

**City of San Mateo
Planning Commission
Minutes of the Regular Meeting
April 8, 2014**

Approved

The meeting was convened at 7:30 p.m. in the City Council chambers and was called to order by Chair Massey at 7:30 p.m.

Those present were: Commissioner Bonilla, Commissioner Drechsler, Commissioner Whitaker, Vice-Chair Hugg, Chair Massey

Motion made by Commissioner Bonilla and 2nd by Commissioner Drechsler to approve the minutes of March 25, 2014 with changes as noted by Commissioner Whitaker: page 4, 10th bullet, delete the word 'people', page 5, 8th bullet

Vote: 5-0 Motion passes with changes noted.

Chair Massey opened the Public Comment Period.

Julie McAuliffe, San Mateo; Dina Artzt, San Mateo, Kris Kasianovitz, San Mateo; Len Rosendatt, San Mateo.

- Acknowledged receipt of pre-application regarding the replacement of the Bridgepointe ice rink with retail. They still want to do everything possible to retain the ice rink. A group of 17-18 years who skated at the rink are headed to Nationals.
- Continue to ask for support for rink to remain.
- Options for the rink are to 1) retain the rink; 2) replace with another recreational venue; 3) leave it vacant.
- Look for an alternative location for the rink.
- Doing nothing with the parcel would demonstrate that our city officials are letting the kids down by not having recreation.

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

Item 1

Public Hearing

Bay Meadows Phase II Development Agreement Annual Review #8.

Darcy Forsell, Principal Planner gave the staff presentation.

The Commissioners had the following questions:

- The last bullet point on the last page of the Resolution mentions that BMR Agreements were recorded with TriPointe Homes and Bay Meadows RES 1 Investors. Why hasn't

Shea Homes executed an agreement. *Staff: Shea Homes did have a BMR agreement for the first block they developed in 2012 and will have another one coming soon. The agreement must be executed before the issuance of building permits and that hasn't happened yet. Two agreements were recorded in 2013 since permits were issued that year.*

- Page 5 of the annual review matrix refers to “notice regarding advance transportation mitigation fees” connected to grade separations. *Staff: Had city needed money in advance to pay for the grade separation we could have asked for the funds. Since the city has not started the grade separation project the City did not ask for an “advance” of the funds project so the money was not requested.*
- When will the grade separation project be funded and get started? *Staff: Do not have an exact timeframe. May be some likelihood the project may be related to the Caltrain electrification project that may be finished by 2019. This may open some opportunities for funding and construction.*
- Page 3 of the Resolution - item #4 includes dates that are off by a year. *Staff: thank you, that will be corrected.*
- Follow up on the BMR: it sounds like what will happen is that as development progresses from one of the blocks to another there is separate BMR Agreement executed for each block as each block is built. *Staff: the BMR Agreement is very specific regarding what unit(s) are classified as BMR's so an agreement cannot be created until a block is purchased and ready to build on.*
- With respect to the community park improvements, you spoke about the park and the interim improvements and things to be replaced later. In Paddock Park, the improvements will remain and not changed? *Staff: Yes. This is also the case with the third public park, the Linear Park.*
- Regarding staff's description of the negotiation process on a project by project basis for the BMR Agreement- does this imply that as new City ordinances go into affect that the Agreement change accordingly? *Staff: Since Bay Meadows II has a development agreement with the City they have vested to the requirements that we had in 2005.*

The Chair opened the public hearing period.

The following people spoke: Rich Hedges, San Mateo. His comments included:

- The BMR's are very needed in this area. With housing prices so high, we need BMR's.
- Visited the Bay Meadows II site on a tour recently and spoke to new homeowners at the site. Found that over 50% of people are taking the train to work and many carpoolers. Heard one report that 60% of residents are taking the train. Exceeds the goal we hoped for of 25%.
- Would like to encourage the Commission to open a direct path from the housing site to the train station since the streets are not fully open

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

The Planning Commission directed some question to staff:

- Recommend opening up a pathway from the train station to the development as noted by Mr. Hedges. *Staff: we will work with Public Works on the bike path.*
- It is amazing how fast this development is progressing. The Bay Meadows Land Company put the right group of people together to make this a good project. Looking forward to Station Park Green.
- This will be a model that other communities can look to as a project that succeeded.
- Reinforce need for BMR housing and moving that project forward as quickly as possible.
- Glad to see this project moving forward.
- Also recommend the BMR units have equitable amenities.
- Would like to suggest that Bay Meadows be added to the next field trip.
- Hugely gratified by the progress that this project has made.

