

**CITY OF SAN MATEO PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JUNE 9, 2015
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 May 12, 2015
***Public Comment Period



*** ITEM 1**

PUBLIC HEARING

PA15-009, 221 S EL CAMINO REAL PLANNING APPLICATION

Proposal for a new 32,654 square-foot, three-story, commercial building, which includes approximately 5,763 square-feet of retail space on the ground floor, with the remaining ground, second, and third floor area dedicated to office space (APN: 034-142-160).

Required Approvals:

- A. Categorically Exempt under CEQA Section 15332 (In-Fill Development Projects)
- B. Site Plan and Architectural Review for:
 - i. Construction of an office and retail building
 - ii. Intrusions above street wall area
 - iii. Off-street loading berth
- C. Site Development Planning Application for removal of a heritage street tree
- D. Tentative Parcel Map to merge two existing parcels into one parcel for the office and retail building

The project site is located at 221 S El Camino Real at the northeast corner of El Camino Real and 3rd Ave. The project site is designated Downtown Retail Core in the City's General Plan and is zoned CBD (Central Business District).

PROJECT PLANNER: Simon S. Vuong, AICP, Associate Planner
svuong@cityofsanmateo.org

APPLICANT: Catie Baldwin
BDE Architecture
950 Howard Street
San Francisco, CA 94103
cbaldwin@bdearch.com

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

* **ITEM 2**

PUBLIC HEARING

PA15-003, 2 E 3rd AVE PLANNING APPLICATION,

Proposal for a new 24,780 square-foot, three-story, commercial building, which includes approximately 3,482 square-feet of retail space on the ground floor, with the remaining ground, second, and third floor area dedicated to office space (APN: 034-143-010)

Required Approvals:

- A. Categorically Exempt under CEQA Section 15332 (In-Fill Development Projects)
- B. Site Plan and Architectural Review for construction of an office and retail building
- C. Site Development Planning Application for removal of a heritage street tree
- D. Tentative Parcel Map to merge two existing parcels into one parcel for the office and retail building

The project site is located at 2 E 3rd Ave at the southeast corner of El Camino Real and 3rd Ave. The project site is designated Downtown Retail Core in the City's General Plan and is zoned CBD (Central Business District).

PROJECT PLANNER: Simon S. Vuong, AICP, Associate Planner
svuong@cityofsanmateo.org

APPLICANT: Mike Field
Windy Hill Property Ventures
530 Emerson St
Palo Alto, CA 94301
mike@windyhillpv.com

PROPERTY OWNER: Two East Third, LLC
Attn: John Britton
1345 Mission St
San Francisco, CA 94103
jfbritt@pacbell.net

* **ITEM 3**

PUBLIC HEARING

PA14-025 GUM STREET DUPLEXES demolition of an existing duplex and existing single family dwelling and construction of 4 duplexes for a total of 8 units. Four 6,000 square foot lots are proposed with a duplex on each lot. The proposed duplexes are two stories in height and contain private garages. Surface parking is also provided on-site. Fourteen trees are proposed for removal including 9 plum trees, 3 Irish Yew, 1 Coast Live Oak and 1 Fig Tree. 1753, 1805, 1811, 1815 Gum Street (APNs 035-222-090, 080 and 100).

Required Approvals:

- A. Categorically Exempt under CEQA Section 15332 (Class 32) In-Fill Development Projects;
- B. Site Plan and Architectural Review for demolition of existing structures and construction of 4 duplexes for a total of 8 units;
- C. Fence Exception for a 6 foot fence in a street side yard;
- D. Site Development Permit for removal of major vegetation; and
- E. Vesting Tentative Subdivision Map for condominium purposes.

The project site is approximately 24,000 and is located off Gum Street. The General Plan land use designation is Low Density Multi-Family. The zoning district classification for the site is R2 (Two Family Dwellings).

PROJECT PLANNER: Darcy Forsell, AICP, Principal Planner
(650) 522-7209
dforsell@cityofsanmateo.org

PROPERTY OWNERS: Galen Ma and Victor Lo
Gum Street Management, LLC
311 9th Avenue
San Mateo, CA 94401
(415) 218-3159
galen@qfco.com

APPLICANT: Stan Panko, Architect
Panko Architects
311 Seventh Avenue Suite 1
San Mateo, CA 94401
(650) 558-0100
pa@pankoarchitects.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. 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.