

**CITY OF SAN MATEO
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 24, 2015**

APPROVED

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

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

The minutes of Tuesday, February 10, 2015 will be reviewed at the Tuesday, March 10, 2015 meeting.

***** PUBLIC COMMENT**

Chair Drechsler opened the public comment period.

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

ITEM 1

**** PUBLIC HEARING**

PA 14-083 CENTURY CENTRE PARKING STRUCTURE PLANNING APPLICATION, 1400 & 1450 Fashion Island Boulevard (APN's 0335-440-690 and 035-440-700).

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

John Purinton, Watry Design, Inc. and Tom Wagner, Senior Partner, Harvest Properties were present for the applicant presentation.

The Planning Commission had no questions for the applicant or staff.

Chair Drechsler opened the public comment period for this item.

The following individuals spoke: Bill Gekakis, San Mateo; Janis Stoner, San Mateo; Barbara Finnega, San Mateo. Their comments included;

- Parking agreement with Fisher when the building was sold was that 40% of the parking area was dedicated to Fisher. Why do we have double and triple parking in the current parking areas? My car is blocked every day and I have to have a valet move cars. It is not feasible to ask people to park a mile or more away, and wait for a shuttle. The surrounding streets are full and this is not fair to the surrounding neighborhoods.

- Construction period parking has not been addressed. Details regarding parking at the Expo Center/Fairgrounds have not been revealed. When parking is lost due to construction, for possibly 16 months, where are the cars going to go?
- Would like to see a parking structure that adequately meets the project demand. Even if this garage takes 16-18 months, the parking problems that are currently there will still be there when construction is over. There is insufficient room for fire engines/trucks to maneuver through the parking lot. The shuttle situation needs to be addressed now, the details outlined now. This parking problem will not go away with the construction of this parking garage.
- Individual showed a vicinity map that appears to show the garage near the neighborhood. Brought up the issues of lighting and sound, traffic on the neighborhood with garage facing the neighborhood.

No other persons wishing to speak, the Chair closed the public comment period.

Ron Munekawa addressed the concerns/questions of the speakers.

- The valet service keeps vehicles on site depending on the length of time that the car owner will be in the building.
- The plans were reviewed by all City departments. The garage will have lighting as this is a requirement of the police department. There will be screening that will have the lighting focused on the building and not directed towards a neighborhood. When building plans are submitted, police department will look at the lighting more carefully.
- The discussion this evening is really focused on whether the garage to be built meets current codes and the required findings can be made.
- The net amount of parking being provided is more than what is being required by the city codes by approximately 12%.
- The city does not monitor the allocation of parking spaces to individual tenants. Number of parking spaces is calculated based upon the square footage of the building.
- During the building permit phase, all conditions of approval are checked.
- Staff will have the Fire Department verify the ability to provide emergency services to the buildings, although this was reviewed as part of the City's initial project review.
- When was the City's office parking ratios last reviewed? *Staff: sometime in the mid '80's.*
- *Gary Black, Hexagon Transportation Consultants:* Other cities on the peninsula are trying to reduce parking and have individuals rely more on public transportation, such as Caltrain, bus.
- Why are there cars double and triple-parking on site when the number of spaces on the parking lot and at the fairgrounds is adequate? *Gary Black: the valets make a decision as to which is more advantageous, leave the car on-site or shuttle the car off-site. Too many cars onsite causes a problem, as does moving so many off-site.*
- The project is an attempt by the applicant to increase the supply of parking on-site to reduce the valet parking currently provided.

