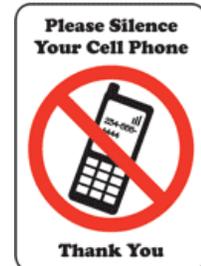


**CITY OF SAN MATEO PLANNING COMMISSION  
SPECIAL MEETING AGENDA – 6:30 PM  
AND REGULAR MEETING AGENDA – 7:30 PM  
TUESDAY, JANUARY 13, 2015  
CITY HALL COUNCIL CHAMBERS, CITY HALL  
330 WEST 20<sup>TH</sup> AVENUE, SAN MATEO**

Call to Order  
Pledge of Allegiance  
Roll Call  
Approve Minutes for November 26, 2014 and December 9, 2014  
\*\*\*Public Comment Period



**SPECIAL MEETING 6:30 PM**

**\*\* PUBLIC HEARING**

**PA 14-115, Sustainable Streets Plan**, acceptance of the Sustainable Streets Plan developed by the Public Work Department.

A. Acceptance of the Sustainable Streets Plan, recommendation to the City Council

The Public Works Department, over a two year-long effort, has developed the Draft Sustainable Streets Plan which 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 Manger  
City of San Mateo  
Public Works Department  
(650) 522-7313  
kchin@cityofsanmateo.org

## **REGULAR MEETING AGENDA 7:30 PM**

### **\*\* PUBLIC HEARING**

**PA 14-055 Station Park Green Formal Site Plan and Architectural Review (SPAR);** development of mixed-use transit oriented development. 1700-1790 S. Delaware Street (APN 035-200-060 & 180).

#### Required Approvals:

- A. Addendum to Mitigated Negative Declaration (Adopted by the City Council on January 18, 2011) per CEQA Sections 15162 and 15164;
- B. Site Plan & Architectural Review (SPAR) for construction of a mixed-use transit oriented development with office, retail, residential and public use facilities;
- C. Site Development Planning Application (SDPA) for tree removal, grading and public improvements;
- D. Vesting Tentative Parcel Map to merge the two existing parcels into one lot and subdivide into four lots;
- E. Amendments to the Station Park Green Specific Plan (Approved by the City Council on January 18, 2011)
- F. Amendments to the Station Park Green Design Guidelines (Approved by the City Council on January 18, 2011)

The project site is 521,396 square feet (approximately 11.97 acres) located on South Delaware Street at Concar Drive. The subject property is adjacent to a variety of uses including commercial and office uses directly to the north; multi-family and single-family uses to the north and east; retail uses to the south and southeast adjacent to State Route 92 (also, the sites of the approved Hines 92 and Delaware Office Buildings); and the Hayward Park Caltrain Station and rail line directly to the west. The project site is zoned TOD (Transit Oriented Development).

#### **PROJECT PLANNER:**

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

#### **APPLICANT & PROPERTY**

##### **OWNER:**

Alan Talansky, ARJAX Railroad Assoc. II, LLC  
803 Laurel Avenue, Suite 1  
San Mateo, CA 94401  
(650) 796-1700  
[atalansky@ebl-s.com](mailto:atalansky@ebl-s.com)

### **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.