

**CITY OF SAN MATEO
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 10, 2015**

APPROVED

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

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

A motion was made by Commissioner Massey, 2nd by Commissioner Hugg to approve the minutes of the Regular meeting of January 27, 2015 with minor revisions.

Vote – Pass unanimous 4-0

***** PUBLIC COMMENT**

No one wishing to speak; closed the public comment period.

ITEM 1

STUDY SESSION

PA14-103 Hillsdale Shopping Center North Block Redevelopment Pre-Application

Tricia Schimpp, Contract Senior Planner, made the staff presentation.

Robert Webster, CEO Bohannon Development Co.; Jamie Rusin & Ryan Call from ELS Architects; Larry Weeks, Stantec (part of the AIA team).

Public Comment:

The following individuals spoke regarding this project: Al Landucci, San Mateo; Susan Kowinski, San Mateo; Adam Klafter, San Mateo; Nate Barsotti, San Mateo; Steve Moscaret, San Mateo:

- Parking is still a concern. Although the applicant will have more parking than is required, fitness clubs, movie theatres, tend to generate more parking needs.
- Would the applicant consider an underground parking garage at the corner of El Camino Real and 31st Avenue, the area adjacent to the current Sears building?
- Traffic along El Camino Real will be impacted by people turning into the northern-most driveway and onto 31st Avenue.

- People are more in favor of this particular plan as they felt that the applicant had paid attention to their concerns.
- The 5-way stop by Outback needs to be looked into – perhaps a round-about? *Staff indicated this would be something that would be looked into in the traffic study.*

The Planning Commission had the following questions:

- Would a traffic circle at Edison & 31st work? *Public Works staff indicated that this could be looked into; however, the amount of right of way available to implement this measure is limited.*
- Is the entire Sears building to be demolished? *Applicant: Yes, although we are still examining construction options.*
- Are the proposals you are showing this evening what you plan to build? *Applicant: too early to say but the conceptual drawings you are seeing are very close to what we intend.*
- Will the bridge over 31st Avenue be retained? *Applicant: yes. We will remove the east-facing wall and put in glass.*
- How do you propose to accommodate traffic in the area underneath the 31st Avenue bridge? *Applicant: more lighting throughout that tunnel area and perhaps using different paving medium and a slight incline (grade differential) where pedestrians cross.*
- Where will Sailer (sailor) Drive go in front of Sears? *Applicant: up the ramp to the 2nd deck as it currently does.*
- Ramp from 30th Avenue to 2nd deck, can this be closed off for pedestrians only? *Applicant: yes. We are looking into making this mall access more pedestrian friendly so will examine pedestrian enhancements in this area.*
- What size trucks will be using the new portion of the underground tunnel? *Applicant: The underground/basement tunnels are not entirely for trucks. Much of the underground tunnel will be used for electric vehicles, and perhaps forklifts for delivering merchandise to the stores.*
- You show at least 5 dining options on the proposed plans – do you plan to have all of them restaurants? *Applicant: there are no commitments yet regarding the specific number of restaurants.*
- What building materials do you plan to use? *Applicant: still a bit early for that determination, however, glass, stone, terra cotta, wood, etc.*
- Is it possible to add more sustainability options, solar, recycled water, EV charging stations? *Applicant: yes.*

The Planning Commission had the following comments:

- Like the new proposal, is a major improvement over the previous project. The new design offers flexibility for interaction.

- Traffic circulation is still a concern.
- Need to focus on improvements for pedestrian and bicycle circulation within the upper parking deck from the 30th Avenue ramp. It is still a sea of asphalt.
- The El Camino Real cinema elevation is somewhat monolithic and needs more articulation.
- Would like to see incorporation of sustainability measures such as use of solar energy, provision of electric vehicle chargers and provision for composting.
- Need more details regarding the east side of Sailer Drive and the connections with the plaza area to the west.
- The less stucco the better, look at a variety of building materials. The quality of building materials is very important.
- Will need to be creative in looking at the treatment of the intersection of 31st Avenue and Edison.
- Close the ramp at 30th Avenue to vehicular traffic, look at as a pedestrian entrance to the shopping center.
- Need to improve the vehicular entrance on El Camino Real (next to Wells Fargo) to enhance its use.
- Need more details about the exterior, public facing building elevations, most of those presented show the view from the interior of the courtyard space.
- Having Sailer Drive bisect the plaza area appears to be potentially unsafe as the pedestrian and vehicular interface appears to be an issue.
- Need to consider accessibility throughout the project.
- Applicant should examine potential of right-of-way maintenance easement to allow expanded roundabout at 31st/Edison intersection.

ITEM 2

Election of Officers

Nomination by Commissioner Hugg to elect Vice-Chair Drechsler as Chair. 2nd by Commissioner Massey.

Vote: 3-0

Nomination by Commissioner Whitaker to elect Commissioner Hugg as Vice-Chair. 2nd by Commissioner Massey.

Vote: 3-0

COMMUNICATIONS/ANNOUNCEMENTS

1. Communications from Staff

- a. Upcoming meetings:
 - i. Planning Commission February 24 – Century Center Parking Structure
 - ii. City Council February 25 – Annual goal setting session
 - iii. City Council March 2 – Los Prados Grading Site Development Permit
 - iv. Planning Commission March 10 – Climate Action Plan and related General Plan Amendments

ADJOURNMENT

There being no further items before the Planning Commission, the meeting adjourned at 10:00 p.m. on Tuesday, February 10, 2015.