

**CITY OF SAN MATEO  
PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
OCTOBER 28, 2014**

Approved

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

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

A motion was made by Vice Chair Drechsler, seconded by Massey to approve the minutes as amended of the Regular meeting of October 14, 2014.

Vote – Pass unanimous 5-0

**\*\*\* PUBLIC COMMENT**

Chair Bonilla opened the public comment period.

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

**ITEM 1**

**PUBLIC HEARING**

**PA14-075 Metropolitan Apartment Staging Area**

Tricia Schimpp, Contract Planner, gave the staff presentation.

David Wright, Prometheus, was present for the applicant presentation, as well as Chris Brocco and Duff Broeker.

The Planning Commission had the following questions for the applicant or staff.

- Thanks to staff handling this matter appropriately when notified of this issue
- SPAR & Special Use Permit should go forward
- Can the City fine Prometheus for current actions? *Staff* – Fines are issued via statute. Initial staff response was that on-site storage was approved, but off site needed permit. The city can double fee for work done without an authorized permit.
- Movement of materials now going around the corner and obstructing other streets and public safety. Conditions of Approval should now include using flag men by trailers and limiting other movements. *Staff Counsel* – Yes, Changes to the Conditional Approval for health & welfare would be defensible.
- Need traffic controls especially as they affect downtown. Changes need to be made for safety.

- Can applicant define current process and make changes to trailers for Condition of Approval? *Staff* - Per presentation, materials can be moved via flatbed trucks and pick-up trucks. *Applicant* – Yes, we are moving around the corner to the west as most of the work is still on Third. Will be back on Fremont as work continues. Current policy is for everyone to cross at the guard post – it is in our application. Activities move with sections where construction is progressing.
- And at present how is material moved? *Applicant* - Company trucks and hand carts
- Can you use stacked trailers instead of smaller carts? This would cut down on crossing the street so often. *Applicant* - We could look into that, would need to have room for the larger trailer but can't reserve curb section for parking – private cars are there. Hand carts are now rolling up to patio areas where there is temporary storage. We spoke with Staff for staging and were referred to Public Works. PW said no debris boxes could be in this area. *Staff* - Correct no trailers, debris boxes, but for short periods of construction this would be allowable, for example just a couple days here and there - not storage or staging.
- Work supplies move with work progress? *Applicant*- Yes and we must leave room for our building residents; construction must be on one side at a time. Exterior perimeter work starts and interior perimeter work follows behind.
- How is parking handled now? *Applicant* - Carts minimize activity to keep walkways clear for residents and scaffolding clear to be OSHA compliant.
- 4<sup>th</sup> Avenue has "for sale" cars parked; put no parking signs could be out for mission critical days. *Applicant* - Duration for demo would be approx. 2-3 months.
- Can we get that section of curb clear for that section of time? *Staff* - This would be a floating area for needs of residents and contractor. If applicant has a plan for parking needs, including moving signs & barricades, that could be worked out.
- Condition of Approval should include curb access where needed to insure public safety. *Staff Counsel* - No additional changes needed to that sentence.
- Will Prometheus work on this plan? *Applicant* - Seems we only move materials twice a day now. Large truck would take backing and positioning into place. About 32 workers on-site currently.
- Greenworks is recycling – could they do it in one truck once a day to limit trips across the street? *Applicant* – Yes, but would that large obstruction impede residents? We can work on that plan if parking is provided. *Staff* – Temporary construction parking would have to be clearly part of the construction company, needs to be clearly marked. Must also look at driveways, timing, etc. *Staff Counsel* – Needs to be 30 days from date of Conditional Use Permit.
- Condition of Approval to include eliminating trips between yard & staging site and work with PW for parking permits that can be moved with work progression.
- Side streets would be better for construction parking, Eldorado, Fremont, Grant. *Staff* – Public Works will work with Prometheus regarding restrictions and staging for parking.

