

**CITY OF SAN MATEO  
PLANNING COMMISSION  
MINUTES OF THE SPECIAL MEETING & REGULAR MEETING  
JANUARY 13, 2015**

**APPROVED**

The Special Meeting convened at 6:36 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 Commissioner Dreschler, Seconded by Commissioner Hugg to approve the minutes of the Regular meeting of November 25, 2014. Vote – Passed 5-0.

A motion was made by Commissioner Whitaker, Seconded by Commissioner Hugg to approve the minutes of the Regular meeting of December 9, 2014 with two minor corrections. Vote - Passed 4-0, with Commissioner Massey abstaining.

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

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

**ITEM 1 – SPECIAL MEETING 6:30 pm**

**\*\* PUBLIC HEARING**

**PA 14-115, Sustainable Streets Plan**, acceptance of the Sustainable Streets Plan developed by the Public Works Department.

**A. Acceptance of the Sustainable Streets Plan, recommendation to City Council**

The Public Works Department, over a two year long effort, has developed the Draft Sustainable Streets Plan which integrates concepts of “complete streets” and “green streets” to further improve quality of life for all. The Plan presents an opportunity for the City to formalize a framework that will guide the transformation of its streets into a first-class transportation network for all modes that incorporates green streets features to address pollution and the amount of storm water runoff and improves the quality of the public realm. The Plan will also guide the City’s ongoing efforts related to street re-design and repairs.

**PROJECT PLANNER:**

Kenneth Chin, Project Manager  
City of San Mateo  
Public Works Department  
650-522-7313  
[kchin@cityofsanmateo.org](mailto:kchin@cityofsanmateo.org)

Ken Chin, Project Manager, gave the staff report.

The Planning Commission Chair opened the public comment period.

The following person spoke on this item: Laurie Watanuki, San Mateo.

- Referred to her email sent to the Planning Commission, concerned about parking, especially overflow into residential areas and truck routes.

The Planning Commission had the following questions for staff:

- What about new apartment parking neighborhood spillover? *Staff –Public Works will be updating Residential Parking Permit Program to ensure spillover is reduced.*
- Are interior improvements to a building checked for conformance with parking requirements? *Staff – Yes, there is a calculation format using square footage; interior commercial spaces are reviewed thru the planning process for new and changes in use at each location.*
- Shift from Level of Service (LOS) to Vehicle Miles Traveled (VMT) & increased pedestrian travel - how does that get analyzed, how do we incorporate pedestrian movement? *Staff - LOS (Level of Service) looks only at vehicle congestion and delay and does not account for pedestrian delay, hence the recommendation to shift away from LOS.*
- How will the 10% goal for tree canopy in existing developments be accomplished? *Staff - will work with Parks Department and new development.*
- Senior streetlight program at street crossings, increased City-wide or restricted to certain areas? *Staff – Public Works is in the process of complying with state requirements for longer pedestrian street crossing times at all of the intersections and the ones near senior centers and housing. Additionally, we will be adding a Lead Pedestrian Interval to the Downtown signals which will add 2-4 seconds of a pedestrian head start prior to the vehicles receiving the green light.*

The Planning Commission had the following comments:

- We can accomplish the 10% for Urban Forestry with good planning and selections, hope citizens embrace canopy replacement.
- Past level of service for streetlights does not provide enough light. Need to look at lighting high traffic & pedestrian areas without glaring into homes & businesses while maintaining esthetics.
- Thanks to staff for work on this plan, it sets good examples, had high level of engagement with public, securing grant was terrific achievement, is well integrated into current process and sustainability.
- Have staff study open environment office space affect and possible zoning code amendments to parking standards should be considered.
- Noteworthy that there are no negative public comments on this plan

**MOVED** by Commissioner Drechsler, Seconded by Commissioner Massey, Passed 5-0, that the Planning Commission recommend to the City Council acceptance of the Sustainable Streets Plan.

