

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.