

CITY OF SAN MATEO
Planning Commission Regular
Meeting
May 26, 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: [May 26, 2026](#)
To join via telephone: (408) 638-0968
Webinar ID: 842 2282 1328 Passcode not required

Agenda and Packet Amended on May 26, 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

CONSENT CALENDAR

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

1. Planning Commission Meeting Minutes – Approval

Approve the minutes of the regular meeting of 1.27.26 and 2.10.26.

CEQA: This minutes approval 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 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.

2. 1471 E. 3rd Ave – Service Station Convenience Market Expansion (PA-2025-055).

Adopt a Resolution to approve a Special Use Permit (SUP) for the expansion of convenience market within an existing service station structure and find it exempt from environmental review pursuant to Sections 15301 (Existing Facilities), subject to findings and conditions of approval.

CEQA:

This project is categorically exempt from the California Environmental Quality Act (CEQA) as an “Existing Facility” because the project includes interior alterations involving things such as interior partitions, plumbing, and electrical conveyances under CEQA Guidelines Section 15301.

3. 220 W. 20th Avenue – New Multi-Family Residential Development (PA-2025-063).

Adopt a Resolution recommending that the City Council approve the Site Plan and Architectural Review (SPAR) and Site Development Planning Application (SDPA) for the construction of a new multi-family residential building with 232 units and associated improvements at 220 W. 20th Avenue, and find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 Public Resource Code 21080.66, based on the Findings for Approval and subject to Conditions of Approval.

CEQA:

The project is exempt from the California Environmental Quality Act pursuant to Public Resource Code 21080.66.

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.