City of San Mateo
Planning Commission
Regular Minutes of the Regular Meeting
August 26, 2014

Approved

The meeting was called to order by Chair Bonilla at 7:30pm. Those present were: Commissioner Hugg, Commissioner Whitaker, Commissioner Massey, Vice-Chair Drechsler, Chair Bonilla.

June 10, 2014 Minutes: Whitaker, Public Comment Period – first sentence "were any photos submitted prior to the removal of the large trees on the northeast corner showing the view from the neighbor's property" Motion by Massey 2nd by Commissioner Whitaker Vote: 5-0

June 19, 2014 Minutes: Motion by Vice-Chair Drechsler to accept the minutes as revised; 2nd by Commissioner Massey. Vote: 4-0-1 Commissioner Hugg abstained having been absent.

The Chair opened the public comment period: Bertha Sanchez wished to speak.

- Housing affordability, rent stabilization, rent control, people trying to find suitable and affordable places to live. We have 10% Below-Market-Rate (BMR) housing units. South San Francisco has 20% BMR. I would like to have our Planning Commission and City Council to consider 20% BMR. Developers will come to San Mateo (SM) because we are a great place to build and live. I believe we can demand a 20% BMR. I do not want to see SM in a rent control situation but we have low-income people that need places to live. These people do not have 6-figure incomes. Perhaps some of the tech start-ups can contribute towards a fund for this purpose. *The Chair explained that the Planning Commission doesn't speak to items that are brought forth in the public comment period.*

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

Item 1
Study Session
PA14-045 Century Centre parking Garage
Tricia Schimpp, Contract Senior Planner, gave the staff presentation

Tom Wagner and Elliot Sun, Harvest Properties, gave the applicant presentation regarding the purpose of this application. John Purinton and Hung-Gi Jeong, Watry Design, Inc., discussed the design of the proposed garage.

The Planning Commission had no questions for staff, applicant or architect.

The Chair opened the public comment period. The following people spoke: William Gekakis, San Mateo; Bertha Sanchez, San Mateo; Janis Stoner, San Mateo; and Laura Peterhans, Belmont.

- How many of the parking spaces will be taken by employees of the building and how many by visitors to the businesses?
- Nice to build a structure, a garage, instead of taking more land. Consider some housing on top of the garage. Be innovative. Should you incorporate housing, move the building to the corner.

- Is there any potential widening of highway 92 at that location? The parking structure is proposed for close proximity to the freeway. Parking on Mariners Island Boulevard is very tight. Perhaps having more parking on the site will allow more parking on the street for those who need it.
- Good having the structure/garage away from the basic street.
- Is 1 elevator enough? Perhaps a 2nd elevator should be considered. Is there going to be any additional areas provided by bicycles and motorcycles?
- I am a tenant of the building but I was unable to attend the neighborhood meeting I have had problems with the operation and management of the valet service. At times I have had car damage and also difficulty in accessing my vehicle. My clients tell me that they cannot park. Construction could take at least 18 months and 1/3 of the parking lot will be taken away during construction. Please force the owners to mitigate the existing problems now. I believe that the tenants have not caused the current problem but the current owners have. The parking problem has gotten progressively worse. More space has been leased out in the recent months. I don't understand how additional square footage could be leased out with the current parking problem? I don't believe that 161 additional parking spaces is going to be enough. My employees have been blocked in by the valets, leave the building to visit clients but are unable to find parking spaces when they return to the office. We need the parking but as a tenant would like the Planning Commission to work with the owners for compensation while this garage is being addressed.

