

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, August 22, 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 of the Minutes of Planning Commission Regular Meeting of August 8, 2017](#)

[Minutes of the Planning Commission Regular Meeting 8.8.17 Draft](#)

#### 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. [Bay Meadows Phase II Development Agreement Annual Review #11, 2600 S. Delaware Street \(PA17-050\)](#)

Adopt Planning Commission Resolution No. 2017-1 Finding that Bay Meadows Main Track Investors LLC has complied in good faith with the terms of the Bay Meadows Phase II Development Agreement for the review period of December 21, 2015 to December 20, 2016.

[Att 1 – Resolution.pdf](#)

[Att 2- Bay Meadows Phase II Development Agreement with Amendments.pdf](#)

[Att 3 - Bay Meadows Phase II DA Annual Review Matrix.pdf](#)

[Att 4 - Neighborhood Construction Update Newsletter, June 2017.pdf](#)

[Att 5 - Bay Meadows Phase II Approved Program with Construction Information](#)

3. [2222 and 2250 S. Delaware Street Site Plan and Architectural and Planned Development Modification \(PA16-083\)](#)

1. Recommend to City Council approval of the Site Plan and Architectural Review (SPAR) for exterior building modifications and Planned Development (PD) Modification to change the Condition of Approval related to operation expiration date and recommend adoption of the Categorical Exemption Section 15301, Existing Facilities, as adequate to assess the environmental impacts of the project, based on the Findings of Approval (Attachment 1); and subject to the Conditions of Approval (Attachment 2).

[Att 1-Draft Findings of Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Location Map.pdf](#)

[Att 4- Project Plans](#)

[Att 5- Factual Data Sheet](#)

[Att 6-January 20, 1998, City Council Staff Report and meeting minutes](#)

[Att 7-Applicant's Project Description](#)

[Att 8-Final Design Review Letter by the City's consulting architect](#)

[Att 9-Neighborhood Meeting Summary](#)

[Att 10- Planning Commission Study Session Minutes](#)

[Att 11- Public Correspondence](#)

[Att 12- Sidewalk Detail](#)

## 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.*