Planning Commission had the following questions/comments:

- Electrical Vehicle (EV) Chargers. Can the applicant provide additional EV chargers?
Applicant: we will provide wiring and infrastructure for four EV charging stations in the garage.
- Was consideration given to shuttles going to Caltrain, etc.? *Applicant: we would consider that. I believe that Fisher runs a shuttle to Caltrain and other tenants are considering options for their employees. We are paying for the shuttles that we are running now.*
- During the construction phase, how many spaces will be lost? *Applicant: 143 spaces will be lost.* How many additional spaces are offsite? *Applicant: 450.* You are running shuttles every 15 minutes? *Applicant: yes, but can increase when construction begins if demand warrants.*
- CalGreen EV requirements for the structure? *Staff: there are mandatory requirements and voluntary requirements, the EV chargers are voluntary CalGreen code requirements, but are referenced in the City's draft Climate Action Plan. Assistant Attorney: Since the City's Climate Action Plan has not yet been adopted, any requirements cannot be imposed at this time.*
- In the proposed amendment to the Specific Plan there is reference to covered parking. Can this definition be explained: *Staff: In this instance, the covered parking would be the first and second levels of the garage, the third level is not counted as floor area because it is not covered and is open to the sky.*
- Parking not being utilized to its fullest capacity. The Harvest side of the property is attracting a higher volume of vehicles. If additional space is needed to eliminate double- and triple-parked vehicles, buy back space from Fisher.
- Could be a problem during construction if shuttle only operates from 6am – 6pm and there are office tenants who choose to work past 6pm, only to find their vehicles off-site and the shuttles have stopped for the evening.

The Planning Commission added a condition:

9. CONSTRUCTION PARKING FOR TENANTS AND VISITORS
 - a) Prior to issuance of the Site Development Permit, notice shall be provided to tenants indicating the parking arrangements to take place during construction and a copy provided to the City.
 - b) During construction, the applicant shall provide an additional 200 off-site parking spaces, in addition to the existing off-site 250 parking spaces presently provided. Shuttles for the driver of the vehicles located off-site, at 15 minute increments, shall be provided between the hours of 6 a.m. and 8 p.m. at a minimum. Substitute measures may be reviewed and approved by the Zoning Administrator. (PLANNING)

They also eliminated the previous Condition 46 Holiday Construction Moratorium as it does not apply to the Mariners Island area.

Motion by Commissioner Massey:

1. Recommend the City Council:
 - a. Adopt Negative Declaration as adequate to assess environmental impacts.
 - b. Approve Site Plan and Architectural Review for construction of new parking garage.
 - c. Approve Site Development Permit for grading and removal of 69 trees.
 - d. Adoption of amendment to Mariner's Specific Plan, adding condition #9 and eliminating condition #46

2nd by Whitaker
Motion passes 4-0

Motion by Vice-Chair Hugg

2. Recommend the City Council:
 - a. Consideration of a Transit Management Agency for this area, defined by the Mariner's Island Specific Plan
 - b. Consideration to direct staff to revisit the issue of parking ratios throughout the city for commercial office space.

2nd by Whitaker Motion passes 4-0

COMMUNICATIONS/ANNOUNCEMENTS

1. Communication from Staff
 - a. City Council goal-setting session tomorrow evening, 2/25
 - b. Los Prados Park going to Council on 3/2. A lot of discussion regarding the artificial turf
 - c. Neighborhood meeting on 3/9 for Los Prados Motel, old Best Western. Currently zoned C1 which does not allow for motels/hotels. Will require a change in land use and zoning to a C2. Currently in pre-application process.
 - d. 3/10 Planning Commission meeting for Climate Action Plan and related General Plan amendment. Will have ceremonial item for Rick Bonilla.
 - e. 3/24 Planning Commission study session on Central Park Master Plan
2. Communications from Commission
 - a. Above-ground utilities? Coordination with utilities agencies and Public Works. Public Works staff will look into the question and come back to the Planning Commission.
 - b. Educational opportunity regarding the planning process. *Staff: will look for a meeting place where there would be opportunity for the Commission and public*

to ask questions. Would it be possible to start our meeting earlier in order to accommodate this? *Staff: will look into it.*

- c. Elkhorn Court, now called Park 20, is this a project that the Commission can tour on their next field trip? Would also like to see the two (2) new gymnasiums that have been recently approved, built and are now in operation. *Staff: Will set up some potential dates for the field trip.*

ADJOURNMENT

There being no further items before the Planning Commission, the meeting adjourned at 9:30 pm on Tuesday evening, February 24, 2015.