

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, December 13, 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 Ebner, Commissioners Adam Nugent and Seema Patel
Absent: Commissioner Martin Wiggins

CONSENT CALENDAR

1. Planning Commission Meeting Minutes - Approval

Approve the minutes of the Special meeting of 11.08.2022 and the Regular meeting of 11.08.2022.

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

PUBLIC COMMENT:

None.

STUDY SESSION

2. Pre-Application Review for a Proposed Six-Story Office/Residential Mixed-Use Building at 500 E. 4th Ave. (Block 20)

Senior Planner, Rendell Bustos, presented an overview of the architectural and site design of the proposed project.

Applicant Mike Field presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on Housing Accountability Act (HAA), Density Bonus Law, Bicycle Master Plan, Pedestrian Master Plan, residential parking, shared parking, open space requirements, street trees, sidewalk design, setback requirements, ramp slope, concession requests, density bonus waiver requests 3 and 4, City Council approval, Environmental Impact Report (EIR), sustainability features, solar capabilities, grey water usage, unionized labor, and the relocation of the Japanese American Community Center.

Public Comments:

Naomi Ture, Laurie Watanuki, and Olya addressed the Commission with support for the project, citing reasons of design, addition of bicycle lanes, and support for the Japanese Community Center. Naomi Ture, Laurie Watanuki,

Olya, George, and Linda Simonsen addressed the Commission with concern for the project, citing reasons of height, increased traffic, massing, parking, setbacks, lack of street trees, and lack of green space. Kenneth Do, Laurie Watanuki, and George addressed the Commission with suggestions, such as adding labor standards, including more street trees, and having the ground floor either be for retail or community use.

Commissioner Comments:

Commissioners suggested putting in retail on the ground floor of the site and changing the building color to either ivory or cream. Commissioners also suggested adding more trees, a curbside drop-off area, sidewalk improvements, and more natural light in the residential units. Commissioners discussed the jobs-housing imbalance. Commissioners expressed concern for the building massing.

REPORTS AND ANNOUNCEMENTS

Planning Manager, Manira Sandhir, provided updates on items for future Planning Commission meetings and asked Commissioners for their interest in attending the Planning Commissioners Academy. There were no reports from Chair, Commissioners, or City Attorney.

ADJOURNMENT

The meeting adjourned at 9:27 pm.

APPROVED BY:

SUBMITTED BY:

Margaret Williams, Chair

Ashley Snodgrass, Administrative Assistant