

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



City Hall
330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

CITY OF SAN MATEO

Special Meeting Agenda

Planning Commission

Thursday, October 13, 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. ["Approval of the Minutes from the Regular Planning Commission Meeting for September 27, 2016."](#)

"Approval of the Minutes from the Regular Planning Commission Meeting for September 27, 2016.

[Regular Minutes of the Planning Commission Meeting 9-27-16](#)

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.

OLD BUSINESS

2. [Hillsdale Terraces, 2700, 2728, 2790 South El Camino Real - Mixed-use Development of 74 residential condominiums and 13,462 square feet commercial \(PA15-031\)](#)

That the Planning Commission recommend to the City Council approval of the Hillsdale Terraces project to include:

1. Mitigated Negative Declaration / Initial Study as adequate to assess the environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA) regulations, based on the Findings of Approval included as Attachment 1 of the previous September 27, 2016 Administrative Report;
2. Site Plan and Architectural Review (SPAR) for a mixed-use infill development including new construction of 74 residential condominiums and 13,462 square feet commercial use, an allowable building height increase from 40 feet to 55 feet along El Camino Real;
3. Site Development Planning Application (SDPA) for removal of 27 trees and grading; and
4. Vesting Tentative Subdivision Map to merge 3 parcels into one parcel and create 74 condominium units, based on the Findings of Approval included as Attachment 1 and Conditions of Approval included as Attachment 2 of the previous September 27, 2016 Administrative Report, including addition of the Child Care Development Fee and Developer Contribution Fee conditions; (APNs 039-352-060, 039-352-070, and 039-352-090).

[Additional Public Comments.pdf](#)

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.

3. [737 2nd Ave.- Multi-Family Residential Development and Neighborhood Market \(PA15-091\)](#)

Approve the 737 2nd Avenue 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 adequate to assess the environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA) regulations, based on the Findings of Approval attached as Attachment 1;
2. Site Plan and Architectural Review (SPAR) for construction of seven multi-family dwelling units;
3. Site Development Planning Application for the removal of seven trees with a diameter of 6" or greater;
4. Vesting Tentative Subdivision Map to create seven residential condominiums, one commercial condominium and associated common areas;
5. Variance to permit a rear yard of less dimension than required by applicable regulation and to permit the proposed development to exceed the floor area ratio limitations imposed by the applicable regulations based on the Findings of Approval attached as Attachment 1 and Conditions of Approval in Attachment 2 (APN: 034-163-130).

[Att 1 - Findings of Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Project Plans and Renderings](#)

[Att 4 - Location Map](#)

[Att 5 - Factual Data Sheet](#)

[Att 6 - Other Policies](#)

[Att 7 - Historic Resource Evaluation Report, Architecture + History, LLC, Dated |](#)

[Att 8 - Design Review Report, Larry Cannon Design, Dated September 9, 2016](#)

[Att 9 -Project Review Letter, Architecture + History, LLC, Dated July 13, 2016](#)

[Att 10 - Public Comments](#)

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.

