

COMMISSION MEMBERS
Margaret Williams, Chair
John Ebner, Vice Chair
Adam Nugent
Seema Patel
Martin Wiggins

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

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

**Thursday, November 17, 2022
Hybrid 7:00 PM
Special 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 HEARING

1. 222 E. 4th Avenue (Draeger's Market) – New Five-Story Retail/Office/Residential Mixed-Use Building (PA-2021-071)
Associate Planner, Wendy Lao, presented an overview of the proposed project, including the architectural and site design.

Applicant Marcus Gilmour presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on the design, retail frontage, protected trees, parking, size of proposed grocery store, floor area ratio (FAR), mechanical space, demolition of grocery stores in the area, status of the Draeger's lease, findings in the Site Plan and Architectural Review (SPAR), legal protections, Density Bonus Law, Density Bonus letter, Area Median Income (AMI) for rental units, prioritization of low-income housing, and Addendum to the General Plan Environmental Impact Report (EIR) and Downtown Area Specific Plan Initial Study/Mitigated Negative Declaration (IS/MND).

Public Comments:

The following public commenters addressed the Commission with support for the project: Richard Draeger, Edward Dumke, Dan, Steve Sirianni, Peggy Mendelson, Raayan Mohtashemi, and Cam Palmer. Public commenters cited reasons for support including improvements to downtown, amenities, design, pedestrian friendly, affordable housing, additional housing, and mixed occupancy. The following public commenters addressed the Commission with concern for the project: Daniel Shefer, David Cohen, Laurie Watanuki, Laurie Hietter, Linda Simonsen, Peggy Mendelson, and Raayan Mohtashemi. Public commenters cited reasons for concern including design, parking, lack of family housing, amount of time to review the agenda packet, traffic and hazards during construction, lack of a full-service grocery store during construction, information in the Addendum, and the jobs-housing imbalance.

Commissioner Comments:

Commissioners supported the improved design, retail frontage, and affordable housing. Commissioners expressed concern for the jobs-housing imbalance and parking. Most commissioners suggested one residential parking space per unit.

The Commission moved to recommend to City Council adoption of a Resolution to approve the Site Plan and Architectural Review (SPAR) and Site Development Planning Application (SDPA) for construction of a new five-story mixed-use building consisting of 10 below market rate (BMR) residential units, 17,658 square feet of retail use for a grocery store, and 104,554 square feet of office use at 222 E. 4th Avenue; approval of an Affordable Housing Plan; and to adopt an Addendum to the 2010 General Plan Environmental Impact Report (EIR) and 2009 Downtown Area Specific Plan Initial Study/Mitigated Negative Declaration (IS/MND) under the California Environmental Quality Act (CEQA), based on the Findings for Approval and modified conditions of approval as recommended by staff, including reserving ten (10) parking spaces for residents.

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

ADJOURNMENT

The meeting adjourned at 9:46 pm.

APPROVED BY:

SUBMITTED BY:

Margaret Williams, Chair

Ashley Snodgrass, Administrative Assistant