



**San Carlos City Planning and Transportation Commission
Regular Meeting
Council Chambers, City Hall
600 Elm Street, San Carlos, CA 94070
May 1, 2023 7:00 PM**

MINUTES

1. CALL TO ORDER
2. ASSEMBLY BILL 2449 TELECONFERENCE REQUESTS - None

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Commissioners Present:

Jim Iacoponi, Chair

Kristen Clements, Vice Chair

Ellen Garvey

Janet Castaneda

Commissioners Absent:

Dave Roof

Staff Present:

Lisa Porras, Planning Manager

Lisa Costa Sanders, Principal Planner Consultant

5. PUBLIC COMMENT

Public Comment is limited to items not on the agenda. The Commission may briefly respond to statements made or questions posed as allowed by the Brown Act (Government Code Section 54954.2). However, the Commission's general policy is to refer items to staff for attention, or have a matter placed on a future Commission agenda for a more comprehensive action or report.

Brian Shields (in person) field representative from Carpenters Local 217 San Mateo County referenced AB 2011, SB4 and SB423, and highlighted the importance of Labor Compliance, fair wages and the need for labor standards at the local level.

Debbie Baldocchi (Zoom) thanked the Staff and the Planning and Transportation Commission (PTC) for their professionalism and hard work in serving the community.

6. APPROVAL OF MINUTES

- a. Approval of Minutes from the Planning and Transportation Commission Meeting of April 17, 2023.

MOTION:	Approve the Minutes from the Planning and Transportation Commission Meeting of April 17, 2023
MOVER:	Kristen Clements
SECONDER:	Janet Castaneda

AYES:	Castaneda, Garvey, Clements, Iacoponi
NAYS:	None
ABSENT:	Dave Roof
RESULT:	Motion Passed 4 – 0 – 0

7. PUBLIC HEARING

- a. 808 Alameda de las Pulgas Townhouse Development - Public Hearing to Consider Certification Final Environmental Impact Report, Conditional Use Permit, Tentative Subdivision Map, Design Review, Below Market Rate Housing Plan, Transportation Demand Management Plan and Tree Removal Permit for the Development of 87 Townhouse Units in the RS-6 Zone.

Lisa Costa Sanders, Principal Planner Consultant introduced the item and the consulting team.

Tricia Stevens, Consultant, presented the project overview.

Anna Shimko, Legal Counsel outlined the scope of the Planning and Transportation Commission's review.

Steve Noack, Consultant, presented the Environmental Impact Report (EIR).

The applicant team; Michael Tornabene Project Sponsor from VEEV, Mark Donahue, Architect from Lowney and Dale Leda from BKF gave presentations on the item.

Commissioners asked clarifying questions of Staff, Consultants, and applicant team.

PUBLIC COMMENT

Anne Tang (in person) resident of Glasgow Lane shared her concern that the EIR is not looking the impact in total. Anne Tang stated that from her perspective there are two giant projects trying to cram into the acreage.

Kenneth Do (in person) field rep from Local 217 shared that he is encouraged by the idea of bringing more development like this to the community but there should be Labor Standards in place to protect the workers.

Ben Mangiafilo (in person) 8th grader at Tierra Linda Middle School shared that he is excited about the project as the Bay Area needs more housing. He shared that he read the EIR and is supportive of the project.

Louis Mirante (Zoom) Vice President of Housing Policy Bay Area Council shared that he is supportive of this project and shared his reasons.

Debbie Baldocchi (Zoom) asked the Developer to add the emergency access road, grading and construction bonds, and eliminate the option for the electric powered turbine booster pumps to supply water to the site.

Gary Baldocchi (Zoom) asked the Commissioners to add the following condition of approval: glare emission should include neighborhood viewers, the alternative method and materials used for fire safety be posted on the developer's website for public review, and lastly apply noise standards to the decks and balconies.

Neil Cullen (in person) resident of Carmelita Drive shared his concern about the EIR and the Homeowners Association (HOA) responsibilities. He stated that the Commissions do not have enough facts to make a decision.

Mark Olbert (in person) shared that he was saddened that Measure V did not happen (turning Black Mountain into a park permanently), but he agreed that the project is a good proposal as the region needs more housing.

Paul Hoekenga (in person) shared that he liked that the project would provide connection to the dead-end road to allow fire and ambulance to go up in the neighborhood.

Harvey Mckeen (Zoom) field representative from the Carpenters Union urged the City to ensure and scrutinize the contractor selection process for this project.

Sonia Elkes (Zoom) sustainable transportation advocate shared that biking, micro mobility and decreasing the net number of cars that are adding to the road is paramount for the health and safety of the whole town. She added that she wanted to see the trail being built has delineation for pedestrians and people on wheels.

Jenny Yumiba (Zoom) shared her concern about public transportation, affordability of the properties and the safety of the terrain in the area.

Amy Hathaway (in person) resident of Glasgow asked the Commissioners to deny the proposal. She shared a list of condition of approvals be addressed with the Developer should the project be approved.

Amy Im (in person) resident of Dundee Lane continued the other condition of approval items that should be addressed by the Developer.

Joyce Lynn (in person) shared her concern about the traffic and speeding of cars along Alameda de Las Pulgas. She added that the noise has stressed out her husband and they are considering moving and the project will only increase the traffic.

Nancy O'Rourke (Zoom) stated that the bus passes given out by the Developer is impractical. She shared the same concern as Anne Tang about the second development not being considered.

Jae Cho (Zoom) seconded other residents about the traffic and noise concerns on Alameda de Las Pulgas. He wondered if the project could be scaled down or implemented in stages.

