

CITY OF SAN MATEO
City Council Regular Meeting
May 18, 2026
7:00 PM



COUNCIL MEMBERS
Adam Loraine
Nicole Fernandez
Danielle Cwirko-Godycki
Lisa Diaz Nash
Robert Newsom Jr.

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: [May 18, 2026](#)
To join via telephone: (408) 638-0968
Webinar ID: 846 9391 0778 No Passcode Required

**The City Council meeting will conclude by 11:00 p.m. unless otherwise extended by council vote.
Any unheard items will automatically move forward to the next regular meeting.**

This agenda was amended on 5/15/2026: Item 16 updating attachments , and Item 17 to include attachment

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The agenda was amended on 5/18/2026 to update attachments on Item 16.

CALL TO ORDER

Pledge of Allegiance

Roll Call

Requests and Considerations for Meeting Participation by Teleconference due to Just Cause or Emergency Circumstances

CEREMONIAL

1. [Asian American Heritage Month - Proclamation](#)
2. [Jewish American Heritage Month – Proclamation](#)
3. [Mental Health Awareness Month and Police Activities League Celebration 10th Anniversary Mental Health and Wellness Run - Recognition](#)
4. [Christina Horrisberger, Assistant City Manager - Recognition](#)

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered by the Council to be routine and will be enacted by one motion without discussion. If discussion is desired, that item may be removed and considered separately.

5. [2026-27 Community Development Block Grant Annual Action Plan — Adoption](#)

Adopt the 2026-27 Community Development Block Grant (CDBG) Annual Action Plan and direct staff to submit the plan to the U.S. Department of Housing and Urban Development (HUD); and authorize the City Manager to execute the Grant Agreement with HUD for CDBG funds.

CEQA: This plan is not a project subject to CEQA, because it can be seen with certainty that it will not cause a physical change in the environment. (Public Resources Code Section 21065)

6. Wastewater Treatment Plant Immediate Actions Projects Package-III —Appropriation and Contingency Increase

Adopt a Resolution to appropriate \$1,200,000 from the Sewer Fund unassigned fund balance to the Wastewater Treatment Plant Immediate Actions Projects (IAP) Package-III project; increase the contingency reserve by \$1,200,000 for the associated construction contract with Mountain Cascade, Inc.; and authorize the Public Works Director to issue change orders within the increased contingency.

CEQA: The Council action approving a budget appropriation is not a project subject to CEQA, because it consists of a fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines Section 15378(b)(4).) In addition, the City prepared a Final Programmatic Environmental Impact Report (Final PEIR) in accordance with the California Environmental Quality Act (CEQA) (SCH No. 2015032006). Council on June 6, 2016, certified the PEIR. In accordance with CEQA, the Final PEIR serves as the primary environmental compliance document for the implementation of the Clean Water Program. The City prepared Addenda to the Final PEIR that was approved on July 16, 2018 (Addendum 1) and April 15, 2019 (Addendum 2). This work is within the scope of the Project evaluated in the PEIR and Addendum.

7. On-Call Public Works Plan Review Services — Amendments

Approve Amendment No. 3 to the professional consultant services agreement with CSG Consultants, Inc. for on-call Public Works plan review support services, increasing the amount by \$200,000 for a revised total amount not to exceed \$800,000 and extending the term through June 30, 2027; approve Amendment No. 2 to the professional consultant services agreement with Ghirardelli Associates, Inc. for on-call Public Works plan review support services, increasing the amount by \$200,000 for a revised total amount not to exceed \$600,000 and extending the term through June 30, 2027; and authorize the Public Works Director to execute the amendments in substantially the form presented and issue future no-cost time extensions, if necessary.

CEQA: This approval of professional services agreement amendments to support planning review services by the Public Works Department is not a project subject to CEQA, because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines Section 15378(b)(5).)

8. Marina Lagoon Spot Dredging – Agreement

Approve an agreement with MidCal Dredging, Inc. for the Marina Lagoon Spot Dredging Project in the amount of \$1,266,216; establish a contingency reserve in the amount of \$190,000; and authorize the Public Works Director to execute the agreement in substantially the form presented and issue change orders as allowed by the agreement documents and within the contingency amount.

CEQA: This Project will be performed pursuant to the terms and conditions of an existing permit with the environmental regulatory agencies for the Marina Lagoon including the San Francisco Bay Regional Water Quality Control Board. On July 7, 2021, the City filed a Notice of Exemption with the Office of Planning and Research and the County Clerk-Recorder for the County of San Mateo (SCH No. 2021070131) for proposed maintenance activities for the Marina Lagoon, effective from 2022 through 2026. These maintenance activities are categorically exempt as existing facilities as they involve negligible or no expansion of existing or former use.

(CEQA Guidelines Section 15301.)

9. 57 Otay Avenue Slide Repair Project — Agreement

Approve an agreement with W.R. Forde Associates, Inc. in the amount of \$456,000 for construction of the 57 Otay Avenue Slide Repair Project; establish a contingency reserve of \$68,400; and authorize the Public Works Director to execute the agreement in substantially the form presented and issue change orders as allowed by the contract documents within the contingency amount.

