

COMMISSION MEMBERS
Charlie Drechsler, Chair
Dianne Whitaker, Vice Chair
John Ebnetter
Pamela O'Leary
Eric Rodriguez



City Hall
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San Mateo, CA 94403
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CITY OF SAN MATEO

Regular Meeting Agenda

Planning Commission

Tuesday, August 23, 2016

7:30 PM

Council Chambers

CALL TO ORDER

Pledge of Allegiance

Roll Call

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion without discussion. If discussion is desired, that item may be removed and considered separately.

1. [Approve the minutes of the Regular Planning Commission Meeting of July 12, 2016](#)

[Regular Minutes of the Planning Commission Meeting 7-12-16.pdf](#)

PUBLIC COMMENT

During the public comment period, members of the public may speak on general items of interest within the Commission's jurisdiction that are not on the agenda. Each member of the public may speak for a maximum of three minutes with a maximum of 15 minutes for the entire public comment period. The Chair shall determine whether the matter is within the Commission's jurisdiction. The Commission shall not act on or discuss any matters raised during the public comment period, which are not on the agenda, but shall refer such matters to staff for review and/or request such matters be placed on a future agenda.

PUBLIC HEARING

Planning Commission decisions are final unless appealed to the City Council in accordance with Section 27.08.090 of the San Mateo Municipal Code. The time within which judicial review of any final decision may be sought is governed by Code of Civil Procedure section 1094.6. If any person challenges a Planning action in court, they may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the City of San Mateo, at or prior to, the public hearing. Some public hearings will be automatically referred to City Council and those will be indicated below.

2. [Fremont Terrace - 210 South Fremont Street - Proposal for 15 New Residential Condominium Units \(PA15-048\)](#)

Approve the Fremont Terrace project to include:

- (1) Categorical Exemption, Class 32 Section 15332, "In-Fill Development Projects" and Class 1 Section 15301, "Existing Facilities" (Demolition and Removal of Individual Structures), as sufficient in satisfying the requirements pursuant to the California Environmental Quality Act (CEQA) regulations, based on the Findings of Approval attached as Attachment
- (2) Site Plan and Architectural Review (SPAR) for construction of 15 multifamily condominium units in a four-story building with a subterranean parking garage;
- (3) Site Development Planning Application for removal of seven (7) trees; and
- (4) Tentative Parcel Map to merge two existing parcels into one parcel and create 15 residential condominiums and associated common areas based on the Findings of Approval attached as Attachment 1 and Conditions of Approval in Attachment 2 (APNs: 033-163-020, 033-163-010).

[Att 1 - Findings of Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Location Map](#)

[Att 4 - Project Plans](#)

[Att 5 - Multi-Family Residential Data Form](#)

[Att 6 - Design Review Report](#)

[Att 7 - Historic Report](#)

[Att 8 - Archaeological Report](#)

[Att 9 - Noise Study](#)

[Att 10 - Traffic Report](#)

[Att 11 - Public Comment Received June 3, 2015.pdf](#)

3. [Cal Water Bayshore District Office-Proposal for a New Office Building \(PA16-027\)](#)

(1) Adopt the Mitigated Negative Declaration, as adequate to assess the environmental impacts of the project, based on the Findings for Approval attached as Attachment 1; and
(2) Approve the Site Plan and Architectural Review (SPAR) for construction of a new office building; Special Use Permit (SUP) for physical alterations to an existing public utility land use in a residential zone district, Site Development Planning Application (SDPA) for tree removal; and Fence Exception to allow a 6 ft. tall fence in a required side yard, based on the Findings for Approval attached as Attachment 1 and subject to the Conditions of Approval in Attachment 2 (APN 032-204-240).

[Att 1 - Findings for Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Location Map](#)

[Att 4 - 341 N. Delaware St. Planning App 2 160816.pdf](#)

[Att 5 - Data Sheet.pdf](#)

[Att 6 - Final design review letter Larry Cannon](#)

[Att 7 - Neighborhood Meeting Notes](#)

[Att 8 - PC Study Session Minutes](#)

[Att 9 - Hexagon Transportation Consultants](#)

NEW BUSINESS**4. [Election of Officers](#)**

Election of Chair and Vice-Chair of the Planning Commission for 2016-2017.

REPORTS AND ANNOUNCEMENTS

Commission Members and Staff report on their various assignments and Commission requests for scheduling future items.

ADJOURNMENT

Any supplemental material distributed to the Planning Commission after the posting of the agenda will be available for public review in the Planning Division Office.

Planning Commission meetings are broadcast live at 7:30 p.m. on Cable Channel 27 for Comcast, Channel 26 for Astound, and Channel 99 for AT&T customers. For transmission problems during the broadcast, please call (650) 522-7099.

In compliance with the Americans with Disabilities Act, those with disabilities requiring special accommodations to participate in this meeting may contact the Planning Division at communitydevelopment@cityofsanmateo.org or (650) 522-7202. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.