Questions to staff:

- Do we have any jurisdiction over the parking issues? Staff: *Parking is based upon the square footage of the building. We do not regulate the population of an office building. Construction parking has not been addressed yet, but the traffic study will address how parking and circulation will be impacted. We will look at accessibility requirements for whether 1 elevator is enough. We don't have the information designating use of the parking spaces, employees vs, visitors. Providing housing – one of the issues is that we are .62 Floor Area Ratio (FAR) already. In looking at the other 4 office buildings, the Mariner's Island Specific Plan addresses – parking was not calculated in the FAR for the buildings surrounding this one. City Attorney specified that compensation is identified in the leases between the two parties and is not governed by the Municipal Code.*
- Applicant: we are working on guest parking and bicycle parking onsite in the overall plan. I do not have specific numbers for you this evening.
- Any proposed widening of highway 92? *Public Works staff: Nothing is currently planned. Along that particular section there is wide shoulders. Nothing in the foreseeable future regarding widening.*

Question/Comments by Planning Commission

- Tree selection – was there an alternative other than the acacia tree? *Architect: we have not yet come up with an alternative along SR92.*
- Increase in office intensity – what is the threshold that has to be crossed before a Transportation Management Analysis (TMA) is looked at? Adding parking is not a solution. *Planning staff: the formations of TMA's are usually called for in policy planning document, such*

as the Downtown Plan or Rail Corridor Plan. This could be a consideration with an amendment to the Mariner's Island Specific Plan. In addition, staff will initiate a revision of the City's Circulation Element in 2015, the issue of TMA's could also be discussed at that time.

- Compact spaces, how much is being proposed? *Architect: 28% of the 304 spaces are compact parking spaces.*
- 60 trees are coming out, from where? *Applicant: Preliminarily along highway 92 and a few smaller trees that are within the footprint. We are going to build very close to the current line of trees; these trees are not in good condition. There will be an arborists report in the formal application.*
- Because this building is on site 3 and not on one of the others, we need to approve an amendment to the Mariners Island Specific Plan (MISP). Are there any other properties located on site 3? *Planning Staff: A change to the Mariners Island Specific Plan (MISP) for this site will not affect any other sites.*
- Please look at something other than acacia trees. Something larger and fewer of them. Please get creative with the trees. The soil and the trees are not in good shape. Please look at the parking structure at Hillsdale between 31st and Hillsdale for what Bohannon Development Co has done along the El Camino Real. Be more sustainable, larger at installation and farther apart.
- Could the form of the parking structure be made to look more like the buildings it will be near? Step backs on the different levels?
- TMA should cover the entire MISP. Exclude covered parking from the FAR for this building. The need for this project is clear.

Item 2
Study Session
PA14-055 Station Park Green
Lorraine Weiss, Contract Senior Planner, gave the staff presentation

Members of the SPG group gave the application presentation. These included Alan Talansky, Station Park Green; Dorin Schoolmeister, Robert Rauscher, and Megan Dobroth, MVE & Partners, Architect; Gary Strang, GLS, Landscape Architect; Aaron Welch, Raimi & Associates, Environmental Engineer; Grant McInnes, ARUP, Civil Engineer; Jared Eigerman, Dalton & Finegold, LLP, Attorney.

The Chair opened the public comment period. The following people spoke: Laura Peterhans, Belmont; John Ebneter, San Mateo; Russ Horvath, San Mateo; Bertha Sanchez, San Mateo; Kara Cox, San Mateo; Jeff Hylton, San Mateo; Cheryl Hylton, San Mateo; Chris Eckert, San Mateo. The Chair called for a 4-minute time limit on comments.

- Four (4) technologies were suggested for Station Park Green including: 1) solar; 2) grey water infrastructure; 3) EV charging stations; and 4) sewer recovery heat exchangers. Going green with all of these technologies is cost effective and the rate of return is good.
- I was originally opposed to this project but now I'm sold on it. All the questions I had have been answered.
- Are there issues regarding building of apartments and the drought/water shortages?
- Why is it taking so long to build this project?

