

**CITY OF SAN MATEO PLANNING COMMISSION
REGULAR MEETING AGENDA
MONDAY, NOVEMBER 10, 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 28, 2014
***Public Comment Period



ITEM 1

*** PUBLIC HEARING**

PA 14-082 400 & 450 CONCAR (HINES) OFF-SITE PARKING AGREEMENT; Modification of previously approved SPAR planning application to change the parking supply and garage floor plan at 450 Concar Drive and an off-site parking agreement at 400 Concar Drive. 400 and 450 Concar Drive (APN's: 035-202-010 and 035-201-020).

Required Approvals:

- A. The project is categorically exempt from environmental review pursuant to CEQA guidelines (Class 5 §15305 minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density);
- B. Modification of previously approved Site Plan and Architectural Review (SPAR) planning application to change the parking supply and garage floor plan at 450 Concar Drive; and
- C. Special Use Permit (SUP) for off-site parking for the office building at 400 Concar Drive with the parking to be located at 450 Concar Drive.

The project sites (two properties) total 3.31 acres and are located along Concar Drive just north of State Route 92. The project site is zoned TOD (Transit Oriented Development) and the General Plan land use designation is Transit Oriented Development.

PROJECT PLANNER:

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

**APPLICANT &
PROPERTY OWNER:**

Cameron Falconer
Pearlmark Hines San Mateo, L.P.
101 California Street, Suite 1000
San Francisco, CA 94111
(415) 982-6200
cameron.falconer@hines.com

ITEM 2

+ STUDY SESSION

SUSTAINABLE STREETS PLAN, review of the DRAFT Sustainable Streets Plan developed by the Public Works Department.

The Sustainable Streets San Mateo is a two year-long plan that integrates concepts of “complete streets” and “green streets” to further improve quality of life for all. The Plan presents an opportunity for the City to formalize a framework that will guide the transformation of its streets into a first-class transportation network for all modes that incorporates green streets features to address the pollution in and amount of stormwater runoff and improves the quality of the public realm. The Plan will also guide the City’s ongoing efforts related to street re-design and repairs.

PROJECT MANAGER: Kenneth Chin, Project Manager
City of San Mateo
Public Works Department
(650) 522-7313
kchin@cityofsanmateo.org

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.