

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

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

Main Library – Oak Room
55 W. 3rd Avenue
San Mateo CA 94402
www.cityofsanmateo.org

**Thursday, January 12, 2023
Hybrid 6:00 PM
Special Meeting Adjourned**

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: Vice Chair John Ebner, Commissioners Adam Nugent and Seema Patel

Absent: Chair Margaret Williams, Commissioner Martin Wiggins

PUBLIC HEARING

1. General Plan Amendment to Adopt the City of San Mateo's Housing Element for 2023-2031

Deputy Director, Zachary Dahl, Housing and Neighborhood Services Manager, Eloiza Murillo-Garcia, and Housing Consultant, Diana Elrod, presented an overview of the Housing Element.

Commissioner Questions:

Commissioners asked clarifying questions on California Department of Housing and Community Development (HCD) and self-certification, HCD guidance, HCD review letter, data on units approved and not completed during the 5th Cycle Housing Element, overview of the 6th Cycle Housing Element, completion of permitted and rented Accessory Dwelling Units (ADU), pipeline housing projects, status of the Concar Passage project, and programs that increase housing production. Commissioners also asked clarifying questions on the Builder's Remedy, Measure Y, legal ramifications of the Housing Element, statutory compliance, substantial evidence, litigation, Appendix E, Appendix B, effects of land and construction costs, the reclassification of housing from a Special Use to a Permitted Use, grants for state funding, funding and sites for affordable housing units, Affirmatively Furthering Fair Housing (AFFH) requirements, feasibility of properties on the sites inventory, and realistic capacity estimates and methodology.

Public Comments:

Kenneth Do addressed the Commission with support for the Housing Element because there is housing for all income levels. The following public commenters addressed the Commission with concern about the Housing Element: Karyl Eldridge, Jennifer Martinez, Mitch Speigle, Jordan Grimes, Ali Sapirman, Kenneth Do, CJ Higley, Louise Duncalf, and Moises Villeda. Public commenters cited reasons for concern included the need to strengthen tenant protections, need for more housing funding, lack of compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, better address zoning constraints, long-term leases impacting redevelopment feasibility, substantial compliance with state law, sites inventory deficiencies, location of housing developments, and lack of labor standards.

Commissioner Comments:

Commissioners expressed concern for specific sites on the site inventory and their realistic capacity, need for more aggressive policies and programs, housing production estimates not realistic, lack of rezoning to increase housing opportunities, lack of compliance with AFFH requirements, need to plan for more affordable housing in high opportunity areas, and the revised Housing Element does not fully address HCD's comments or meet all statutory requirements. Commissioners suggested adding policies to support living wages and labor standards and improve tenant displacement protections, include specific metrics and milestones in the programs, and increase incentives for housing development.

The Commission moved to recommend that the City Council decline to adopt the proposed 2023-2031 Housing Element, based on the following findings:

- a. The Sites Inventory does not include substantial evidence to demonstrate realistic capacity and housing development feasibility for all of the identified opportunity sites;
- b. The Fair Housing Plan does not fully address all Affirmatively Furthering Fair Housing (AFFH) requirements;
- c. The Housing Element does not adequately address the City's constraints to housing production necessary to meet its RHNA; and
- d. The goals, policies and programs have not been sufficiently updated to address HCD comments.

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

ADJOURNMENT

The meeting adjourned at 9:55 pm.

APPROVED BY:

SUBMITTED BY:

John Ebnetter, Vice Chair

Ashley Snodgrass, Administrative Assistant