CEQA: This Project is categorically exempt from CEQA as an “existing facility,” because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. (CEQA Guidelines Section 15301.)

10. Quarter ending March 31, 2026 — Investment Report

Receive the quarterly investment report for the period ending March 31, 2026.

CEQA: The Investment Report for the quarter ending March 31, 2026, is not a project subject to CEQA, because it is a government fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines Section 15378(b)(4).)

11. Fellow I-II New Classification Series, Job Specification, and Salary Schedules – Approval

Adopt a Resolution to approve the 1) new limited duration Fellow I-II classification and job specification series pursuant to Personnel Rules and Regulations Section 1 (16) and San Mateo City Employee Association (SMCEA) Memorandum of Understanding Section 27.6 (Limited Duration Positions); and 2) salary ranges for the Fellow I and Fellow II classifications.

CEQA: This new classification series is not subject to CEQA, because it will not cause a physical change in the environment. (CEQA Guidelines Section 15378(b)(4).)

12. Recreation Program Transportation Services – Agreement

Approve a one-year agreement for summer camp transportation services with ZUM Services, Inc. for an amount not to exceed \$53,962.33; authorize the Parks and Recreation Director to exercise up to two one-year extensions for up to \$53,962.33 each year, for a total not to exceed amount of \$161,886.99 over three years; establish a contingency reserve of \$24,284 and authorize the Park and Recreation Director to execute change orders or amendments within the contingency amount.

CEQA: This agreement is exempt from CEQA, because it can be seen with certainty that there is no possibility that an agreement for summer camp transportation services may have a significant effect on the environment. (CEQA Guidelines Section 15061(b)(3).)

13. Peninsula Clean Energy Name Change to Westlight Energy — Ordinance Adoption

Adopt an Ordinance to amend San Mateo Uncodified Ordinance No. 2016 - 1 authorizing the implementation of Community Choice Aggregation Program to address the name change.

CEQA: This Ordinance adoption is not a project subject to CEQA, because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines Section 15378(b)(5).)

14. Historic Policy Update — Ordinance Adoption

Adopt an Ordinance to amend San Mateo Municipal Code 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; and adopt an Ordinance to add Chapter 2.23 to the San Mateo Municipal Code to establish the Historic Resources Commission.

CEQA: The California Environmental Quality Act (CEQA) applies only to activities that may cause a direct or reasonably foreseeable indirect physical change in the environment. The Historic Preservation Ordinance and Historic Resources Commission Ordinance will update and clarify the City’s policies and processes surrounding historic preservation, but will not materially change or expand their applicability. Therefore, the proposed project meets the criteria of CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and, pursuant to this exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and is exempt from CEQA. The Ordinance to establish the Historic Resources Commission is also exempt pursuant to Section 15378(b)(5), as this is an administrative activity that will not result in direct or indirect physical changes in the environment. Finally, the Historic Preservation Ordinance is exempt under Section 15308 (Class 8 – Actions by Regulatory Agencies for Protection of the Environment) because the Ordinance regulates how properties can be modified, thereby protecting historic resources through maintaining the existing built environment.

PUBLIC COMMENT

Members of the public wishing to comment on any item not appearing on the agenda may address the City Council at this time. State law prevents Council from taking action on any matter not on the agenda; your comments may be referred to staff for follow up. Public comment is limited to a total of 15 minutes; however, an opportunity for additional public comment may be provided later in the agenda.

OLD BUSINESS

15. 19th Avenue / Fashion Island Boulevard Multimodal Improvement Project — Informational Update

Receive an informational update about the 19th Avenue/Fashion Island Boulevard Multimodal Improvements Project.

CEQA: This informational update is not a project subject to CEQA, because it can be seen with certainty that it will not cause a physical change in the environment. (Public Resources Code Section 21065.)

PUBLIC HEARING

City Council action on the following public hearing(s) represents a final decision concluding all administrative proceedings. Judicial review may be had only if a petition is filed with the Court not later than the 90th day following the date the decision is made. Judicial review of environmental determinations may be subject to a time period for litigation as short as 30 days following the date the decision is made.

16. 445 S. B Street (Bespoke) – New Mixed-Use Development – Approval and Ordinance Introduction

1. Introduce an Ordinance approving a Development Agreement (DA) associated with the construction a new mixed-use development totaling 239,628 square feet and consisting of one seven-story, 76,072 square-foot affordable housing building and one six-story, 162,926 square-foot office/commercial building located at 445 South B Street (“Project”).
2. Adopt a Resolution approving a Disposition and Development Agreement (“DDA”) for the Project, including a form of Ground Lease, Reciprocal Easement Agreement, Temporary Construction Easement, and Predevelopment and Permanent Loan Documents (Loan Agreement, Deed of Trust, Promissory Note, Financing Regulatory Agreement), and authorizing the City Manager to execute all documents and make any appropriate changes, with the concurrence of the City Attorney, so long as the changes do not alter

substantive rights and obligations of the City.

