

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, July 25, 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 the Regular Meeting Minutes for July 11, 2017](#)

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. [2 West 3rd Avenue Mixed Use; 2 West 3rd Avenue \(PA15-058\)](#)

That the Planning Commission by making the following motions:

A. Adopt the Categorical Exemption, CEQA Class 32 Section 15332, "In-Fill Development Projects", based on the Findings for Approval in Attachment 1; and

B. Approve Site Plan and Architectural Review for construction of a new 23,089-square-feet, four-story, office and 10-unit residential building at the northwest corner of South El Camino and East 3rd Avenue; Site Development Planning Application for the removal of two heritage trees; and a Tentative Map for condominium purposes based on the Findings for Approval in Attachment 1 and Conditions of Approval in Attachment 2.

3. [405 E. 4th Ave. and 330 S. Claremont St. Mixed-Use Project \(PA16-049\)](#)

That the Planning Commission recommend, to the City Council, approval of the project by making the following motions:

A. Recommend Certification of the Final Environmental Impact Report and Adoption of the Statement of Overriding Considerations regarding demolition of the existing structures, based on the Findings for Approval in Attachment 1; and

B. Recommend approval of the Site Plan and Architectural Review (SPAR) application to demolish two existing historic structures and to construct an approximately 65,514-square-foot, four-story office and residential building with two levels of below-grade garage providing 82 parking stalls; the Tentative Map to merge the two existing parcels; and the Historic Demolition Permit to permit demolition of the existing structures, based on the Findings for Approval in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

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.