

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, June 13, 2017

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 Minutes of the Regular Meeting of May 9, 2017](#)

[Minutes of the Planning Commission Regular Meeting 5.9.17 Draft.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. [21 Lodato Ave Triplex - 21 Lodato Ave - New Condominium Triplex Development \(PA15-073\)](#)

1. Adopt the Categorical Exemption, Section 15301 Class 1, "Existing Facilities" (Demolition and Removal of Individual Structures- for the demolition of the existing single family residence) and Section 15303 Class 3, "New Construction," as adequate to assess the environmental impacts of the project, based on the Findings of Approval attached as Attachment 1; and

2. Approve the Site Plan and Architectural Review (SPAR) for construction of three (3) multi-family dwelling units; Special Use Permit to allow residential uses in a C2 (Regional/Community Commercial) zoning district; Site Development Planning Application for removal of thirteen (13) trees larger than 6" in diameter; and a Tentative Vesting Parcel Map to create three (3) residential condominium units and common areas based on the Findings of Approval attached as Attachment 1 and subject to the Conditions of Approval in Attachment 2.

[Att 1 - Findings for Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Location Map](#)

[Att 4 - Project Plans](#)

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

[Att 6 - Arborist Report](#)

[Att 7 - Tree Removal Consent from Adjacent Owners](#)

[Att 8 - Design Review Report by Larry Cannon](#)

[Att 9 - Neighborhood Meeting Comment](#)

[Att 10 - Applicant's Project Update Letter to Neighborhood](#)

[Att 11 - Climate Action Plan Checklist](#)

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.