3. Adopt a Resolution appropriating two million nine hundred thousand dollars (\$2,900,000) into the Bespoke Predevelopment Project from a Developer Equity Contribution held by the City and provided to the Residential Developer in the form of a Predevelopment Loan.

4. Adopt a Resolution appropriating three million dollars (\$3,000,000) in the form of a loan to support the affordable housing construction, with two million dollars (\$2,000,000) from the Low Moderate Income Housing Asset Fund (Fund 255) and One Million Dollars (\$1,000,000) from the Commercial Linkage Fee Fund (Fund 270) to the Housing Bespoke Project to fund the loan.

5. Adopt a Resolution to approve the Site Plan and Architectural Review (“SPAR”), Special Use Permit (“SUP”), and Site Development Planning Application (“SDPA”) for the Project and to adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (“MMRP”) in compliance with the California Environmental Quality Act (“CEQA”), based on the Findings for Approval and subject to the Conditions of Approval for the Project.

CEQA: In accordance with CEQA, an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared to assess the Project’s environmental impact (Attachment 11). The IS/MND concludes that the Project would not have significant effects on the environment with implementation of Mitigation Measures. The Project’s Mitigation Monitoring and Reporting Program (MMRP) is included in the Project approval resolution (Attachment 3). The Mitigation Measures are also included as conditions of approval. In compliance with AB 52, which requires the City to provide written notification to Native American tribes that are traditionally and culturally affiliated with the geographic area, staff sent letters via certified mail and/or emails to eleven (11) Native American individuals and organizations on March 27, 2024. The City received one response pursuant to AB 52 from the Indian Canyon Band of Costanoan Ohlone People on April 19, 2024. Prior to the issuance of a building permit for demolition, the applicants shall provide proof of an agreement with a qualified Native American representative to provide at least one cultural sensitivity training to construction personnel prior to grading activities. Distribution of the IS/MND consisted of a paper copy available at City Hall and at the Main Library, and posted online on the City’s website. A Notice of Intent (NOI) was sent to all property owners and tenants within 1,000 feet of the Project site, publicly noticed in the San Mateo Daily Journal newspaper, posted in the San Mateo County Clerk-Recorder’s Office, and submitted to the State Clearinghouse, Office of Land Use and Climate Innovation. The IS/MND was circulated for a 30-day public review period from October 4, 2024, to November 4, 2024. Staff received 10 items of public correspondence pertaining to the IS/MND. A memo responding to the public comments is included in Attachment 11 Exhibit B. No comments required further analysis or resulted in the identification of new or worse impacts.

17. Charter Amendments – Public Hearing No. 2

Hold a public hearing regarding proposed amendments to the City Charter to reflect the change to district elections, address other outdated provisions, and provide direction to staff.

CEQA: This public hearing is not a project subject to CEQA, because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines Section 15378(b)(5).)

18. Downtown Business Improvement Area – Annual Renewal

Adopt a Resolution to Levy the Annual Assessments for the Downtown Business Improvement Area for fiscal year 2026-27.

CEQA: This item is not a project subject to CEQA, because it is a government fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines Section 15378(b)(4).)

NEW BUSINESS

19.

Senate Bill 707 (Brown Act Amendments): Technology Disruption Policy and Public Outreach and Interpretation Policy — Adoption

Adopt a Resolution to approve the City's Technology Disruption Policy; adopt a Resolution approving the City's Public Outreach and Public Interpretation Assistance Practices; and receive a presentation on Senate Bill 707 (SB 707), which made extensive amendments to the Brown Act, and its impacts on the City's legislative bodies.

CEQA: This policy approval is not a project subject to CEQA, because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines Section 15378(b)(5).)

REPORTS, ANNOUNCEMENTS, AND COMMITTEE UPDATES

City Manager, City Attorney and Council Members report on their various assignments and liaison roles and Council requests for scheduling future items.

ADJOURNMENT

AGENDAS: Agendas and material are posted on the City's website on the Friday preceding each Council Meeting and can be viewed on the City's website at www.cityofsanmateo.org. Any supplemental material distributed to the Council 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: clerk@cityofsanmateo.org until 4 p.m. the day of the meeting.

During the meeting

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.

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.

In Person: At the meeting complete a "Request to Speak" form. Organized Group and Presentations: Up to five (5) minutes for a group presentation, with as many speakers as can be accommodated within that time allowance. To qualify for a group presentation, all individuals associated with the presentation must be clearly identified and confirmed as in attendance at the meeting. Presentation materials must be submitted to clerk@cityofsanmateo.org one (1) business day in advance of the meeting.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act and to ensure meaningful access for all participants, including those with limited English proficiency, individuals requiring special accommodations or language assistance to participate in this meeting may contact the City Clerk's Office at (650) 522-7040 or clerk@cityofsanmateo.org. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.