**Recess from 7:31 – 7:41 PM**

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

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

**ITEM 2 – REGULAR MEETING AGENDA 7:41 PM**

**\*\* PUBLIC HEARING**

**PA 14-055 Station Park Green Formal Site Plan and Architectural Review (SPAR):** development of mixed use, transit oriented development. 1700-1790 S. Delaware Street (APN 035-200-060 & 180).

Required Approvals:

- A. Addendum to Mitigated Negative Declaration (Adopted by the City Council on January 18, 2011) per CEQA Sections 15162 and 15164;
- B. Site Plan and Architectural review (SPAR) for construction of a mixed-use, transit-oriented development with office, retail, residential and public use facilities;
- C. Site Development Planning Application (SDPA) for tree removal, grading and public improvements;
- D. Vesting Tentative Parcel Map to merge the two existing parcels into one lot and subdivide into four lots;
- E. Amendments to the Station Park Green Specific Plan (Approved by City Council on January 18, 2011);
- F. Amendments to the Station Park Green Design Guidelines (Approved by City Council on January 18, 2011)

The project site is 521,396 square feet (approximately 11.97 acres) located on South Delaware Street at Concar Drive. The subject property is adjacent to a variety of uses including commercial and offices uses directly to the north; multi-family and single-family uses to the north and east; retail uses to the south and southeast adjacent to State Route 92 (also the sites of the approved Hines 92 and Delaware Office Buildings); and the Hayward park Caltrain Station and rail line directly to the west. The project is zoned TOD (Transit Oriented Development).

**PROJECT PLANNER:**

Lorraine Weiss, Contract Senior Planner  
650-522-7205  
[lweiss@cityofsanmateo.org](mailto:lweiss@cityofsanmateo.org)

## APPLICANT & PROPERTY

**OWNER:** Alan Talansky, ARJAX Railroad Assoc. II, LLC  
803 Laurel Avenue, Suite 1  
San Mateo, CA 94401  
650-796-1700  
atalansky@ebl-s.com

Lorraine Weiss, Contract Senior Planner made the staff presentation.

Alan Talansky, ARJAX Railroad Assoc. II, LLC, and Daren Schoolmeester, MVE Architects, made the applicant presentation. Jennifer Cooper, GLS/Landscape Architecture, presented the landscape plan.

The Planning Commission Chair opened the public comment period.

The following persons spoke on this item: Natalie Dean with Greenbelt Alliance, Miki Nunes Ju, San Mateo, Shelby Cass Instrom, San Mateo, John Ebnetter, San Mateo, Chris Ekert, San Mateo, Ben Toy, San Mateo:

- In favor of the project and strongly support it especially since it is transit oriented and has generous parks, encourages walking, and is well designed.
- Read from email sent in earlier. Why are the residential units all rentals and there are none for sale? Request inclusion of more green businesses on the ground floor of this development.
- Support the project, but concerned about parking, safety, and a feeling of community. Would encourage more businesses on ground floor rather than residential as residents would most likely keep windows closed for privacy. Would like additional stop signs by the 19<sup>th</sup> Avenue Park Neighborhood especially for children walking and on bicycles.
- Appreciate the use of union labor. This is a good project which encourages walking a reasonable distance to retail. Encourage electric vehicle charging stations and use of solar/renewable energy. Support the project.
- Support the project as it is attractive, well thought out for providing transit and retail within walking distance of residences.

The Planning Commission had the following questions for the applicant and staff:

- Can you walk us through the revised Landscape Plan received prior to this meeting?  
*Applicant – We expanded parks and lawn to meet requirements of the Parks and Recreation in-lieu fee condition regarding credits. As a result, some recreation/playground equipment, picnic areas, and lawn modifications were made to allow them to be considered a credit.*
- Who will be able to use the parks in this project? *Applicant - The general public.*

