

COMMISSION MEMBERS  
Dianne Whitaker, Chair  
Mike Etheridge, Vice Chair  
John Ebner  
Ramiro Maldonado  
Ellen Mallory



City Hall  
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## CITY OF SAN MATEO

### Regular Meeting Agenda

### Planning Commission

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Tuesday, January 8, 2019

7:00 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 the November 13, 2018 Planning Commission Meeting.](#)

[Att 1 - Minutes of the Planning Commission \(Regular Meeting\) - \(11.13.18\)](#)

2. [Approval of the Minutes of the November 27, 2018 Planning Commission Meeting.](#)

[Att 1 - Minutes of the Planning Commission \(Regular Meeting\) - \(11.27.18\)](#)

#### 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.*

3. [303 Baldwin Avenue Mixed-Use SPAR, SDPA, Vesting Tentative Residential and Commercial Condominium Map \(PA-2017-085\)](#)

A. Adopt the Mitigated Negative Declaration, as adequate to assess the environmental impacts of the project, based on the Findings for Approval as Attachment 1, and

B. Approve the Site Plan and Architectural Review (SPAR) for construction of a new mixed-use building, Site Development Planning Application (SDPA) for tree removal and Vesting Tentative Map for residential and commercial units and associated common area based on the Findings for Approval attached as Attachment 1 and subject to the Conditions of Approval in Attachment 2 (APN 032-322-200 and 032-322-130)

[Att 1 - Findings for Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Location Map](#)

[Att 4 - Project Plans](#)

[Att 5 - Climate Action Plan Checklist](#)

[Att 6 - Factual Data Form](#)

[Att 7 - Density Bonus Request Letter by Prometheus](#)

[Att 8 - Traffic Impact Analysis by Hexagon](#)

[Att 9 - Transportation Demand Management Plan by Hexagon](#)

[Att 10 - Final Design Review Letter by Larry Cannon](#)

[Att 11 - Standards Compliance Report by ARG dated April 6, 2018](#)

[Att 12 - Study Session I Minutes - September 26, 2017](#)

[Att 13 - Study Session II Minutes - March 13, 2018](#)

[Att 14 - Neighborhood Meeting Minutes - August 31, 2017](#)

[Att 15 - Public Comments](#)

[Att 16 - Responses to CEQA comments](#)

[Att 17 - Responses to Project-Based Comments](#)

4. [1, 2, and 3 Waters Park Drive, General Plan Amendment SPAR, Planned Development SUP, SDPA, Vesting Tentative Map, General Plan Amendment, and Zoning Reclassification \(PA-2018-013\)](#)

A. Adopt the Mitigated Negative Declaration, as adequate to assess the environmental impacts of the project, based on the Findings for Approval in Attachment 1, and

B. Approve the Site Plan and Architectural Review, Site Development Planning Application, Planning Development (Special Use Permit), Vesting Tentative Map, Zoning Reclassification, and General Plan Amendment for 190 residential units and associated common area based on the Findings for Approval in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

[Att 1 - Findings for Planning Application Approval](#)

[Att 2 - Conditions of Approval](#)

[Att 3 - Project Plans](#)

[Att 4 - Site Location Map](#)

[Att 5 - CAP Consistency Checklist](#)

[Att 6 - Factual Data Sheet](#)

[Att 7 - Density Bonus Request Letter](#)

[Att 8 - Design Review Letter, October 8, 2018](#)

[Att 9 - Traffic Impact Analysis, November 6, 2018](#)

[Att 10 - Public Comments](#)

[Att 11 - Responses to Public Comments](#)

[Att 12 - Planning Commission Study Session Meeting Minutes, December 11, 2018](#)

[Att 13 - Planning Commission Study Session Meeting Minutes, May 22, 2018](#)

## 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.*