

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, June 28, 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**

Remote: Chair Margaret Williams, Commissioners Adam Nugent, Seema Patel, and Martin Wiggins  
Absent: Vice Chair Ebnetter

**PUBLIC COMMENT:** None.

**PUBLIC HEARING**

1. 1701 Leslie Street – Special Use Permit and Parking Variance for a New Commercial Recreation Use (PA-2021-058)  
Associate Planner Somer Smith presented an overview of the architectural and site design of the proposed project.

Applicant Regan Fletcher presented the project.

**Commissioner Questions:**

Commissioners asked questions of staff about signage, equipment, parking usage, maximum capacity, bicycle racks, and the "Traffic and Parking Statement Memo."

**Public Comment:**

No public comment.

**Commissioners Comments:**

Most Commissioners discussed the project's similarity to the previous dance studio use, which was classified as a school. Commissioners suggested adding a locker room, including gender neutral restrooms, and encouraging transit usage. The Commission expressed overall support for this project.

The Commission moved to Adopt a Resolution approving a Special Use Permit and Parking Variance to allow a commercial recreation use to occupy an existing building in the Transit-Oriented Development (TOD) zone and allow shared parking facilities located at 1701 Leslie Street, and determine the project qualifies for a Categorical Exemption under Class 3, Section 15303 from further environmental review under the California Environmental Quality Act (CEQA) based on the Findings for Approval and as conditioned in the Conditions of Approval.

Moved: Wiggins, Seconded: Patel  
Ayes: Williams, Nugent, Patel, Wiggins

Noes: None  
Absent: Ebnetter

#### **REPORTS AND ANNOUNCEMENTS**

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

#### **ADJOURNMENT**

The meeting adjourned at 7:46pm.

APPROVED BY:

SUBMITTED BY:

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Margaret Williams, Chair

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Ashley Snodgrass, Administrative Assistant