Motion made by Commissioner Bonilla to adopt the Resolution as amended, 2nd by Vice-Chair Hugg.

Vote: 5-0.

Item 2

Public Hearing

420 Peninsula Avenue.

Tricia Schimpp gave the staff presentation.

The applicants did not have a presentation regarding this project.

The Planning Commission had the following questions for staff:

- Historical significance of the building, has been this addressed? *Staff: no evidence that this building is considered historical.*
- When noticing is done on a project like this, with part of the area in another city, do we notice the residents in the other city? *Staff: yes*
- Looking at the west side elevation, is that the side that faces the service station? *Staff: Yes*
- I notice that there are 7 windows, more than stated, and that the windows are not double-paned. In the building permit process, this should be looked at. In the Conditions of Approval, there are specifically sound control measures. Building conditions specifically address the consistency of the building codes, so when they come in for the building permit, all current codes must be complied with.
- I am concerned about some safety issues: no rebar in the foundation. Building will be examined for seismic safety. Make sure it is thorough.
- Concerned about placement of the gas station. Wall is not fire-rated. Consultant doesn't recommend anything be done. I believe that we need to ensure the safety of visitors and residents.

- Description of the stairwell to the bottom level. The stairwell should be brought up to code.
- It has been described as a tentative parcel map and now we're seeing it is a vesting tentative parcel map; some documentation needs to be changed. What is the difference? *Staff attorney: the finding included in the PowerPoint will be added to list of findings. The difference is the subdivision map act allows applicant to add the word vesting to the tentative map. It means the applicant will only be required to adhere to the ordinance in place at time of approval.*

The chair opened the public hearing. No one wishing to speak, the chair closed the public hearing.

The Planning Commission had the following comments:

- I would like to know if there are any requirements regarding this type of structure next to a gas station. *Staff: occupancy will be looked at by the building division staff.*
- I was looking at the 3 street trees that are currently in front of the property. Are these going to be replaced as part of this project? The sidewalk is not wide enough for a wheel chair in this area. *Staff: the city can have the city arborist take a look at these trees and put a condition in regarding the trees. How about the sidewalk? Staff: Public Works will look at the condition of the sidewalk and make the necessary repairs.*
- Is there consensus for changing the trees and repairing the sidewalk? I have concerns over accessibility. New street trees are appropriate, but this is a harsh area for street trees.
- There is plenty of room in front of this building to widen the sidewalk. *Staff attorney: we have a sidewalk ordinance so this can be handled outside the conditions of approval.*
- Lifts and access to the building will be done according to code? *Staff: yes*
- Suggest putting the hours of construction in the Conditions of Approval.
- Beautiful building. Did not realize so much of it was vacant. Happy to see the building brought up to code and fully utilized.

Motion made by Commissioner Whitaker, 2nd by Vice-Chair Hugg to approve.

Vote: 5-0 motion passes.

Announcements/Communications

1. From staff
 - a. Central Park Master Plan Neighborhood meetings
 - b. Station Park Green neighborhood meeting
 - c. 4/23 Meeting: espresso Lane
 - d. 4/24 Neighborhood meeting for Bridgepointe Ice Rink.
 - e. 5/1 St Matthew Catholic parish bi-annual meeting

- f. 5/13 Station park Green pre-application
 - g. 5/27 Ice Rink pre-application with a start time of 6:30p
 - h. 5/20 may need to be an additional meeting due to the fact that no additional items can be placed on the 5/13 and 5/27 meetings because of the items (Housing Element?)
 - i. 5/17 possible field trip for commission. All concurred for this date
2. From the Commission
- a. 5/9 Delaware place having a ribbon-cutting
 - b. Chair Massey out the entire first week in May
 - c. Commissioner Whitaker absent 4/23
 - d. Recognize Commissioner Drechsler for accomplishments at Montessori School.

The Chair adjourned the meeting at 9:15 p.m. on Tuesday evening.