

CITY OF SAN MATEO
PLANNING COMMISSION

MINUTES
Regular Meeting
December 17, 1996

The regular meeting of the Planning Commission was called to order in the Council Chambers at 7:33 p.m. by Chair Maxine Turner. The pledge of allegiance was recited.

Roll Call: Chair Turner, Vice Chair Matthews, Commissioners Brothers, Herrel and McClintock.

Approval of Minutes: The minutes of the regular meeting and Study Session of November 25, 1996, were approved as corrected: Herrel/Brothers 5-0.

Chair Turner opened the Public Comment Period.

No persons wishing to speak, Chair Turner closed the Public Comment Period.

After considering Item 1, the Commission adjourned at 11:40 p.m.

The next regular meeting of the Planning Commission will take place on Monday, January 13, 1997, in the Council Chambers, City Hall, at 7:30 p.m.

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CITY OF SAN MATEO
PLANNING COMMISSION

MINUTES
Regular Meeting
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ITEM 1

PA 96-046 Bridgepointe Retail Development, 1900 Arthur Hansen Way (APNs 035-451-080, 090, 100, 150, 160, 170).

- A. Site Plan and Architectural Review of approximately 555,000 square feet of retail development and sign program in accordance with the approved Bridgepointe Master Plan;
- B. Vesting Tentative Map to create public right-of-way and 14 parcels;
- C. Site Development Permit for grading and removal of major vegetation; and
- D. Environmental Clearance: Previously certified Environmental Impact Report.

The approximately 75 acre zoned C2.62/R, and is bound by State Route 92 on the south and Arthur Hansen Way on the west, north and east. The City of Foster City abuts the site on the north and east. The project includes the approximately 555,000 square feet of retail, restaurant and ice rink uses included in the previously approved Master Plan for the site.

PROJECT PLANNER: Stephen Scott

PROPERTY OWNER
and APPLICANT: NCC-Sand Hill II
1900 Arthur Hansen Way
San Mateo, CA 94404
by: Peter Pau

The Associate Planner presented the staff report.

Greg Tung, Freedman Tung and Bottomley, spoke to various design related issues including Home Depot landscape and building design and Toys 'R' Us architectural design.

Michael Anderson, NCC-Sand Hill II, the applicant, made a presentation regarding diverse tenants and size of project. He suggested that Condition 55 be revised to allow temporary outdoor sales for all tenants in the shopping center.

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Ken Rodrigues, Kenneth Rodrigues & Partners, 18 N. San Pedro Street, San Jose, the project architect, made a presentation. He spoke to previous comments from the Commission and changes that have been made in new plans and designs. Particular concerns were signage size and scale to building. Each tenant will have individual sign or log.

Chair Turner opened the public hearing.

Jerome Lustig, 1021 Shoreline Drive, San Mateo, was concerned with traffic congestion to the surrounding area particularly the intersection of Mariners Island Blvd. and Fashion Island Blvd.

Brian Smith, 1177 Shoreline Drive, San Mateo, stated that the residents are concerned about the project but do not want to come to meetings as they feel no one listens to them. Other large developments planned in San Mateo will affect their homes, which will now be located in a high density retail/office area. Home Depot is a great concern because of outdoor sales and cluttered parking lot. ~~Carts storage in parking lot is a concern. Toys R Us plans have not been changed in design which still does not fit into the development.~~

Linda Hedges, 904 Wharveside Drive, San Mateo, said a quality shopping experience is desirable and adequate sidewalks should be provided to keep people within area for shopping and eating. Minimum tree size for building and loading docks should be increased to 24" box. A recreational path and a public plaza should be added.

Jim Lyon Home Depot Real Estate Manager, 15725 Eilers Road, Aurora, Oregon, discussed signing. There would be 5' high letters for Home Depot with an additional 1' for entire sign. He also commented on the outdoor sales which is a very important part of the merchandising program for Home Depot. He suggested some restraints on the these sales, such as not allowing them to use immediate sidewalk in front of store. Seasonal items such as Christmas trees would be sold in the parking lot and the area will be enclosed. Customer pick up area in front has proven to be the best solution. Any concerns can be discussed with the management.

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Michael Okuma, Home Depot, 15101 Red Hill, Tustin, architect for Home Depot, explained landscaping for the store. Potted plants were suggested instead of ground planting. Lighting from arcade should be sufficient for entire area.

Dianne Whitaker, 741 Santa Inez, San Mateo, spoke in favor of three dimensional art in this project. She was concerned regarding the space allotted to trash and recycling specifically for Home Depot store.

Richard Schram, 2133 Ensenada Way, San Mateo, was concerned with the design of some stores. He discussed skylight and roof line. Home Depot parking lot a big problem. 50% of vehicles for Home Depot are large trucks and wide isles are needed for parking spaces. He stated that outdoor sales of Home Depot in San Carlos are like an ongoing garage sale with various merchandise. Adequate sidewalks and crosswalks are needed for carts.

Steven Duffy, Toys R Us, 461 From Road, Paramus, NJ, made a ~~presentation of their project and the changes.~~

As no other persons wished to speak, Chair Turner closed the public hearing.

Chair Turner commented regarding the following conditions:

#51 - Recommendations by the consulting architect to replace freeway sign and adopt the Highway program and landscaping in the public right of way.

