

The meeting convened at 7:30 p.m. in the City of San Mateo City Council Chambers and was called to order by Chair Massey who led the Pledge of Allegiance.

Those present were Commissioner Drechsler, Commissioner Whitaker, Vice-Chair Hugg, and Chair Massey. Commissioner Bonilla was absent and excused.

Motion made by Commissioner Drechsler and 2<sup>nd</sup> by Commissioner Whitaker to approve the minutes of January 28, 2014.

Vote: 3-0-1 with revisions shown below. Vice-chair Hugg abstained having been absent from the meeting.

Commissioner Whitaker requested the following changes to the minutes:

- Page 1: list of members that spoke, Shana Larson omitted from the group.
- Page 4: 3<sup>rd</sup> bullet, "this" for "there"
- Page 5: middle of the page, 2<sup>nd</sup> open bullet under 1<sup>st</sup> solid bullet, 2<sup>nd</sup> sentence they "are" asking
- Page 6: 3<sup>rd</sup> open bullet under 1<sup>st</sup> solid bullet "stacking the same type of unit"

Chair Massey opened the Public Comment Period. No one wishing to speak, the Chair closed the public comment period.

## ITEM 1

### PUBLIC HEARING

**PA14-008 STATION PARK GREEN DEVELOPMENT AGREEMENT ANNUAL REVIEW.** Annual review of the Station Park Green Development Agreement.

Ron Munekawa, Chief of Planning, gave the staff presentation.

Questions for staff:

- Who prepared the agreement matrix? *Staff: applicant prepared the matrix and staff reviewed it.*
- Development of the Hines parcel and shared parking opportunities. *Staff: this came up last year. Trigger indicates signing of development agreement. Doesn't appear to be in sync with matrix. Staff: Development Agreement indicates good faith effort; staff further suggested question be posed to applicant. Additionally, the issue of shared parking arrangements could also be reviewed when the Site Plan and Architectural Review applications for Station Park Green are processed as there will be more known at that time about the proposed parking arrangements.*
- Applicant: have had discussions with Hines. Do not know where they are in terms of building permits, but will continue discussions. *Staff: Hines is farther along in the process. For Station Park Green, a Site Plan and Architectural Review and Site Development Permit will have to come before the Commission.*

- Page 3, Article 1, Section B of DA. Under what circumstances would the 10-year period be extended? *City Attorney: the time period could be extended if both parties agree, however, the extension of the development agreement would have to be done through a public hearing.*

Alan Talansky, EBLS, gave the applicant presentation.

The Commission had no questions for the applicant.

The Chair opened the public comment period. Ben Toy, San Mateo.

- We are using 20<sup>th</sup> century metrics in our city. I would request that we start looking forward, we are a Transit Oriented Development (TOD) city. We need more housing and cannot stay in the 1950's. We need to embrace the TOD, build homes, fund them and move forward. I would like the city to consider extending this development agreement should building not start during this 10-year period. We need to get away from being an auto-centric city.

No one else wishing to speak, the Chair closed the public hearing.

Chair Massey asked the applicant to update the Commission on the status of the project. *Applicant: within the next 30 days we expect to submit a pre-application for development on the project. There is funding for the projects.*

The Planning Commission had the following comments:

- Excited to see the project move forward.
- Speaker laid out some issues that need to be reviewed.
- Project an asset to the city.
- This project is a transit-focused area.
- Gratifying to see something from the beginning, the middle, and the end. Looking forward to the submittals by the applicant.

Motion by Commissioner Whitaker to adopt Revised Resolution 2014-01 finding that ARJAX LLC has complied with the development agreement for Station Park Green. 2<sup>nd</sup> by Commissioner Drechsler.  
Vote: 4-0

## **ITEM 2**

### **PUBLIC HEARING**

#### **PA13-071 CITY OF SAN MATEO. Zoning Code Amendments for Reasonable Accommodation**

The staff recommended that this item be continued to a date uncertain to allow for additional public outreach.

Motion to continue this item to a date uncertain by Commissioner Drechsler and 2<sup>nd</sup> by Vice-Chair Hugg.  
Vote: 4-0

**ITEM 3**

**PUBLIC HEARING**

**PA14-007 CITY OF SAN MATEO AMENDMENTS TO BY LAWS AND PROCEDURES OF THE SAN MATEO PLANNING COMMISSION.**

Ron MuneKawa, Chief of Planning, gave the staff presentation

Comments by the Planning Commission

- Directed staff to make some consistency between the adopted By-Laws and the public information handout.

Motion by Commissioner Hugg to approve 2<sup>nd</sup> by Commissioner Whitaker.

Vote: 4-0

Announcements/Communications

1. From staff
  - a. Thank you for attending the joint Public Works Commission/Planning Commission study session
  - b. City Council Study Session reviewing Community Development Department audit on 2/18. Details to follow.
  - c. 2/25 Planning Commission meeting agenda has two items: Essex and Hillsdale Terrace Gardens
  - d. 3/3 Joint Housing Element Study Session with City Council/Planning Commission
  - e. March – Reasonable Accommodation Ordinance
  - f. Goal setting session of City Council: staff report available on line. Staff then summarized the major City Council initiatives
2. From the Commission
  - a. The next meeting is going to be challenging with a 4-hour time period. Staff has provided the commissioners with a list of topics to be discussed. For this next meeting, we would like to try and have each commissioner talk about everything in one comment. Staff should continue to provide a list. The idea is to see if we can reduce an amount of redundancy. We may need to enforce time limits on the speakers.
  - b. Earlier start time? The upcoming meeting has already been noticed with a 7:30 start time, however, future meetings can be considered for an earlier start time. Starting earlier won't end the meeting earlier it will give each item an additional amount of time.
  - c. Although we will notice the neighborhood meeting and the Planning Commission Study Session in separate notices, we have tried to notice both meetings at the same time.

The Chair adjourned the meeting at 8:30 p.m. on Tuesday, February 11, 2014.