Meeting Minutes

NEIGHBORHOOD MEETING SUMMARY

1700 El Camino Real

MARCH 17th, 2026

PLANNING APPLICATION:

Project Summary

· Site: 3.1-acre parcel fronting El Camino Real between Borel and Bove, ~0.5 miles from Hayward Park Caltrain station
· Proposal: Demolish existing 5-story office building and construct two separate apartment buildings
· Building A (Market-Rate): 253 units, 8 stories, ~350 parking spaces, ~290 bike spaces
· Building B (Affordable Senior Housing): 188 units, 8 stories, ~100 parking spaces, ~100 bike spaces
· Total: 441 units (142 units/acre) including 186 affordable units
· Parking: ~460 spaces provided despite AB 2097 requiring zero due to Caltrain proximity

PROJECT LOCATION: 1700 El Camino Real, San Mateo, CA

MEETING DATE/TIME: March 17th, 2026

MEETING LOCATION: Meeting Held Via Zoom

ZOOM LINK: https://www.zoom.us/join
Meeting ID: 899 8051 8673

MEETING RECORDING LINK: https://www.dropbox.com/scl/fi/dp99ci2w93tvmb1ladfzt/1700-El-Camino-Real-Community-Meeting.mp4?rlkey=0gtxfp18yitfy3gr9l31dobdg&st=0lyf0yyv&dl=0

ATTENDEES: Approximately 41 members of the community signed in (see sign-in sheet for participants)

APPLICANTS AND/OR TEAM: **Presenters:**
Kieth Labus & Nick Stockler, KTGY Group (Architect)
Mark Shattinger, MJS Landscape Architecture (Landscape)

PURPOSE OF MEETING:

Neighborhood meeting to share information on the project proposal and for neighbors to ask questions and provide feedback.

INTRODUCTION:

At 6pm principal architect Keith Labus of KTGY Architecture opened the meeting, introduced himself and fellow presenters Mark Schattinger of MJS Landscape Architects and Nick Stockler of KTGY Architects. He then noted the participation of City of San Mateo Senior Planner Shelby Donohoe, explained the format of the community meeting, informed the attendees that they could use the provided email address for additional correspondence, and presented the project. The presentation included a description of the project site and its location to transit, followed by a description of the land use designation for the project site within the San Mateo General Plan Land Use Map, and a brief discussion of the interplay of local and state regulations relevant to the project programming. The project was then summarized in its scope of two 8-story apartment buildings (one market-rate, the other senior affordable), unit and vehicle parking counts for each building, and a site plan describing the orientation of the two buildings within the site and, finally, a summary of the proposed vehicular circulation. Keith briefly summarized the affordable housing component of the project, including local and state requirements and summary examples of qualifying incomes and their corresponding 2025 rental rates. Mark presented the landscape plan, with descriptions of their intended use and site location. Keith presented exterior renderings and street-facing elevations for each building. Mark followed with a description of the landscape architecture's example materials and imagery. Nick gave a short description of the procedure to submit additional comments and questions. Keith then began the question-and-answer portion of the meeting, which lasted until shortly after 7pm.

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QUESTIONS & ANSWERS:

Questions & Answers (listed in no particular order):

1. Q: When will an Environmental Impact Report be completed?
   A: Upon a complete formal submittal, Planning staff will review how CEQA applies to the project. This has not yet been determined. For further questions on this topic, please contact City Staff.

2. Q: Can off-site parking be made permitted for only residents?
   A: Residential Parking Permit Programs are established and administered by the City of San Mateo, not private developers. For further questions on this topic, please contact City Staff.

3. Q: Can you give us a sense of the timeline for when the current tenants will be invited to leave the building and construction will begin?
   A: The applicant does not currently have an accurate timeline for this, but recommends that any existing tenant remain in contact with the building manager as the permitting process continues.

4. Q: Due to the potential rise of groundwater, what mitigations are proposed to prevent groundwater intrusion in the subterranean parking and underground utilities?
   A: The project will be built according to all applicable building codes and reviewed by City Staff prior to the issuance of building permits.

5. Q: Is Building A the market-rate apartment building?
   A: Yes

6. Q: Is it possible to unbundle the cost of parking with rent for your tenants?
   A: For Building A, this is an operational question that will be determined at a later date. For Building B, this will not be possible given the requirements of the financing the applicant will utilize to develop 100% affordable housing (in the case of Building B, parking will be included in the rent).

7. Q: Can the project reduce the height of Building A by locating parking in a subterranean floor?
   A: .The applicant has proposed Building A with all parking at grade level.