Planning Commission had the following questions/comments:

- This site has previously been used as a Christmas tree selling site for a charity, there needs to be signage to new location so they can continue and return when project is over. *Staff Counsel* – As long as they conform to sign ordinance and check maximum allowed.
- Unfortunately, the project has begun and it is tougher to come back and fix a problem that should not have occurred since we were assure they had quality designs, labor etc.
- Need to be sure downtown is not affected by material movements across the street.
- Maybe traffic controls should have been put in place for this construction site, crossing guard needs to be truly alert, be community minded.
- Disappointed in the way City process was overridden to secure this corner.
- Disturbed because applicant did not secure a permit for the staging area when project started, it is abuse, it is disrespectful to the city of San Mateo, and there is the construction material transport issues with this project as well.
- Other arrangements need to be made to consider the charity that uses that corner seasonally. In 2015 applicant should move to the corner at 2<sup>nd</sup> and Fremont.
- Code Enforcement cease order did not take effect, work continued
- Inconvenience to neighborhood, irresponsible for two years' worth of construction, to repair poorly executed original project only 10 years ago.

MOVED by Commissioner Massey 2nd Whitaker, Passed 5-0:

Adopt the Categorical Exemption Class 4 Section 15304(e) Minor temporary use of land having negligible or no permanent effects on the environment based upon the Findings for Approval in Exhibit A.

Approve the Site Plan and Architectural Review (SPAR) for site plan and temporary structures for purposes of storage and construction staging and a Special Use Permit (SUP) for an off-site construction staging area based upon the Findings for Approval in Exhibit A, subject to the Conditions of Approval in Exhibit B, with the addition of the following Conditions of Approval:

- SEASONAL SIGNAGE – The applicant shall display a significant sign at the corner of 3rd Avenue and S. Fremont Street during the period of time when Project 90 operates a Christmas Tree Sales lot located at the corner of 2nd Avenue and S. Fremont Street to notify the public that the Christmas Tree lot has moved to the corner of 2nd Avenue and S. Fremont Street. A permit shall be obtained from the Building Department and shall be in compliance with the City's Sign Ordinance, San Mateo Municipal Code, Chapter 25.
- TEMPORARY PARKING PERMITS – The applicant shall obtain temporary parking permits from Public Works for the purpose of parking trucks or trailers containing construction materials at the curb near the construction activity and shall renew the permits throughout the duration of the construction activity as specified by Public Works. The temporary

parking permits shall be valid during active construction hours only. The applicant shall maximize the use of the parking permits in an effort to reduce the number of pedestrian and hand cart trips back and forth from the staging and storage lot to the area of construction.

## **ITEM 2**

### **STUDY SESSION**

#### **PA14-055 Station Park Green, continued from October 14, 2014.**

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

Applicant's presentation by Alan Talansky and Darin Schoolmeester, Principal MVE & Partners Architects

The Planning Commission had the following questions/comments:

- 20% indoor universally accessible throughout the project, including below market rate (BMR units)?, Applicant - will apply evenly to all units, additionally virtually all units will be accessible due to design and layout of the project.

#### Public Testimony

1. In favor of project. However, the City and applicant should further consider livability, think about what residents need, emphasize Transit-Oriented Development (TOD). Need services nearby, balance density, need retail. Increase accessibility with no cars.
2. San Mateo is an expensive place to live, wants affordable place to live, was raised here, wants to stay here and be able to rent livable place within the community. Please pay attention to cyclist travel lanes, need buffer lane between cars and cyclist. Plan for long term future including solar panels – need to save money on energy. Wastewater should be used and re-used. Edible landscapes should be considered.
3. Like the proposals presented tonight. Sustainability to address climate change is the right thing to do. Glad Planning Commission is aiming for high goals because we need to do this for the future.
4. Lots of development on Delaware – we need it. Keep low cost for requirements of many residents in mind. Many retail stores to supply this area are already in place. Vote of approval for this project.

#### Staff response to questions raised in public testimony

1. Rentals will be at a rate consistent with the City's Below Market Rate (BMR) program.
2. Sustainability measures are included as part of the project.
3. Retail & livability – the Commission will be reviewing this evening and making comments as deemed appropriate.

