

COMMISSION MEMBERS  
John Ebner, Chair  
Charlie Drechsler, Vice Chair  
Pamela O'Leary  
Dianne Whitaker  
Vacant



City Hall  
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## CITY OF SAN MATEO

### Regular Meeting Agenda

### Planning Commission

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Monday, December 11, 2017

7:30 PM

San Mateo Garden Center - Redwood Hall

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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 the November 28, 2017 Planning Commission Meeting](#)

[Minutes of the Planning Commission Regular Meeting 11.28.17 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. [2775 S. Delaware Street - BRIDGE \(Bay Meadows MU 1 Phase II\) Apartments SPAR \(PA17-060\)](#)

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

A. Adopt a Statutory Exemption CEQA Section 15182 (Residential Projects Pursuant to a Specific Plan) and 15194 (Affordable Housing Exemption) as sufficient in satisfying the requirements pursuant to California Environmental Quality Act (CEQA) regulations, based on the Findings for Approval in Attachment 1; and

B. Approve Site Plan and Architectural Review for construction of a new 77,891-square-foot, 4-story, 67-unit below market rate (BMR) (plus an on-site managers unit) residential apartment building based on the Findings for Approval in Attachment 1 and Conditions of Approval in Attachment 2.

[Att 1 - Findings for Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Illustrative Plan and Development Plan](#)

[Att 4 - Location Map](#)

[Att 5 - Project Plans](#)

[Att 6 - Climate Action Plan Checklist](#)

[Att 7 - Residential Data Sheet](#)

[Att 8 - Bay Meadows Specific Plan Amendment Phase II Development Zoning S](#)

[Att 9 - Bay Meadows Phase II Design Guidelines and Development Standards \(](#)

[Att 10 - Density Bonus Request Letter](#)

[Att 11 - Architect Response to Design Review](#)

[Att 12 - Design Review Letter - Larry Cannon 11.10.17](#)

[Att 13 - Residential Sustainability Checklist](#)

[Att 14 - Deviation from Design Guidelines](#)

[Att 15 - Kimley-Horn Parking and Traffic Summary Memo 11.28.17](#)

[Att 16 - Bay Meadows PMP 10.20.17](#)

[Att 17 - Bay Meadows TMP 11.28.17](#)

[Att 18 - Study Session Meeting Minutes 7.11.17](#)

[Att 19 - Hexagon Bridge Affordable Housing CEQA Consistency 10.26.17](#)

## **NEW BUSINESS**

**3. [1, 2, and 3 Waters Drive - Waters Office Park Residential Pre-Application \(PA17-065\)](#)**

Review the proposed residential project on a preliminary basis, receive public comments, and provide input to the applicant and staff pertaining to two key elements:

- \* Appropriate Land Use for Site
- \* Site Layout and Dwelling Unit Variety

[Attachment 1 - Site Location Map.pdf](#)

[Attachment 2 - Project Plans.pdf](#)

[Attachment 3 - General Plan Policies.docx](#)

[Attachment 4 - Sample Findings for Planning Application Approval.docx](#)

[Attachment 5 - Density Bonus Letter.PDF](#)

[Attachment 6 - Preliminary Factual Data Sheet.docx](#)

[Attachment 7 - Fehr & Peers Traffic Study.pdf](#)

[Attachment 8 - Neighborhood Meeting Notes.pdf](#)

[Attachment 9 - Public Comments.pdf](#)

**OLD 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](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.*