



**MINUTES
OCTOBER 17, 2019
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:00 P.M.

ROLL CALL / CHAIR COMMENTS

PRESENT: Chair Murphy, Vice Chair Wong, Commissioners Evans, Faria, Bernardo, Tzang and Shihadeh

STAFF PRESENT:

Sailesh Mehra, Planning Manager, Tony Rozzi, Principal Planner, Michele Clary, Clerk to the Planning Commission, Claire Lai, Assistant City Attorney, Nell Selander, Deputy ECD Director, Deanna Talavera, Management Analyst and Mike Lappen, Economic Development Coordinator

AGENDA REVIEW

No changes.

ORAL COMMUNICATIONS

None.

PUBLIC HEARING

Chair Murphy provided an overview of the Planning Commission. Each member introduced themselves, their experience on the Planning Commission and disclosed their interaction with the applicant. Chair Murphy explained the Planning Commission's purview; consideration and review of the application; hearing process; and opportunity for public input.

1. Report regarding the proposed mixed-use development (Use Permit, Design Review, Transportation Demand Management Plan, Vesting Tentative Map, Development Agreement, Density Bonus, Waivers and Modification Request, Parking Management Plan, Environmental Consistency Analysis, and General Plan Consistency Determination) on 5.9 acres of vacant land (PUC Site) at 1051 Mission Road. (Mike Lappen, Economic Development Coordinator and Tony Rozzi, Principal Planner).
- 1a. Resolution determining that the proposed construction of 800 residential units, an approximately 8,307 SF childcare facility, an approximately 12,992 SF commercial retail space, approximately one-acre public park, and related infrastructure at the 5.9-acre Former San Francisco Public Utilities Commission ("PUC") Opportunity Site, located at 1051 Mission Road, is consistent with an adopted Program Environmental Impact Report for the El Camino Real/Chestnut Avenue Area Plan as updated by the Community Civic Campus Project Subsequent Environmental Impact Report and, based on an Environmental Consistency Analysis dated October 2019, would not necessitate the

need for preparing a subsequent environmental document pursuant to the criteria of Section 15162 of the California Environmental Quality Act Guidelines; making a General Plan consistency determination in accordance with Government Code section 65402; and making findings and recommendation that the City Council approve a Use Permit, Design Review, Transportation Demand Management and Monitoring Plan, Vesting Tentative Tract Map, and Development Agreement to construct the project developments.

Chair Murphy opened the public hearing at 7:09 p.m.

Economic Development Coordinator Lappen presented the staff report including site context; planning background; ECR/Chestnut Land Use Plan; RFP; LRPMP and Area Plan expectations; developer selection, project review; site planning and open space; community benefits; Oak Avenue Extension; Phase 1, development Agreement; tentative subdivision map; State Density Bonus Law; CEQA; Zoning consistency; and staff's recommendation.

Assistant City Attorney Lai noted the updated resolution and errata sheet.

Eric Tao, Managing Partner for the Developer, presented the existing conditions, project goals, and location.

Brian Baker reiterated the highlights of the proposed project; coordination between capital, city and community; public workshops, input and means of gathering comments; project endorsements; project design process; and modifications based on input.

Chris Haglan, landscape architect, presented the plan to integrate the existing landscaping, permeability, site plan, open space, improved Centennial Trail, improved lighting, and fencing, Oak Avenue shared street and Grand stairs, Market Hall plaza, and native plantings and landscaping.

Gary Strang presented images of the current and proposed views, building heights, façades and sustainable features.

James Tso, AGI Casa, discussed existing transit services; parking; and traffic mitigation, including promoting use of public transit, walking and biking, and signal timing improvements.

Andrew Calhar, AGI Casa, presented the community benefits including the childcare facility and market hall.

Brad Wiblin, Bridge Housing, introduced Bridge Housing and their other projects. He explained financing, construction and management of the affordable housing component of the project.

Mr. Baker summarized key highlights of the proposed project.

RECESS

Chair Murphy called a recess at 8:18 p.m. The meeting reconvened and hearing reopened at 8:33 p.m.

Edith Arias indicated support for affordable housing and encouraged preference be given to South San Francisco adults with intellectual and development disabilities.

Arlene Adriano requested affordable housing for disabled adults.

Jordan Grimes, Peninsula For Everyone, addressed the Commission in support of the project and urged approval.

Karen Tuzman, Peninsula Young Democrats, discussed the need for housing and indicated support for the project.

Roderick Bouee expressed disappointment in the loss of units in a compromise and discussed the need for affordable housing.

Ken Gui discussed the need for housing and indicated support for the project.

Katie Stokes stated housing was needed but the proposed project was too large, there was limited shopping and lacked parking.

Diane Stokes discussed the Council's direction on the height of the project, impact of parking on adjacent properties, and misuse of flex units.

Ed Swain stated eight stories was too tall but agreed that housing was necessary. He expressed concern with traffic impacts.

Jose Cornejo encouraged development of affordable housing and encouraged support of the project.

Nicolas Nagle, Bay Area Housing Coalition, discussed their mission to create more housing and encouraged as many units be included in the project as possible.

Vince Rocha, Silicon Valley Leadership Group, indicated support for the project due to need for housing, proximity to transit, affordable units and community benefits.

Jan Stokley, Executive Director of Housing Crisis, indicated support for housing for developmentally disabled adults.

Margaret Baxter, Sunshine Gardens resident, discussed submittal of 800 signatures supporting three to five-stories.

Alex Melendrez, Housing Leadership Council of San Mateo County, indicated support of the proposed development.

Cory David urged the City to deny the project and instruct the developer to downscale the project.

Xiomara, Bay Area Council, discussed Regional Housing Needs Assessment (RHNA) requirements and indicated support for the project for the affordable housing and community benefits.

