

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



City Hall
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San Mateo, CA 94403
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CITY OF SAN MATEO

Regular Meeting Agenda

Planning Commission

Tuesday, December 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. [Special Meeting Minutes for November 15, 2016](#)

That the Planning Commission approve the Regular Minutes of the Special Meeting held on Tuesday, November 15, 2016

[Regular Minutes of the Planning Commission Special Meeting 11-15-16.pdf](#)

2. [2017 Planning Commission Meeting Calendar](#)

Approve the 2017 Planning Commission Meeting Calendar.

[2017 Planning Commission](#)

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.

3. [Accessory and Junior Accessory Dwelling Units Zoning Code Amendments](#)

The Planning Commission recommends that the City Council:

1. Approve the Categorical Exemption, as it has been determined that this amending ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 21080.17;
2. Approve the Zoning Code Amendments implementing State Government Code section 65852.22 (as amended by AB 2299, SB 1069, and AB 2406) that pertain to "Accessory Dwelling Units and Junior Accessory Dwelling Units", and other amendments for related topic areas, as shown in Attachment 2; and
3. Reduction in permit fees associated with Accessory Dwelling Units and Junior Accessory Dwelling Units.

[Att 1 PC Reso ADU JADU - FINAL.pdf](#)

[Att 2 Proposed Code Amendments strikeout - FINAL FINAL.pdf](#)

[Att 3 Proposed Code Amendments clean - FINAL FINAL.pdf](#)

[Att 4 New State Laws for ADU and JADU - FINAL](#)

[Att 5 Table 1 Summary - FINAL.pdf](#)

[Att 6 TABLE 2 Fees - FINAL.pdf](#)

[Att 7 Response to Outreach Comments - FINAL.pdf](#)

[Att 8 Public Comments.pdf](#)

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.