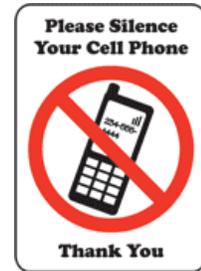


**CITY OF SAN MATEO PLANNING COMMISSION
TUESDAY, OCTOBER 28, 2014
COUNCIL CHAMBERS, CITY HALL
330 WEST 20TH AVENUE, SAN MATEO
7:30 PM**

Call to Order
Pledge of Allegiance
Roll Call
Approval of minutes of October 14, 2014
***Public Comment Period



ITEM 1

*** PUBLIC HEARING**

PA 14-075 METROPOLITAN APARTMENTS STAGING AREA; special use of lot to be used as a storage and staging area for the reconstruction project at the Metropolitan Apartments, located across the street at 337 and 338 S. Fremont Street. 727 East Third Avenue (APN 033-163-150).

Required Approvals:

- A. Special Use Permit (SUP) for the use of a vacant lot for the temporary storage and staging of construction materials for the reconstruction project at the Metropolitan Apartments, located across the street at 337 and 338 S. Fremont Street.
- B. Site Plan and Architectural Review (SPAR) for the location of the temporary structures, materials used for fencing and security measures employed at the site.
- C. The project is categorically exempt from environmental review pursuant to CEQA guidelines (*Class 4§15304(e) Minor temporary use of land having negligible or no permanent effects on the environment*).

The project site is located at the corner of East 3rd Avenue and South Fremont Street. The project site is designated High Density Multi-Family in the city's General Plan and is zoned R-4 Multiple Family Dwellings (High Density).

PROJECT PLANNER: Tricia Schimpp, AICP, Planner
(650) 522-7244
tschimpp@cityofsanmateo.org

APPLICANT: David Wright
Prometheus
1900 S. Norfolk St., Suite 150
San Mateo, CA 94403
(408) 688-1581
dmwright@prometheusreg.com

PROPERTY OWNER: Victor M. Catanzaro
922 S. Claremont Street
San Mateo, CA 94402

ITEM 2

+ **STUDY SESSION – CONTINUED FROM OCTOBER 14, 2014 PLANNING COMMISSION MEETING PA 14-055 STATION PARK GREEN FORMAL APPLICATION**, for Site Plan & Architectural Review (SPAR), Site Development Planning application (SDP) and Vesting Tentative Parcel Map for construction of a mixed-use transit oriented development with office, retail, residential and public use facilities, including 599 residential units, 10,000 sf to 15,000 sf of commercial, 25,000 sf to 30,000 sf of retail, and 2.3 acre parks. A Specific Plan, Design Guidelines, and Negative Declaration were approved for this project on August 23, 2010. The adopted Specific Plan and Design Guidelines are proposed to be amended. The purpose of these study sessions is to review Blocks MU-1 and RES-2, and RES-3 and RES-4, respectively. 1700 & 1790 S. Delaware Street, San Mateo, APN: 035-200-180, 035-200-060.

The project site is approximately 12 acres located at the northwest corner of South Delaware Street and Concar Drive. The project site is zoned Transit Oriented Development (TOD).

PROJECT PLANNER: Lorraine Weiss, Contract Senior Planner
(650) 522-7205
lweiss@cityofsanmateo.org

APPLICANT Alan Talansky
803 Laurel Avenue, #1
San Mateo, CA 94401
(650) 796-1700
Atalansky@ebl-s.com

PROPERTY OWNER: Alan Talansky
ARJAX Railroad Assoc. II, LLC
803 Laurel Avenue, #1
San Mateo, CA 94401
(650) 796-1700
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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. 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.