- Are apartments or condos proposed? No townhouses proposed? Is there a community center proposed? May I have a copy of the project application packet, if possible?
- The original approval showed retail along Concar; There is more retail on the northerly portion of Delaware at the project site. How is the light going across Delaware going to affect the homes in 19th Avenue Park neighborhood? Can the retail be set back a little bit more? Has the concept of stackable parking been considered to lessen the massing of the buildings?
- The project has more open space between housing which is good.
- The project should strive for 20% Below-Market-Rate housing. There are a very small number of 3-bedroom homes in this proposal. San Mateo has a lot of families and we could use more 3-bedroom units. What will increase the activity near and at Hayward Park Station? More housing.
- This is a great property in terms of location to make sure that transit oriented development (TOD) is built. This project still isn't oriented enough towards the TOD goal. It can be made even better to ensure that this will happen.
- The buildings should be recessed so that the buildings are not so imposing to the 19th Avenue Park neighborhood.
- A coffee shop would be a nice inviting place in this development on the west side of the project.
- What's proposed is greatly improved and getting better. How is this project adding value to the surrounding neighborhoods? It would be helpful to see renderings showing Delaware across from the 19th Avenue Park neighborhood in the future. Some ownership possibilities would be nice for the quality of life aspect for some people. The height and the lighting is an intrusion on the neighborhoods. Instead of lots of little entrances, why not one big one along Delaware?

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

The Planning Commission addressed the following questions mentioned in the comments:

- How is this project going to be using water? *Applicant: Multiple aspects are being considered. LEED-ND Gold will be water-efficient. The light fixtures will be highly efficient. The development program fits within the Rail Corridor Plan and the Environmental Impact Report. The landscape has been designed to be highly water efficient. We have a focus on many trees. Less than 10% of the site area is lawn and the plant palette will include more water-efficient plants and more drought-tolerant trees.*
- Can you address grey-water facilities? *Public Works staff: there are none at the moment. The Water Quality Treatment Plant was producing some recycled water at one time that was used for the golf course. The infrastructure for grey-water facilities is not in place; it is being looked at, but appears to be in the future.*
- Is there value in pre-facilitizing? *Public Works staff: Pre-facilitizing recycled water should be done city-wide. At the time we do that, we would put in the codes, purple-pipe, etc., for that.*
- Do some projects in the city have the piping for recycled water? *Public Works staff: the project that was approved with that was not built. There are state codes for this purpose and roof water can be collected for certain uses. This is something that is available by meeting some C-3 stormwater requirements. The difficulty in this area is the size of the area for collection as well as the rain water patterns.*

- What about the possibility of the city providing reclaimed water? Are we requiring anyone to do this? *Public Works staff: We have not gotten that far yet. The only reason it was used at the golf course was due to proximity to the Water Quality Treatment Plant.*
- Will these be apartments or condominiums? Applicant: *These are apartments, no townhomes or condominiums are proposed. Some apartments will have townhome street entrances.*
- What are the limits for increasing the Below Market Rate dwelling unit requirement? *City Attorney:* The d*evelopment agreement is vested to existing city laws and it provided for 10% BMR.*
- What is the possibility of more train stops at Hayward Park Station in the future? *Public Works staff: This station was on the list to close and because of the Station Park Green development we were able to argue that it remain. This is constantly being revaluated by Caltrain for ridership. At the present time, Caltrain does not feel they would get the ridership, but after Station Park Green is built and if counts change, they could redo the schedule. Applicant: Within 2-3 years after the project is built, we should see electrification as this allows trains to stop/start faster. With electric trains, smaller train sets are available, thereby allowing for more frequent stops. More usage should happen once Station Park Green and Hines have construction complete...*
- What is the building and setback along Delaware and what is the building height? *Applicant: We will go into more detail once we get to discussions on that particular aspect of the project. 35' height maximum with 40' depth off of Delaware is proposed*
- Parking was referred to as being too massive. *Applicant: Parking is completely enclosed within the building envelope. Each building has a level of parking for each level of residential use. Every resident parks at the same level as their apartment is located. From the outside street view, the garages will never be seen.*
- Will dogs be allowed on site and will there be amenities? *Applicant: Yes, dogs will be allowed. The restrictions regarding a dog park have not been decided upon yet. There will be dispensers for them. There will probably be a defined, enclosed area for off-leash dogs.*
- Is the swimming pool area located in Block ME-1 available for all residents? *Applicant: The swimming pool will be a common amenity for residents of Station Park Green only.*
- Will play structures be installed in the designated open space areas? *Applicant: We do not have specific structures planned, though, we do have various play areas proposed at ground level to encourage play.*
- There is an area of solid concrete wall. Every two years a homeless count is conducted. This area is perfect for the homeless. *Applicant: This is private property and people sleeping over in the park will not be allowed. The proposed lighting and security requirements should take care of this issue.*
- Are the pavers permeable? *Applicant: Soil conditions are not always suitable for the use of permeable pavers. There will be pavers, but the soil underneath is not completely permeable and we will be providing something in its place. There is an issue with the fact that this project is on bay mud. There won't be deep penetration because of this type of soil.*
- Park seating for seniors is important. Have you considered people being able to walk through this complex from Delaware to the train station? Walkability for seniors in this project is a concern. Single level living for seniors is good. *Applicant: Each of these buildings has at least*

