

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](http://www.cityofsanmateo.org)

## CITY OF SAN MATEO

### Regular Meeting Agenda

### Planning Commission

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Tuesday, July 11, 2017

7:30 PM

Council Chambers

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#### 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 Minutes of the Regular Planning Commission Meeting for June 27, 2017.](#)

[Minutes of the Planning Commission Regular Meeting 6.27.17 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. [3334 Verdun Avenue - Single Family Dwelling Design Review \(SFDDR\) \(PA15-076\)](#)**

That the Planning Commission approve the project by making the following motions:

- A. Single Family Dwelling Design Review for the construction of a 537-square-foot second-story addition with an approximately 110-square-foot uncovered second-story balcony to an existing split-level single-family dwelling, based on the Findings for Approval (Attachment 1) and subject to the Conditions of Approval (Attachment 2)
- B. Categorical Exemption (CEQA Section 15301 (e) Class 1 Existing Facilities)

[Att 1 - Findings for Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Location Map](#)

[Att 4 - Project Plans](#)

[Att 5 - Factual Data Sheet](#)

[Att 6 - City of San Mateo Single-Family Design Guidelines - Views](#)

[Att 7 - Letters from Mark Hudak \(Attorney\) + Renderings](#)

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

[Att 9 - Public Comments](#)

[Att 10 - Exhibits from 928 W. Hillsdale Boulevard](#)

[Att 11 - Updated Exhibits from 928 W. Hillsdale Boulevard](#)

**OLD BUSINESS****3. [2775 S. Delaware Street - BRIDGE Bay Meadows Apartments Pre-Application \(PA16-097\) - Continued from June 27, 2017](#)**

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****4. [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](mailto: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.*