8. Q: Will the large trees near the corner of Borel and El Camino Real be removed?
   A: The applicant does not intend to preserve these trees. As a part of the formal submittal, the applicant will proceed with the required permitting process to remove existing trees and mitigate their removal by replacing them with trees that comply with City standards. Per City of San Mateo requirements, an arborist report will be provided as part of the complete submittal package.

9. Q: Can the project incorporate a tiered design to transition to the lower scale neighborhood?
   A: The applicant has proposed Building A and Building B without this design element, which would substantially reduce the total number of housing units within the project.

10. Q: How will the Objective Design Standards be applied, including neighborhood transition requirements?
   A: Planning staff will review compliance with Objective Design Standards (and any requested incentives or waivers of the Standards available pursuant to state law)in its review of the applicant's complete submittal package.

11. Q: What impact will the project have on local schools (elementary through high school)?
   A: Please contact City Staff for questions regarding the interplay of local development and local public school districts. Please also note, however, that all projects of the proposed scale will be required to pay development impact fees to all local school districts that will serve the property. For additional information on the amount of these fees and how they are utilized by local districts, please contact the local districts.

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QUESTIONS & ANSWERS:

12. Q: Will the project comply with green building standards?
A: The project is required to comply with The Building Standards Code, Title 24 of the California Code of Regulations, which includes green building standards.

13. Q: Can the project switch the open courtyard to face Borel Avenue instead of Bovet Road?
A: The project is proposed in its current orientation to A:) minimize noise and privacy concerns for the adjacent single-family neighborhood and B:) to maximize natural light exposure for the outdoor amenity areas as required by the City's Objective Design Standards.

14. Q: How will the schedule of construction and mitigation to control noise and safety be enforced?
A: The applicant will be required to submit a construction management plan for review, which includes work hours, consistency with all local code requirements for erosion control, dust abatement, and other safety or nuisance factors. The construction management plan will be reviewed and approved by City staff prior to issuance of building permits.

15. Q: How will the project guarantee traffic safety?
A: The project cannot guarantee traffic safety. However, to the extent traffic concerns are directly within the influence of the project design, all street improvements, traffic flow elements, or other applicable elements will be reviewed by City Staff to the extent required during the application and permitting process. For further questions on this topic, please contact City Staff.

16. Q: Will the project be required to produce a shadow study?
A: A shadow study will be included in the formal application.

17. Q: Does the Developer own the building on the project site?
A: No. The applicant is contract to acquire the site from the current property owner. As memorialized in the applicant's SB 330 preliminary application package, the applicant has been authorized by the current owner to pursue permit approvals from the City of San Mateo.

18. Q: Is this project considered a high rise building under the Objective Design Standards?
A: Yes, buildings above 7 stories are considered High-Rise Buildings per the Objective Design Standards.

19. Q: Will this Building considered safe from fire and earthquakes?
A: The project is required to comply with The Building Standards Code, Title 24 of the California Code of Regulations, which includes protective regulations to mitigate the risk of hazards by fire and seismic activity. City Staff will review all architectural and structural engineering documents as a part of the Building Permit approval process to ensure compliance with state and local law.

20. Q: Will we have Mid-Block Pedestrian Connectivity to walk between the buildings from the neighborhood side?
A: The drive aisle between the buildings will be a private street used as a drive aisle, parking entrance, loading area, and turnaround for Fire, EMS, and refuse trucks. It will not continue to Bovet Road as the parcels immediately south are improved and owned by separate landowners.

21. Q: Can the only vehicle entry and exit points be to Bovet Road rather than Borel Avenue?
A: For Building A, there is only an exit from the parking structure onto Borel Avenue. Given the volume of traffic flows on Bovet Road, the project is proposed to allow building residents to exit onto Borel Avenue to avoid substantial further interruption of traffic flows along Bovet Road during peak hours. For Building B, there is no option to exit to Bovet Road and the private street separating the two buildings does not continue south to Bovet Road.

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QUESTIONS & ANSWERS:

22. Q: Will the applicant be required to coordinate its development with the redevelopment of 1655 S El Camino Real (the easterly parcel currently hosting a Safeway grocery store)?
A: The applicant is unaffiliated with the developer of the 1655 S El Camino Real site. For further questions on this topic, please contact City Staff.

23. Q: Will there be further meetings addressing the questions posed today?
A: While the applicant will not host further meetings, please contact City Staff for details on any proposed public hearings to follow. Following conclusion of the community meeting, all questions or comments related to the proposed project should be directed to City Staff.

24. Q: What about Section 8?
A: The applicant is unclear as to the specific nature of the question. However, the project will be operated in compliance with all applicable elements of fair housing law.