Ron B (Zoom) shared that it is about housing versus the natural environment. He stated that this area is the heart of the City and as an architect this is the worse proposal he has ever seen.

John Paye (in person) shared his support for the project.

John Eakin (in person) resident of Howard shared his concern about the traffic and the storage unit like design of the townhomes in this development.

Zinovy Fichtenholz (in person) resident of Glasgow Lane shared his concern of removing the heritage trees. He echoed other public comments that the EIR did not address both developments and lastly, he stated that the Developer is unqualified and has no experience in building on the hill.

Sandra (Zoom) referenced a previous caller's comment and clarified that only a small number of people voted on Measure V. She shared that it is a tragedy that the land is not saved for people to use as open space, and that there is loss of trees and canopies. She urged the City to consider a No-Build.

Tanya O'Malley (in person) stated that no one has approached her about an easement, and she will not be giving an easement nor her neighbor across the street. She mirrored the Millennium Tower to this project, where everyone said it was a great project and at the end the building sank. Tanya O' Malley stated that there would be many fingers pointing when things go wrong in this development. She added that the Developer will walk away once this project is done. She also pointed out the inconsistency of the rendering and shared her concern.

Hayes Shair Development Manager for the proposed site at 155 Vista Del Grande is supportive of the project and shared his reasons. He urged the Commission to approve the EIR and the project.

Fred Im (Zoom) resident of Dundee Lane shared that San Carlos is a small town with single family homes and he asked if building large container like structures in the middle of town is the right thing to do. He stated that the added residents in the new development will put more burden on existing parks, and lastly, he pointed out bus route 61 is not a normal bus route, it is there for school children.

MOTION:	Approve to close public comment.
MOVER:	Janet Castaneda
SECONDER:	Kristen Clements
AYES:	Castaneda, Garvey, Clements, Iacoponi
NAYS:	None
ABSENT:	Dave Roof
RESULT:	Motion Passed 4 – 0 – 0

COMMISSION DISCUSSION

Lisa Costa Sanders, Principal Planner Consultant and Steve Noack, Consultant clarified points addressed by the public comment.

Commissioners shared their thoughts and questions.

The Applicant Team addressed Commissioners' questions.

MOTION:	Approve to adopt the Resolution approving Design Review with the additional condition that the developer shall provide City staff with two color and architectural finish material options to result in more variety between building clusters and less homogenous appearance within 30 days to the satisfaction of the Community Development Director on the final selected color palette and architectural finish material details, and further approving the Conditional Use Permit, Grading and Dirt Haul Certificate, Transportation Demand Management Plan, Below Market Rate Housing Plan and Tree Removal Permit for the development of 87 new townhouse units at 808 Alameda de las Pulgas (APNs 049-360-60, 050-220-020, 050-220-170, 050-220-160) for the reasons incorporated in the staff report and with the conditions in the Code Compliance Certificate and the amendments with Commissioners in the evening.
MOVER:	Kristen Clements
SECONDER:	Janet Castaneda
AYES:	Castaneda, Garvey, Clements, Iacoponi
NAYS:	None
ABSENT:	Dave Roof
RESULT:	Motion Passed 4 – 0 – 0

Lisa Porras, Planning Manager stated that there is a 10-day appeal period following the Commissioners' decision this evening.

8. REPORTS, CORRESPONDENCE AND GENERAL INFORMATION

a. Report on Recent City Council Actions

Lisa Porras, Planning Manager stated that on April 24, the City Council unanimously directed staff to move forward with a permanent closure of Laurel Street looking at the full plaza or full closure option. She added that Staff will continue to build layers onto the Downtown Specific Plan and will return to the community twice in the late Summer or Fall for additional input on remaining items.

b. Planning and Transportation Commission comments or reports

Vice Chair Clements shared that she signed up for the New Housing Laws Planning Commissioner Workshop sponsored by the 21 Elements Group in San Mateo County on the 31st of May. She believed other Commissioners could join as long as they do not sit next to each other and talk business and encouraged them to attend.

Chair Iacoponi wanted to commend Staff for the work to get the Commission and the Public the materials for the evening. In addition, he thanked the Staff for helping the Commission distill what was important and guiding the Developer to the outcome this evening.

c. Correspondence

Lisa Porras shared that one email with a compilation of seven letters from the public were sent to the Commissioners. She added that these comments were received after the packet was published last week.

d. Planning Staff comments, reports, and updates on current projects

Lisa Porras reminded the Commission on May 3rd 7pm there would be a Special Meeting, a second Study Session on Single Family Objective Design Standards.

On May 15th Staff will be bringing forward three items. The first item is the amendments to the ADU Ordinance, the second item is a mixed-use development application at 1383 Laurel Street, an application to construct 15 units, and the third item is 841 Old County Road, a Life Science Development.

Lisa Porras reminded the Commissioners that the Current Planning Staff has sent out a poll for Commissioner's availability on May 25th for a Study Session on Objective Design Standards for Mixed Use and Multi-Family projects. She shared that it is in their inbox and kindly asked them to respond by Wednesday.

Lisa Porras shared that they are planning a Summer Recess and on June 26th Staff will bring forward a resolution to cancel the July meetings. She added that the City Council will be taking July off as well.

Vice Chair Clements shared that she attended the Housing Leadership Council of San Mateo County. She stated that the Council recognized San Carlos for having an unusual citation in the last Housing Element Letter from the State that commended San Carlos for getting their rezoning work done already. Vice Chair Clements commended the Staff for their good work.

Lisa Porras clarified with Vice Chair Clements that the City is on the Second Review Letter with the State.

ADJOURNMENT

Meeting was adjourned at 11:00pm

Lisa Porras,
Planning Manager