

COMMISSION MEMBERS

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



City Hall
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San Mateo, CA 94403
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CITY OF SAN MATEO

Regular Meeting Agenda

Planning Commission

Tuesday, September 26, 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 the Minutes of the September 12, 2017 Planning Commission Meeting](#)

[Minutes of the Planning Commission Regular Meeting 9.12.17 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. [4 West Santa Inez Condos - 4 West Santa Inez / 1 Engle Road \(PA15-104\)](#)

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 15,322-square-foot, four-story, 10-unit residential condominium building with a 23-car subterranean parking garage and two (2) guest parking stalls; Site Development Planning Application for the removal of 22 trees larger than 6 inches in diameter; and a Vesting Tentative Parcel Subdivision Map to merge two existing parcels into one parcel and create ten (10) residential condominium units and associated common area based on the Findings for Approval in Attachment 1 and the Revised Conditions of Approval in Attachment 2.

[Att 1 - Findings for Approval \(Not Revised\)](#)

[Att 2 - Revised Conditions of Approval](#)

[Att 3 - Written Request from Neighbor for Additional Conditions of Approval](#)

[Att 4 - Meeting Minutes from 8.8.2017 Planning Commission Public Hearing](#)

[Att 5 - Property Owner's Interest and Solutions Matrix](#)

[Att 6 - Neighbor's Response 9/18/17](#)

[Att 7 - Applicant Letter to PC - Request to Eliminate Condition of Approval](#)

[Att 8 - Public Comments \(Submitted at/after 8/8/2017 Public Hearing\)](#)

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. [303 Baldwin Avenue Mixed-Use Pre-Application \(PA17-033\)](#)

Review the proposed mixed-use building on a preliminary basis, receive public comments, and provide input to the applicant and staff pertaining to the building design, parking, and ground floor residential use and site plan/site access.

[Att 1 - Project Plans](#)

[Att 2 - Location Map](#)

[Att 3 - Applicable General Plan Elements and Policies](#)

[Att 4 - Applicable Downtown Plan Policies](#)

[Att 5 - Factual Data Sheet](#)

[Att 6 - Citywide Pedestrian Master Plan A.3 and A.10](#)

[Att 7 - Sample Findings for Planning Commission Approvals](#)

[Att 8 - Public Comments](#)

[Att 9 - Neighborhood Meeting Minutes](#)

NEW BUSINESS**4. [Election of Planning Commission Vice Chair](#)****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.