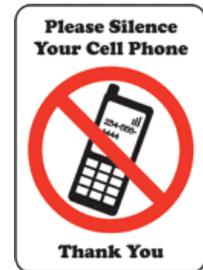


**CITY OF SAN MATEO PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 25, 2014
COUNCIL CHAMBERS, CITY HALL
330 WEST 20TH AVENUE, SAN MATEO
7:30 PM**



Call to Order
Pledge of Allegiance
Roll Call
Approval of minutes of November 10, 2014
***Public Comment Period

ITEM 1

- * **PUBLIC HEARING (Continued from November 10, 2014 Planning Commission Meeting)**
PA 14-082 400 & 450 CONCAR (HINES) OFF-SITE PARKING AGREEMENT; Modification to the 2010 approved Site Plan and Architectural Review (SPAR) planning application to allow for changes in the amount of parking required on the site for the new office buildings that will be located at 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. Site Plan and Architectural Review (SPAR) Modification to allow for changes in the amount of parking required on the site for the new office buildings that will be located at 400 and 450 Concar Drive.

The property site is 3.31 acres located at 400 and 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
(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

*** PUBLIC HEARING**

PA 14-009, 106-120 Tilton Avenue Residences; development of 27 new residential units. 106, 110, 120 Tilton Avenue (APN 032-311-120, -130).

Required Approvals:

- A. Categorical Exemption, 15332, In-fill Development
- B. Site Plan and Architectural Review (SPAR) for demolition of existing structures and construction of 27 residential units over a podium and a single-level underground garage, and 7-foot high wall.
- C. Site Development Planning Application (SDP) for the removal of 67 trees; and
- D. Vesting Tentative Subdivision Map to merge two existing parcels into one parcel and create 27 condominium units and associated common area.

The project site is 33,587 square feet located on Tilton Ave, between North San Mateo Drive and North El Camino Real. The surrounding uses include single-family residences to the west, multifamily residential uses to the north and south, and medical office use to the east. The project site is zoned R5 (Multiple Family Dwellings – High Density).

PROJECT PLANNER:

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

APPLICANT & PROPERTY

OWNER:

Scott Ward & Adam Kates
Classic Communities, Inc.
1068 East Meadow Circle
Palo Alto, CA 94303
(650) 496-4496
akates@mozartdev.com
sward@mozartdev.com

ITEM 3

**** PUBLIC HEARING**

PA 13-070 HOUSING ELEMENT UPDATE, the city's Housing Element, which is part of the city's General Plan, is proposed to be updated to meet state law which requires local governments to adequately plan to meet their existing and projected housing needs, including their fair share of the Regional Housing Needs Allocation (RHNA). The Housing Element affects properties citywide.

- A. Housing Element Initial Study/Negative Declaration
- B. Amendment to the City of San Mateo General Plan - Housing Element

PROJECT PLANNER: Julia Klein, Senior Planner
(650) 522-7216
jklein@cityofsanmateo.org

PROJECT APPLICANT: City of San Mateo
330 W. 20th Ave
San Mateo CA 94403

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.