

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



City Hall
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CITY OF SAN MATEO

Regular Meeting Agenda

Planning Commission

Tuesday, June 27, 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. [Approval of Regular Meeting Minutes for June 13, 2017](#)

[Minutes of the Planning Commission Regular Meeting 6.13.17 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. [333 - 345 S. B St. Site Plan and Architectural Review \(Call-Up of Zoning Administrator Decision\) \(PA16-090\)](#)

1. Uphold the Zoning Administrator's approval of Planning Application No. PA16-090 for site plan and architecture review of facade improvements and a new 7,034 square-foot third floor within the existing three story commercial building and adoption of the Categorical Exemption Section 15301 Class 1, "Existing Facilities" (Additions to Existing Structures) as adequate to assess the environmental impacts of the project pursuant to the California Environmental Quality Act regulations, based on the Findings for Approval (Attachment 1) and subject to the Conditions of Approval (Attachment 2).

[Att 1 - Findings for Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Signed Zoning Administrator Approval](#)

[Att 4 - Project Plans](#)

[Att 5 - Written Narrative, Field Paoli Architects](#)

[Att 6 -Factual Data Sheet](#)

[Att 7 - Renderings and Materials Board](#)

[Att 8 - Location Map](#)

[Att 9 - Neighborhood Meeting Notes](#)

[Att 10 -Public Comments BEFORE ZA Decision](#)

[Att 11 - Public Comments AFTER ZA Decision](#)

[Att 12 - Letters of Support](#)

STUDY SESSION

These items are for discussion purposes only and no vote is taken. Comments are provided for consideration before the project comes back to a future public hearing.

3. [477 E. Hillsdale Blvd Apartments Pre-Application \(PA16-064\)](#)

[Att 1 - PA13-059 Project Plans](#)

[Att 2 - Neighborhood Meeting Minutes of December 12, 2013](#)

[Att 3 - Planning Commission Study Session Minutes of January 28, 2014](#)

[Att 4 - Project Plans](#)

[Att 5 - Site Location Map](#)

[Att 6 - Applicable General Plan Elements and Policies](#)

[Att 7 - Factual Data Sheet](#)

[Att 8 - Pedestrian Master Plan A.5](#)

[Att 9 - San Mateo Sustainable Streets Design Guidelines Ch. 3](#)

[Att 10 - Sample Findings for Planning Commission Approvals](#)

[Att 11 - Public Correspondence](#)

[Att 12 - Neighborhood Meeting Minutes of June 1, 2017](#)

4. [2775 S. Delaware Street - BRIDGE Bay Meadows Apartments Pre-Application \(PA16-097\)](#)

Review the proposed apartment building on a preliminary basis, receive public comments, and provide input to the applicant and staff relating to the site plan, including an exception to the design guidelines pertaining to the driveway curb cuts, and building design.

[Att 1 - Project Plans](#)

[Att 2 - Location Map](#)

[Att 3 - Bay Meadows Phase II Illustrative Plan and Development Program](#)

[Att 4 - General Plan Policies and Rail Corridor TOD Plan](#)

[Att 5 - Factual Data Sheet](#)

[Att 6 - Bay Meadows Specific Plan Amendment Phase II Development Zoning S](#)

[Att 7 - Bay Meadows Phase II Design Guidelines and Development Standards \(](#)

[Att 8 - Sample Findings](#)

[Att 9 - Meeting Minutes + Sign-In](#)

NEW BUSINESS**5. [Election of Officers](#)****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.