

CITY OF SAN MATEO
Planning Commission Regular
Meeting
April 14, 2026
7:00 PM



COMMISSION MEMBERS
Seema Patel, Chair
Adam Klafter, Vice Chair
Caiti Busch
Maxwell Schaumkel
Margaret Williams

City Hall Council Chamber
Entrance is on O'Farrell Street

AMENDED AGENDA

**THIS MEETING CAN BE ATTENDED IN PERSON OR REMOTE BY JOINING ZOOM – SEE CODES BELOW.
PUBLIC COMMENTS WILL BE ACCEPTED BOTH IN PERSON AND REMOTELY.
SEE END OF AGENDA FOR OPTIONS AND INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING.**

To join via Zoom – click here: [April 14, 2026](#)
To join via telephone: (408) 638-0968
Webinar ID: 880 5437 8918 Passcode: 790633

Agenda Amended on April 10, 2026

The Planning Commission meeting will conclude by 11:00 p.m. unless otherwise extended by commission vote.
Any unheard items will automatically move forward to the next regular meeting.

CALL TO ORDER

Pledge Allegiance

Roll Call

PUBLIC COMMENT

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 request such matters be placed on a future agenda.

PUBLIC HEARING

Planning Commission decisions are final unless appealed to the City Council in accordance with Section 27.08.090 and Section 27.08.060 of the San Mateo Municipal Code. The time within which judicial review of any final decision may be sought is governed by Code of Civil Procedure section 1094.6. If any person challenges a Planning action in court, they may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the City of San Mateo, at or prior to, the public hearing. Some public hearings will be automatically referred to City Council and those will be indicated below.

1. Historic Policy Effort – Ordinance Update and Historic Context Statement

Adopt a resolution recommending to the City Council:

1. Adoption of an ordinance to amend Chapter 27.66 (Historic Preservation) of the San Mateo Municipal Code to update the City's historic preservation regulations to be consistent with General Plan 2040, align with industry best practices and establish processes and guidance for identifying, designating, and treating

- historic resources and districts at the local level;
2. Adoption of a resolution approving a Citywide Historic Context Statement that will serve as a basis planning document to aid in identification and assessment of historic resources;
 3. Adoption of a resolution to update the City's Mills Act Program for administering historic preservation agreements; and
 4. Finding that the ordinance and resolutions are exempt from further review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061 (Common Sense Exemption), Section 15306 (Information Collection) and Section 15308 (Actions by Regulatory Agencies for Protection of the Environment).

CEQA:

Exempt per CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), Section 15306 (Class 6 – Information Collection), and Section 15308 (Class 8 – Actions by Regulatory Agencies for Protection of the Environment).

REPORTS AND ANNOUNCEMENTS

Commission Members and Staff report on their various assignments and Commission requests for scheduling future items.

ADJOURNMENT

AGENDAS: Agendas and material are posted on the City's website on the Friday preceding each Planning Commission Meeting and can be viewed on the City's website at www.cityofsanmateo.org . Any supplemental material distributed to the Commission after the posting of the agenda will be made part of the official record.

WATCHING A MEETING ON TV: City Council meetings are broadcast live on Comcast/channel 27, Wave/channel 26, or AT&T/channel 99. For transmission problems during the broadcast, please call (650) 522-7099. For all other broadcast comments, call (650) 522-7040, Monday-Friday, 8 a.m. - 5 p.m.

WATCHING A MEETING ON A COMPUTER: There are three ways to stream.

- 1) Public Meeting Portal www.cityofsanmateo.org/publicmeetings
- 2) City YouTube channel and stream it on YouTube: <http://youtube.com/CityofSanMateo>
- 3) Watch TV live stream: <https://www.cityofsanmateo.org/193/Channel-San-Mateo-Live-Stream>

PUBLIC COMMENTS/REQUEST TO SPEAK

Prior to the Meeting.

Send comments to: planningcommission@cityofsanmateo.org until 4 p.m. the day of the meeting.

During the meeting

By computer: Click the link at the top of the agenda and you'll be added to the meeting. All attendees are muted by default. When the item of interest is open for consideration, select the "Raise Your Hand" icon and you will be called on at the appropriate time.

By telephone: Call (408) 638-0968 and enter the conference ID found at the top of the meeting agenda. When the item of interest is open for consideration, select *9 to raise your hand. When called upon, press *6 to unmute, state your name and provide your comments.

By Zoom: Click the link at the top of the agenda and you'll be added to the meeting. All attendees are muted by default. When the item of interest is open for consideration, select the "Raise Your Hand" icon and you will be called on at the appropriate time.

In Person: At the meeting complete a "Request to Speak" form, submit a request at the speaker kiosk or scan the QR code.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act, those with disabilities requiring special accommodations to participate in this meeting may contact the Planning Division Office at (650) 522-7212 or planning@cityofsanmateo.org. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.