, zoning, safety of pedestrians and bicyclists, trash staging, setbacks, Senate Bill 330 requirements, engineering plans, and cut through traffic mitigation plans.

Public Comments:

The following public commenters addressed the Commission with concerns for the project: Dennis Murphy, Julie Lindsay, Brian O'Neill, Roger Talarera, Matt Leonard, Mary McCormick, Holly Hansen, Holly Hayashida, Sharon Hall,

Charlie Drechsher, Will, Bob, Raayan Mohtashemi, Adam Loraine, KH, Steven Sangervasi, Corina Laguna, Karen, Zachary Rozlen, and Nancy Hammer. These concerns included health and safety for pedestrians and bicyclists, large number of units, egress difficulties, lack of parking, carbon dioxide levels, increased traffic, and difficulty getting to public transportation. Public commenter Jordan Grimes expressed support for the project due to the need for housing.

Commissioner Comments:

All Commissioners were in favor of more two- and three-bedroom units. Commissioners suggested breaking up the elevation, expanding the landscape design, adding an onsite playground, including an electric bicycle charging station, and moving the bicycle storage to ground level. Most Commissioners discussed the need to either add more parking spaces or incentivize using alternative means of transportation. Commissioners noted the need to make the health and safety of pedestrians and bicyclists a priority due to the “F-Rated” intersection within the proximity of the project. Most Commissioners hoped this project will help create awareness for safer bicycle and pedestrian paths, such as a bicycle and pedestrian overcrossing over Highway 101. Most Commissioners supported the building design but wanted to see more traditional architectural elements incorporated. Commissioners discussed the potential to either add a second parking garage entrance or move the garage entry to aid with the traffic congestion and egress concerns.

NEW BUSINESS

3. Election of Officers

Election of Chair and Vice Chair, annual rotation. Planning Manager, Manira Sandhir, reviewed and presented options for electing a new Chair and Vice-Chair.

Nomination of Margaret Williams as Chair and John Ebnetter as Vice Chair.

Moved:	Patel, Seconded: Wiggins
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. There were no reports from Chair, Commissioners, or City Attorney.

ADJOURNMENT

The meeting adjourned at 10:43 pm.

APPROVED BY:

SUBMITTED BY:

Margaret Williams, Chair

Ashley Snodgrass, Administrative Assistant