

**CITY OF SAN MATEO
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 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 Chair Drechsler, who led the Pledge of Allegiance.

Those present were Commissioner Ebnetter, Commissioner O'Leary, Commissioner Rodriguez, Vice-Chair Whitaker, and Chair Drechsler.

Approval of the minutes of the regular meeting of June 9, 2015 was continued to September 24th.

Approve the June 25th minutes as amended at tonight's meeting, Motion: Whitaker, Second: O'Leary. Vote: 5 -0

***** 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 14-060 De Anza Duplex

Gavin Moynahan, Associate Planner, gave the staff presentation.

The Planning Commission had the following question of staff:

- Site Development Permit is for grading of slope greater than 15%. What is the slope of the project site?

Staff: Average slope is 33%.

Harold Bexton, Architect, gave the applicant presentation.

The Planning Commission had the following questions of the applicant:

- What is the expected duration of construction?
Dan Tealdi, Applicant: Anticipate 18 months
- Do you consent to extend the pavers (Condition #9)?
Applicant: Yes.
- Would you be willing to put solar on the roof now during construction, and install rainwater entrapment during construction as well.
Applicant: Have been advised to wait until the individual buyers express their preference as to the type of solar installation. Would be willing to install rainwater entrapment.
- Will need to consider the type of vehicles owners have in order to specify the type of electric car charger.
Applicant: yes

- Fireplaces – *Are the proposed gas fireplaces functional for heat or primarily decorative?*
Applicant: yes the gas fireplaces are generally for ambiance.

Chair Drechsler opened the public comment period for this item.

The following people spoke, Steve Max, John Cole, Wendy Parker, Karen Yee, Bryan Sheehan, Debbie Sharp, Xiao Bin, Joseph Musich, Duane Salbashian:

- I have property in the area, and recommend approval of the project.
- Concerned about the impacts of construction, including dust, noise, traffic and pedestrian accessibility in the area. Estimate approximately 187 truck trips due to the amount of grading.
- Main concern is slope stability and the impact of the project.
- Site identified as poor slope stability and earthquake hazard area.
- Extensive amount of cut and fill being proposed, extensive construction truck traffic will result.
- Who is responsible in the event slope stability/erosion issues result from the proposed project.
- Concerns remain in the neighborhood regarding the project.
- What will be the impact of the grading and slope work on the existing trees.
- What is the applicant's experience in development in this area.
- What are the height limits in the area.
- Concerned about potential conflict with Crystal Springs Shopping Center driveway.
- Will sidewalks be extended?

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

Staff response to public comments questions:

- Arborist report completed for the project, conditions of approval include tree protection measures.
- Public Works conditions of approval addresses construction impacts.
- Height limits are 24 feet to the plate line, 32 feet to the top of the roof.
- Parking includes 3 covered spaces per unit, and can also use the driveway. Also, there is adequate space to allow for vehicle turnaround, so that the vehicle does not have to back out on to the street.
- The requirement for a soils report and Site Development Permit is based on the slope of the property, and to address slope stability issues.
- In the event of a slope stability issue, the developer would be responsible. The city could also receive claims, but the developer would be responsible to indemnify the City so the developer would be required to pay the cost of this legal action.
- The applicant has provided a preliminary soils report, a condition of approval will also require a subsequent soils report submitted with the detailed building permit drawings. Normally, the soils engineer is also on site during grading.
- The 187 truck trips being referenced would be spread out over several months. Public Works does not permit the stacking of vehicles during construction.
- The applicant will add a sidewalk in front of the project.

The Planning Commission had the following questions:

- When were there issues when the adjacent condominium built?
Staff: Was a long time ago, but do not recall any specific issues. However, that site is flatter than the proposed project site.
- Are there limits on the use of potable water to control dust during construction?
Staff: No limits, it is permitted.
- Some cities do not allow idling, does the City of San Mateo have such a limitation.
Staff: No city of San Mateo limitations. However, do have limits on time construction can occur.
- Who controls the distribution and location of storm water drainage?
Staff: As a duplex, is exempt from C3 storm water drainage requirements. However, the proposed rain gardens meet City requirements, although some rain water will drain to the street.
- The developer, not the City is liable for any subsequent slope stability issues. Is city staff aware of any recent cases of this type.
Staff: City would request indemnity, as required by condition of approval. There have been some similar cases, but not aware of the details.
- Is it typical that a duplex would be comprised of two separate dwellings.
Staff: Yes, this has been done in the past.
- Two car garage requires exterior access to the dwelling, the one car garage has internal access?
Applicant: Yes.
- On the front elevation, why the double eave boards?
Applicant/City staff: Design review consultant felt it was a positive design element.
- What similar projects have you worked on?
Applicant: The architect designed the five houses on Timberlane Way, which includes the residences of some of the speakers tonight. My family was the builder. In fact there are fifty piers underneath the houses above. Also re-engineered the site the five houses now inhabit. Have also built other buildings on the Peninsula.

The Planning Commission had the following comments:

- Share the concerns expressed the public.
- The submitted reports, including the soils report, adequately address the project impacts
- Like the architectural design.
- Appreciate the sustainability measure incorporated into the project.
- The elevations have been improved from the initial submittal based on the design review comments.
- Somewhat concerned about the size of the homes. Energy will be consumed, even with the sustainable measures included. Would rather gas fireplaces eliminated. Would like to see more of a permeable surface.
- Project is representative of challenges that will face San Mateo in the future.
- The time spent processing the project has resulted in an improved project compared to the initial submittal.

- By bringing the project forward to the street, the amount of cut and fill is reduced compared to further up the hill.
- Encourage reuse of water wherever possible as mentioned by the Commission.
- Proposed landscaping is appropriate for the project.
- Conditions of approval adequately address the issues as raised during the hearing.

Motion by Vice-Chair Whitaker and 2nd by Commissioner Rodriguez to approve the:

- A. Categorical Exemption under CEQA Section 15332 Class 32 In-Fill Development Projects;
- B. Site Plan and Architectural Review for the construction of two new residential dwelling units;
- C. Site Development Planning Application for site development on a slope of 15 percent or greater, and site grading on a hillside; and
- D. Tentative Parcel Map for Condominium Purposes to delineate two designated parcels for each residential dwelling unit.

Motion passes: 5-0

COMMUNICATIONS/ANNOUNCEMENTS

1. Communications from Staff
 - a. Upcoming meeting schedule was reviewed
2. Communications from the Commissioners
 - a. Would like update of Urban Water Management Plan
 - b. Possible study session on Traffic Model and Traffic Reports, possible joint study session with other Commissions
 - c. Need to be aware of Sustainability Commission initiated code changes that may affect the Commission
3. Election of Planning Commission representative to the Civic Arts Committee

Motion by Vice-Chair Whitaker and 2nd Commissioner Rodriguez to appoint Planning Commission Chair Charlie Drechsler as the Planning Commission representative to the Civic Arts Committee. Motion passes 5-0

ADJOURNMENT

There being no further items before the Planning Commission, the meeting adjourned at 9:55 p.m. on Tuesday, September 10, 2015.