two elevators. Parking for these units typically happens at the same level as the apartment. The entire building is entirely handicap accessible.

- Adding more benches and seating areas would benefit the project. There appears to be a bit of a disconnect between the plans and the renderings we received.
- Signage should be incorporated into the design to educate people regarding way- finding around the development. *Applicant: working on it.*
- Is there any way of incorporating a farmer's market into the park area? *Applicant: Yes, we have a pavilion area where a small farmer's market would work. Any farmer's market will be strictly for the residents of this complex. It would not be a large scale farmer's market such as at the College of San Mateo.*
- Is the proposed circulation system consistent with the City's Pedestrian/Bicycle Master Plan? *Planning Staff: The circulation proposed is conceptual and a more detailed design is necessary for submittal; however, the circulation is generally consistent with the City's Pedestrian/Bicycle Master Plan.*
- Is there bike-sharing proposed? *Applicant: We are working on it. We would make a facility available for bike sharing. A lot of bike parking is being incorporated but bike sharing is possible.*
- Specific type of retail types have been discussed and how to incentivize specific types. A mix of retail uses is acceptable to this area. *Applicant: Retail is unique and unless you have tenants who want to be there, you cannot really incentivize. We feel that a small deli, coffee shop, and small dry cleaners, are the type of businesses that would fit in this area.* A comment letter indicated that a coffee shop located near the Hayward Park Station would benefit train commuters. *Applicant: A stand-alone coffee shop closer to the train station would fail. In the retail area of this project, there are some coffee shops that have indicated a desire to be in our project. We want a strong mix of community-serving retail services.*
- Are there any safety concerns with the flush sidewalk surrounding The Park? *Applicant: Warning pavers would be installed that signify the area between the roadway and The Park. Bollards are proposed in areas where people might cut corners. None are proposed on the straighter flat areas where people want to walk around.*
- Number of trees: 305 new trees are proposed and shown in one document, though, 250 trees are noted in another document. Which figure is correct? *Applicant: 305 which includes the bamboo.*
- Do all buildings have parking on the roof? *Applicant: All buildings, except MU-1 which has a pool on the roof.*
- Five (5) parking spaces along Concar. *Applicant: The 5 spaces on Concar are included in the non-residential spaces.*
- Why do you need the through-block connection from Delaware, when only a few steps north you have the street/sidewalk entrance? *Applicant: The specific plan called for the through-block connection. This area gives people a place to meet. It has always been there.*
- There was a concern of whether this walk-through was covered or open. *Applicant: It is mostly open to the sky.*
- Please clarify the use of the club space. *Applicant: It is envisioned that the club space has a combination of functions: seating groups, TV's, fireplace, meeting areas, and an open kitchen to share. All of these uses would be open to the perimeter.*

