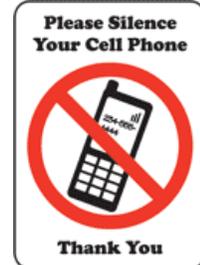


**CITY OF SAN MATEO PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, DECEMBER 9, 2014
COUNCIL CHAMBERS, CITY HALL
330 WEST 20TH AVENUE, SAN MATEO
7:30 PM**

Call to Order
Pledge of Allegiance
Roll Call
Approval of minutes of November 25, 2014
***Public Comment Period



ITEM 1

+ **STUDY SESSION**

PA14-079, 221 S EL CAMINO REAL PRE-APPLICATION, APN: 034-142-160

Proposal for a new 32,499 square-foot, three-story, retail and office building located at the northeast corner of El Camino Real and 3rd Ave. The project includes approximately 11,000 square-feet of retail space on the first floor, 11,000 square-feet of office space on the second floor, and 10,000 square-feet of office space on the third floor. The property is zoned Central Business District (CBD).

PROJECT PLANNER: Simon S. Vuong, AICP, Associate Planner
(650) 522-7210
svuong@cityofsanmateo.org

APPLICANT: Catie Baldwin
BDE Architecture
950 Howard Street
San Francisco, CA 94103

PROPERTY OWNER: 221 San Mateo Assoc., LLC
Attn: Robert Isackson
940 Emmett Avenue, Suite 2001
Belmont, CA 94002

ITEM 2

+ **STUDY SESSION**

PA14-081, 2 E 3RD AVE PRE-APPLICATION, APN: 034-143-010

Proposal for a 23,899 square-foot, three-story, commercial building located at the southeast corner of El Camino Real and 3rd Ave. The proposal includes approximately 3,950 square-feet of retail space and 4,000 square-feet of office space on the first floor, and approximately 8,000 square-feet (each) of office space on the second and third floor. The property is zoned Central Business District (CBD).

PROJECT PLANNER: Simon S. Vuong, AICP, Associate Planner
(650) 522-7210
svuong@cityofsanmateo.org

APPLICANT: Mike Field
Windy Hill Property Ventures
530 Emerson St
Palo Alto, CA 94301

PROPERTY OWNER: Two East Third, LLC
Attn: John Britton
1345 Mission St
San Francisco, CA 94103

ITEM 3

+ **STUDY SESSION**

PA14-080, 2 W 3rd AVE PRE-APPLICATION, APN: 034-093-050

Proposal for a 26,626 square-foot, four-story, mixed-use retail and multi-family residential housing project located at the northwest corner of El Camino Real and 3rd Ave. The project includes approximately 5,626 square-feet of retail space and common area on the first floor, while the second, third, and fourth floors include approximately 7,000 square-feet (each) and contain 11 residential units. The basement level houses a mechanized Klaus parking system that automatically parks up to 39 cars. The property is zoned Executive Office with Multiple Family Dwellings Overlay (E2-2/R5).

PROJECT PLANNER: Gavin Moynahan, Associate Planner
(650) 522-7211
gmoynahan@cityofsanmateo.org

APPLICANT: Robert Van Dale
EDI International
P. O. Box 626
Larkspur, CA 94977

PROPERTY OWNER: 230 El Camino, LLC
851 Burlway Rd
Burlingame, CA 94010

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.