

CITY OF SAN MATEO
Planning Commission Regular
Meeting
June 23, 2026
7:00 PM



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

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: [June 23, 2026](#)
To join via telephone: (408) 638-0968
Webinar ID: 838 0221 8262 Passcode not required

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.

**This agenda was amended on June 23, 2026, to include Att 4 – Addendum to Draft Resolution and
Agenda Report Clarifications for Item 1.**

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. [678 Concar Drive - Vesting Tentative Map for New Mixed-Use Development \(PA-2025-064\)](#)

Adopt a Resolution to approve a Vesting Tentative Map (VTM) for the site at 640-690 Concar Dr., 1855 S. Delaware St., and 1820 S. Grant St. for the development of a new commercial/residential development project, and find that the project is exempt from the California Environmental Quality Act pursuant to Public Resources

Code Section 21080.66, (Assembly Bill 130), based on the Findings for Approval and subject to the Conditions of Approval.

CEQA:

In accordance with the California Environmental Quality Act (CEQA), the project meets the criteria to be exempt from further environmental review pursuant to Public Resources Code Section 21080.66.

2. High-Density Mixed-Use and Multi-Family Districts, and Zoning Code Clean-ups – Code Amendments

Introduce an Ordinance to amend the San Mateo Municipal Code Chapter 27 (Zoning) in order to introduce four new zone districts (R6 High Density Multiple Family Residential, R7 High Density Multiple Family Residential, MU3 Medium Density Mixed-Use, MU4 High Density Mixed-Use) and make various minor updates to the code to allow for implementation of the goals and policies of the City of San Mateo General Plan.

CEQA:

The proposed Ordinance is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 21080.17 of the Public Resources Code and Section 15183 of the CEQA Guidelines. CEQA Guidelines Section 15183 provides a statutory exemption for projects that are consistent with a previously adopted General Plan, Community Plan, or Zoning ordinance for which an Environmental Impact Report (EIR) was certified.

NEW BUSINESS

3. Election of Officers

Elect Chair and Vice Chair of the Planning Commission

CEQA:

This item 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 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.