

**CITY OF SAN MATEO PLANNING COMMISSION**  
**TUESDAY, September 23, 2014**  
**COUNCIL CHAMBERS, CITY HALL**  
**330 WEST 20<sup>TH</sup> AVENUE, SAN MATEO**  
**7:30 PM**

Call to Order  
Pledge of Allegiance  
Roll Call  
Approval of minutes of August 26, 2014  
\*\*\*Public Comment Period



**ITEM 1**

**\* PUBLIC HEARING**

**PA 14-073 92 & DELAWARE OFFICE (HINES) DEVELOPMENT AGREEMENT ANNUAL REVIEW #2,** Annual review of the 92 and Delaware Office (Hines) Development Agreement. 1830 South Delaware Street and 470 Concar Drive (APN's: 035-201-020 and 035-202-010).

**PROJECT DESCRIPTION:** Annual review of the 92 and Delaware Office (Hines) Development Agreement by the Planning Commission of the property owner with the terms and conditions of the Development Agreement.

**ENVIRONMENTAL REVIEW:** None required (not considered a project subject to CEQA). The property is comprised of two parcels and is located at 470 Concar Drive and 1830 S. Delaware Street, known as 92 & Delaware. The project site is currently being marketed as 400 & 450 Concar Drive. The property is designated Transit Oriented Development in the city's General Plan and is zoned Transit Oriented Development.

**PROJECT PLANNER:** Tricia Schimpp, AICP, Planner  
[tschimpp@cityofsanmateo.org](mailto:tschimpp@cityofsanmateo.org)  
Phone: (650) 522-7244

**APPLICANT:** Cameron Falconer  
Pearlmark Hines San Mateo, L.P.  
101 California Street, Suite 1000  
San Francisco, CA 94111

**PROPERTY OWNER:** Pearlmark Hines San Mateo, L.P.  
101 California Street, Suite 1000  
San Francisco, CA 94111

### **COMMUNICATIONS/ANNOUNCEMENTS**

1. Communications from the Staff
2. Communications from the Commissioners
3. Other

### **ADJOURNMENT**

- + STUDY SESSION item for discussion purposes where comments are given for consideration before the project comes back to a future, publicly noticed Planning Commission meeting.
- \* Decision final with Planning Commission unless appealed in accordance with Section 27.08.090 of the San Mateo Municipal Code.
- \*\* This item will be presented to the City Council unless otherwise stated by the Planning Commission.
- \*\*\*PUBLIC COMMENT PERIOD: 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 place such matters on a future agenda.

If any person challenges this Planning action in court, that person may be limited to raising only those issues the person or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of San Mateo at, or prior to, the public hearing.

### **AMERICANS WITH DISABILITIES ACT**

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 (650) 522-7202 or [communitydevelopment@cityofsanmateo.org](mailto:communitydevelopment@cityofsanmateo.org). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Any supplemental material distributed to the members of the Planning Commission after the posting of this agenda will be available for public review in the Planning Division Office.