#54 - Any tenant will be permitted outdoor sales three times a year for a period of three days. Home Depot and Target will be permitted outdoor sales two times a year for seasonal sales, thirty days each time and to allow arcade area of Home Depot for seasonal, undamaged goods, limited so that pedestrian and ADA access can be accommodated.

\$55 - Screening of roof top equipment from line of sight of adjacent residential area and pedestrians.

#80 - The City Attorney shall designate any provisions in the CC&Rs that shall be subject to City Attorney review and approval if amended in the future.

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The Commissioners discussed security for restaurant; landscaping; size of Target building; material used in pedestrian areas and conceptual landscape packets; indoor recycling area of Home Depot site; disposal of pallets; truck circulation; screening of equipment; mitigation measure from EIR to encourage more car pooling; survival of landscaping; Toys 'R' Us design and blue color not fitting into design, outdoor sales areas especially for Home Depot; type of merchandise and amount of time sales last; general sidewalk sales three times a year for three days for every tenant; Target and Home Depot should be allowed to have more outdoor sales in a specific area; Home Depot seasonal, new, undamaged material sales only; screening for parking lot sales; signage tower and general project signage; recommended CalTrans adoption of highway program; fencing along Highway 92.

MOTION Made by Commissioner Herrel to approve the Site Plan and Architectural Review for approximately 555,000 square feet retail development based on the previously certified EIR for the Bridgepointe Master Plan with the ~~following modifications to the conditions of approval.~~

51. RECOMMENDATION BY CONSULTING ARCHITECT - The recommendations, contained in the letter by the City's consulting architect regarding this project dated December 12, 1996 and as revised by the Planning Commission, shall be incorporated into the final design of the project. With respect to point number B2.2(j) of this letter, applicant shall agree to take all necessary steps to gain Caltrans approval of additional landscaping in the Caltrans right-of-way and to gain approval of Caltrans' Adopt-a-Highway program for the long-term maintenance of landscaping improvements in said right-of-way. If such approval is not obtained, the existing Caltrans fence shall be replaced in accordance with point B2.2(j).
(PLANNING)

54. OUTDOOR SALES - Outdoor sales are allowed in the formally designated, fenced and screened areas directly adjacent to Major 1 (Target) and Home Depot. Outdoor sales in other areas will only be permitted as follows:

a) All Tenants: Sidewalk sales three times per year, not to exceed three days per sale;

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- b) Home Depot and Target Parking Lot Sales: Two times per year, not to exceed thirty days per sale:
- c) Home Depot and Target Ongoing Outdoor Sales: Merchandise displayed outdoors shall be limited to those areas specifically designated on approved plans as arcades adjacent to the building.

Merchandise shall be attractively displayed. Pallet storage is not permitted in the designated outdoor storage areas. Outdoor sales shall include only seasonal, new undamaged merchandise. All merchandise displayed outdoors shall not obstruct sidewalks, walkways or drive aisles, and shall at all times maintain a minimum four foot wide aisle for disabled accessibility.

(PLANNING)

- 55. TRASH ENCLOSURES/MECHANICAL EQUIPMENT - All ground level trash enclosures and mechanical equipment shall be screened from public view by a solid wall or fence, and/or perimeter landscaping. All rooftop equipment shall be screened from view from the line of sight of adjacent residential properties by a solid enclosure made of materials compatible with the building exterior. (PLANNING)
- 64. Insert the following new condition, and renumber conditions which follow accordingly: TOYS 'R' US REVISIONS - Revised plans for the Toys 'R' Us building, which are consistent with the prevailing architectural design of the shopping center, shall be submitted for review and approval by the Planning Commission prior to issuance of building permits for that store.

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97. CONDITIONS, COVENANTS AND RESTRICTIONS - The CC&Rs shall provide for unified management of the project or for each of the three individual sites created by the Master Plan. Said management shall be responsible for the operation and maintenance of common areas including parking, driveways, landscaping, lighting, project identification signs, on-site security, and similar matters of tenant concern. The CC&Rs shall be submitted for review and approval by the Chief of Planning, Department of Public Works, Attorney's Office, and recorded by the County prior to the sale or transfer of any individual parcel contained within the subdivision and prior to any occupancy of any building within the subdivision. The City Attorney shall identify which provisions of the CC&Rs would be subject to additional City Attorney review and approval if amended or altered in the future. (PUBLIC WORKS, PLANNING, ATTORNEY'S OFFICE)

81. Insert the following new condition, and renumber conditions which follow accordingly:
SIGN PROGRAM REVISIONS - A revised Sign Program including details on all proposed signs, sign towers and penants shall be submitted for review and approval by the Planning Commission prior to issuance of the first certificate of occupancy for the project.

SECOND Commissioner McClintock

VOTE 4-1 (Commissioner Brothers opposed)

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MOTION Made by Commissioner Herrel to approve the Vesting Tentative Map delineating public right-of-way and 14 parcels subject to Findings in Exhibit A for the Vesting Tentative Map and subject to conditions in Exhibit B as modified, which relate specifically to Vesting Tentative Map.

SECOND Commissioner McClintock

VOTE 4-1 (Commissioner Brothers opposed)

MOTION Made by Commissioner Herrel to approve the Site Development Permit for grading and removal of major vegetation based on Findings in Exhibit A and the relevant conditions in Exhibit B as previously amended.

SECOND Vice Chair Matthews

VOTE 5-0

This item is final with the Planning Commission unless appealed to the City Council in writing within ten calendar days.

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