- Who would use the indoor recreation spaces? *Applicant – There is a Community Room with kitchen, bar, conference rooms for use by general public; Fitness/yoga area facing park is for residents only; as is the Club space with kitchen, theatre/audio visual room.*
- What leverage does the Parks & Recreation Department have on the project? *Applicant – We did work on requirements for high quality outdoor space. As a result, while we will pay park in- lieu fees, we will also receive a credit for some features in the parks.*

The Planning Commission had the following comments:

- This is a quality project and will influence other developments to follow suit. It is a great pedestrian-friendly example to be used for future projects. The applicant was agreeable to Planning Commission comments, responsive in the design of the project, and had open communication with Commission and City Staff. Good to see sustainable goals included in the project.
- Support this transit oriented development. This project creates a great community feel, provides nice quality of life, jobs/housing fit, and good to see units for very low income households.
- The site is now underused and project is an advantageous use for the location. The project will bring life to the area and provide rental units for very low income households which are greatly needed. The provision of new parks for the population in general is another beneficial aspect of the project.
- The project is a substantial improvement for the community. Thanks to the applicant for collaborative communication. The project could still use a bit more improvement on the building facades. Overall, residents may have wanted other items at this location, such as additional retail, but this project came forward and it is a good direction to move in since current retailers are moving out.
- This has been a long time in the making, glad that applicant and staff kept moving this project forward. However, disappointed that the amount of retail was scaled down, that unit type mix did not include additional larger (3 bedroom) units, and that there is minimal surplus of parking for residential uses. Although the new elevation designs were helpful and enhanced on South Delaware, they could still be improved to better relate to the 19<sup>th</sup> Avenue Park neighborhood.
- There were substantial elevation changes from the July renderings to the November 2014 renderings. The office space will be across the street in another new development that could take advantage of this housing complex. Leadership in Energy & Environmental Design (LEED) Gold designation is a major accomplishment. Would like to see electric vehicle charging stations, solar ready provisions and reclaimed water to enhance the sustainability provisions of the project.

The Assistant City Attorney noted change to wording of the condition of approval pertaining to tree grates. The applicant indicated agreement with this change and indicated that they would be in full compliance.

**MOVED** by Commissioner Drechsler, including modification of the tree grate condition noted by Assistant City Attorney, Seconded by Commissioner Hugg, passed 4-1 (Whitaker opposed), that the Planning Commission recommend to the City Council approval of the following:

- A. Addendum to Mitigated Negative Declaration (Adopted by the City Council on January 18, 2011) per CEQA Sections 15162 and 15164;
- B. Site Plan and Architectural review (SPAR) for construction of a mixed-use, transit-oriented development with office, retail, residential and public use facilities;
- C. Site Development Planning Application (SDPA) for tree removal, grading and public improvements;
- D. Vesting Tentative Parcel Map to merge the two existing parcels into one lot and subdivide into four lots;
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## **COMMUNICATIONS/ANNOUNCEMENTS**

### 1. Communications from Staff

- a. Upcoming meetings:
  - i. January 20, City Council - Climate Action Plan
  - ii. January 22, Neighborhood Meeting - Required Bi-annual Serra High School review
  - iii. January 27, Planning Commission - Site Development Permit for Los Prados Park
  - iv. February 2, City council – Station Park Green
  - v. February 10, Planning Commission – Hillsdale Shopping, Pre Application
  - vi. February 24 - Central Park Master Plan (study session) and Century Center Parking Structure
- b. Planning Commissioner Academy conference with the League of California Cities has been forwarded to the Commission. Contact staff if you want to attend,

### 2. Communications from the Commissioners

- a. 10/28/2014 Meeting on the Metropolitan Apartments work – fence on corner has not changed, did that have to have openings cut into it for safety and visibility, no changes in material movements and other items that were required for the continuation of that project. Also noted news of Police

Department following/finding a suspect within the scaffolding at this location. *Staff* - will review and visit site, will contact Police Department.

3. Other - None

### **ADJOURNMENT**

There being no further items before the Planning Commission, the meeting adjourned at 9:07 p.m. on Tuesday, January 13, 2015.