- What is the half-moon shaped cut-out at the northwest corner of the property? *Applicant: This location is a cul-de-sac owned by the City and we are hoping the City will declare it abandoned so that we can add that into our project. Our attorney is putting together an offer to the City so that we can own that area.*
- Please be creative with the concept of bike sharing.
- Tree selection: Glad to hear that the landscape architect is aware of the soil conditions and tree selection for these soil types. I am concerned about the need for water-wise plantings. Not sure that a redwood tree is a good choice in this area. *Applicant: In the Specific Plan we have a very extensive plant selection. Two or three alternatives are listed in every area for the plants for that specific location. Options are provided throughout the landscape plan.*
- Have you considered engineered soils or root zones? *Applicant: Yes We are considering engineered soils.*
- Certain trees are not suitable for a location with people walking along the sidewalk and for maintenance crews cleaning up the area. *Applicant: We are happy to work with the City to find suitable trees.*
- Solar-ready rooftops would be nice and should be discussed. This is a concern. Anything and everything we can do, on-site, to be as sustainable as possible is good.
- How will the southern border work? It's an Emergency Vehicle Access (EVA), jogging path and walking path. *Applicant: It is a 20' wide area; jogging path on one side, engineered for fire trucks so that one wheel can be on concrete and one on the gravel, and plantings, and a 10' wide bike path and plantings, and a jogging path. This area is not meant for cars or any other vehicles; except for emergency vehicles, such as only fire engines and ambulances. The Fire Department has already given preliminary approval of the EVA.*
- The seating areas need benches with backs for people to rest. *Applicant: A combination of sloping and straight walls is proposed.*
- There are some things we can do to go farther than just LEED Gold: solar, electronic vehicle charging. Interested in having the applicant look at all technologies and implement them, if possible.
- There are only four (4) ZipCar stations. Can we get more? *Applicant: We will work on that.*
- There are only five 3-bedroom units right now. Can we increase the number of three (3) bedroom units? *Applicant: This will be challenging and would require some design change.*
- What is happening in the main access from Delaware through to the Joint Powers Board (JPB) site? *Applicant: The JPB has their site out for another development. We are in discussions with them. It makes sense to open it up.*
- Do we have any guidelines for hours of operation for the retail uses? *Staff: There are no guidelines for hours of operations. Only types of businesses are discussed. Applicant: I think the retail businesses need to work on that. It depends on the type(s) of retail that are there.*
- Shadow studies show that the plantings within the notched areas on the residential buildings are almost always in the shadows throughout the year. A type of tree that has been selected appears to demand a lot of sun. *Applicant: We will continue to look at that but have found that the tree indicated does well in that area.*

Planning Commission had the following comments:

- I am a fan of the project and feel that it has enormous potential for San Mateo. I understand the constraints that have forced the developer to propose the current plan. However, if you look at an overhead view of this area, what we have are four (4) large apartment blocks. They are massive and that is a challenge. What is going to help make these four (4) buildings look more appealing? Am not a fan of the pavilion structure in the park.
- Am also concerned with the building massing. The building in the southwest corner which borders Concar, going towards the Caltrain Station, is a long walk with nothing to look at except the apartment windows. There is a parade of stoops, perhaps, but it is boring. If it is too prominent, it becomes another object for the pedestrian to not take an interest in.
- Am excited about the development of this project. Like the pavilion in the park area. Am concerned that the apartment entrances are not sufficiently recessed to provide an engaging public realm.
- An issue is putting all of the retail in Block MU1. Traffic along Concar and Delaware may not be as predominant if the retail is spread around a bit more. This really is an apartment project. Does adding a satellite coffee shop and club room really create a more attractive area? The club and fitness rooms are for residents only.
- Am in full support of the project. Do agree that the large blocks will need sufficient articulation to provide more interest.
- A lot of retail is proposed along Delaware facing 19th Avenue Park.
- Concerned about entryway from southern end of development into the station.
- Curves rather than the zig-zag paths would be better.

Communications and Announcements

1. Communications from Staff:
    a. September 9th meeting is cancelled
    b. September 23rd is still scheduled – annual review of Hines Development Agreement
    c. Station Park Green may come back to you the first meeting in October 2014
    d. Update Commission on projects that came before the Planning Commission earlier in the year
    e. Chair Bonilla requested elevations around 9th and El Camino Real. Although presently an incomplete application we will provide the elevations.
    f. January 2015, workshop on operations. Is this something the Commission is interested in? Explain development review process.
2. Communications from Commission:
    a. Commissioner Massey not available for September 23
    b. Friday October 24th, Housing Leadership Day
    c. Station Park Green – the 3 books that Lorraine Weiss gave us earlier we are keeping but what about the plans? Building elevations can be given back to the planner.

The Chair adjourned the meeting at 11:25pm