#### Planning Commission questions on Blocks RE-3 & RE-4

1. Will there be a dog run and what is the status of the cul-de-sac at the terminus of Garvey way? *Applicant:* We are going through process of appraisal now and would be executing an agreement with the City to utilize this area as part of the project.
2. Is there an area for laundry? *Applicant:* Laundry will be provided in each apartment unit.
3. Statement that this plan exceeds Title 24 by 20% - is that the current Title 24? *Applicant:* Yes.
4. Please explain photovoltaic reference in the presentation? *Applicant:* Pre-wired for panels to be built in to accommodate in the future.
5. In the area of increased setbacks on Concar, have entries moved to interiors? *Applicant:* Ground floor generally have 2 entrances/exits, however, the units in this area will not have stoops or entries facing the street.

Interested in the City's Design Review Consultant's response to the storefront alternatives. Larry Cannon, -drawings suggest a lot of variety, however, have not had the opportunity to do an extensive review since these were prepared close to the date of the meeting.

#### Planning Commission Comments on RE-3 and RE-4

1. Choice is important, San Mateo has about 50% renters, we need BMR units for them. San Mateo is running a deficit for lower income residents.
2. Glad to see RE-4 modified, still concerned about so much stucco. Looking for continuity between current buildings, but more variety of material within project.
3. Looking for more articulation for residents and pedestrians.
4. Like Concar elevations, which include stoops or room to be outdoors to meet neighbors.
5. Reduced parking is part of these developments.
6. Public comments were good, we need to think of this holistically; the project does carry out the goals of the Rail Corridor Plan.
7. Landscape of retail will change with the building of this project, will be an asset and benefit to the City.
8. Appreciate the changes made but needs to be reviewed and altered to be less "blocky", variety and visual richness. See Design Guidelines, need more visual interest.
9. Changes of materials are enhancements, but the buildings appear flat. Can applicant work with Mr. Larry Cannon, Consultant? Look at original specific plan and design guidelines, design consultant input, we are still not where we need to be.
10. See Design Guidelines which show more building modulation, angles, and curves. Would suggest using the heavy framing for building only at corner of Concar & Delaware. Use Consultant letter of suggestion - varied skyline silhouette, vary module widths, deep entryways, etc.
11. Impressed with project, there is enough dimension & articulation. Shapes of buildings are fine, they look modern will age well in the future urban environment of the site. look good for future, urban.

12. Entire area including Hines and large vacant lot for retail in future – appreciate applicants work. Revisions have been made to achieve consistency with the Design Guidelines
13. Need to reduce pollution, car plug in stations, energy, water, food waste, etc. Look forward to next iteration.
14. Like the project, happy to see progress, thank you for continuing and moving forward. Checked Specific Plan for Guiding principles – of the six guiding principles, this project currently surpasses three, possibly four principles. More work is needed on principles with regard to “consider the context” and “create a vital center” – this project has surpassed those points.
15. Project looks well connected to neighborhood.

#### Staff wrap up comments

1. Consensus is that it meets Rail Corridor goals – but 3 commissioners are looking for more vertical and horizontal articulation; two commissioners made a comment regarding visual richness while another expressed an interest in more variety in materials.

#### **COMMUNICATIONS/ANNOUNCEMENTS**

##### 1. Communications from Staff

- a. Thursday evening, mandatory St. Matthews Bi-Annual Review
- b. Next meeting will be on MONDAY 11/10 due to the Veteran’s Day Holiday.
- c. November 18 – Neighborhood meeting for Three Corners in Council Chambers
- d. November 25 meeting – Housing Element, Classics at Tilton
- e. December 9 Study session on Three Corners at El Camino Real/Third Avenue.
- f. Development philosophy, future land use policy joint City council/Planning Commission study session as recommended by the Community Development Department audit with be scheduled for the beginning of 2015

##### 2. Communications from the Commissioners

- a. Attended Housing Leadership Council’s Conference – can staff look into San Mateo County tobacco ordinance, Can we create smoke free environments in the City of San Mateo. Staff: Will research and forward information to Commission, However, the City Council would set policy in this area.
- b. Thank commissioners for attending the Housing Leadership Council Conference.

#### **ADJOURNMENT**

There being no further items before the Planning Commission, the meeting adjourned at 10:30 p.m. on Tuesday, October 28, 2014.