Mike Sarraile, homeowner in Sunshine Gardens, urged the Commission to downsize the development. He questioned traffic mitigation, emergency access, parking and lack of notification of the workshops.

Cathy Rosain protested a development of more than five stories. She expressed concern about the traffic plan, daycare drop off circle, and limited affordability.

Melanie Olson indicated support for the project.

David Crabee, Sierra Club Sustainable Land Use Committee, indicated support for the project.

Pat Murray discussed her involvement in the community and the need for affordable housing and urged approval of the current density.

Jeff Chazer discussed his inability to afford housing in South City and encouraged approval of the project.

Michael Allen expressed concern about the size and scope of the project, pedestrian safety and traffic.

Sue Digre encouraged housing for developmentally disabled.

Katie DeLeuw discussed the disproportionality of the creation of jobs and development of homes and indicated support for the proposed project.

Gustavo Gomez, Sunshine Gardens resident, urged the Commission to downsize the project. He discussed the workshops and expressed frustration that the comments were not heard. He expressed concern with traffic mitigation.

Mina Richardson encouraged the Commission to listen to the concerns of the existing residents. She discussed rental vacancies and the need for affordable units.

Mareth Vedder expressed concern about parking and traffic.

Wendy Sinclair-Smith suggested completion of Oak Street prior to construction.

Noelle Langmack discussed new employees and the need for housing and indicated support for the project.

Heidi Sorrell, Sunshine Gardens resident, indicated support for housing but urged the need for consideration of the existing residents. She suggested a three-story project.

In response to Chair Murphy, Principal Planner Rozzi explained RHNA and the housing allocation required in the City.

In response to Commissioner Tzang, Principal Planner Rozzi explained the allowable zoning and density for the proposed project. He explained staff and peer review of the submitted studies. He discussed the consultant review conducted by Kimley-Horn.

Chair Murphy confirmed signal timing efforts at Chestnut and El Camino.

Commissioner Shihadeh asked about the use of aluminum and vinyl windows. Mr. Baker explained the use of two materials due to cost.

Vice Chair Wong suggested permanent distribution of transit passes. Mr. Tao explained the program included in the development agreement to reduce vehicle trips to 35% non-auto use. Vice Chair Wong asked about unbundling of parking spaces. Mr. Tao explained that parking would be consistently reviewed, particularly unbundling of parking and stated they would work with the City on permit parking if necessary. Mr. Baker explained the on-staff transportation coordinator, who would report parking to the City. He explained temporary parking for the day care facility and difficulties with the Oak Avenue extension and cost impacts. Principal Planner Rozzi stated the City determined the need for a phased approach.

Commissioner Evans requested an explanation on the increase from three to five stories to eight-stories. ECD Director Greenwood stated the Council discussed the height of the structure but had not provided specific direction.

Chair Murphy stated the project met the Zoning and General Plan requirements. She clarified that the developer design had been consistent throughout the process.

In response to Commissioner Tzang, Mr. Baker stated lowering the building would reduce the number of units.

In response to Commissioner Bernardo, Mr. Baker confirmed their commitment to paying prevailing wage.

In response to Commissioner Shihadeh, Mr. Baker discussed the potential tenants.

Chair Murphy asked about affordable units and inclusionary housing needs. Deputy ECD Director Sellander discussed the desire to serve South San Francisco residents and explained the area median income levels.

Chair Murphy closed the public hearing at 10:19 p.m.

Chair Murphy stated the project met the City's requirements and she indicated support for the project.

Commissioner Faria discussed the need to consider quality of life and thanked those providing input.

Commissioner Tzang agreed that the developer had made accommodations to address concerns. He expressed appreciation for the number of affordable units, open space and community areas. He suggested staff plan for more parking in the area.

Commissioner Bernardo stated he would support the project based on the community benefits and affordable housing.

Vice Chair Wong suggested extension of Oak Avenue rather than development of the market hall. He encouraged mindfulness of parking and traffic mitigation to reduce impacts to Sunshine Garden residents. He stated the pros outweighed the cons therefore he would support the project.

MOTION

Chair Murphy moved and Commissioner Faria seconded a motion making a determination that the project is consistent with an adopted Program Environmental Impact Report for the El Camino Real/Chestnut Avenue Area Plan as updated by the Community Civic Campus Project Subsequent Environmental Impact Report and, based on the Environmental Consistency Analysis dated October 2019, would not necessitate the need for preparing a subsequent environmental document pursuant to the criteria of Section 15162 of the California Environmental Quality Act Guidelines. The question was called and the motion carried unanimously.

MOTION

Chair Murphy moved and Commissioner Shihadeh seconded a motion to find the project consistent with General Plan determination in accordance with Government Code Section 65402. The question was called and the motion carried unanimously.

MOTION

Chair Murphy moved and Commissioner Evans seconded a motion making findings and recommending that the City Council approve a Use Permit, Design Review, Transportation Demand Management Plan, Waivers and Modifications Request, Parking Management and Monitoring Plan, Density Bonus, Vesting Tentative Tract Map, and Development Agreement to construct 800 residential units, an approximately 8,307 SF childcare facility, an approximately 12,992 SF commercial retail space, approximately one-acre public park, and related infrastructure at the 5.9-acre Former San Francisco Public Utilities Commission ("PUC") Opportunity Site, located at 1051 Mission Road. The question was called and the motion carried unanimously.

ITEMS FROM STAFF

None.

ITEMS FROM THE PUBLIC

None.

ADJOURNMENT

Chair Murphy adjourned the Planning Commission meeting at 10:32 p.m.

Sailesh Mehra
Secretary to the Planning Commission
City of South San Francisco

JulieAnn Murphy, Vice Chairperson
Planning Commission
City of South San Francisco

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