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Current Development Projects

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What's Happening in Development and City Planning Biweekly Email

Subscribe to the Planning Division Biweekly Updates email newsletter to start getting biweekly updates on the projects listed below and other important information from the Planning Division. Subscribe Now!

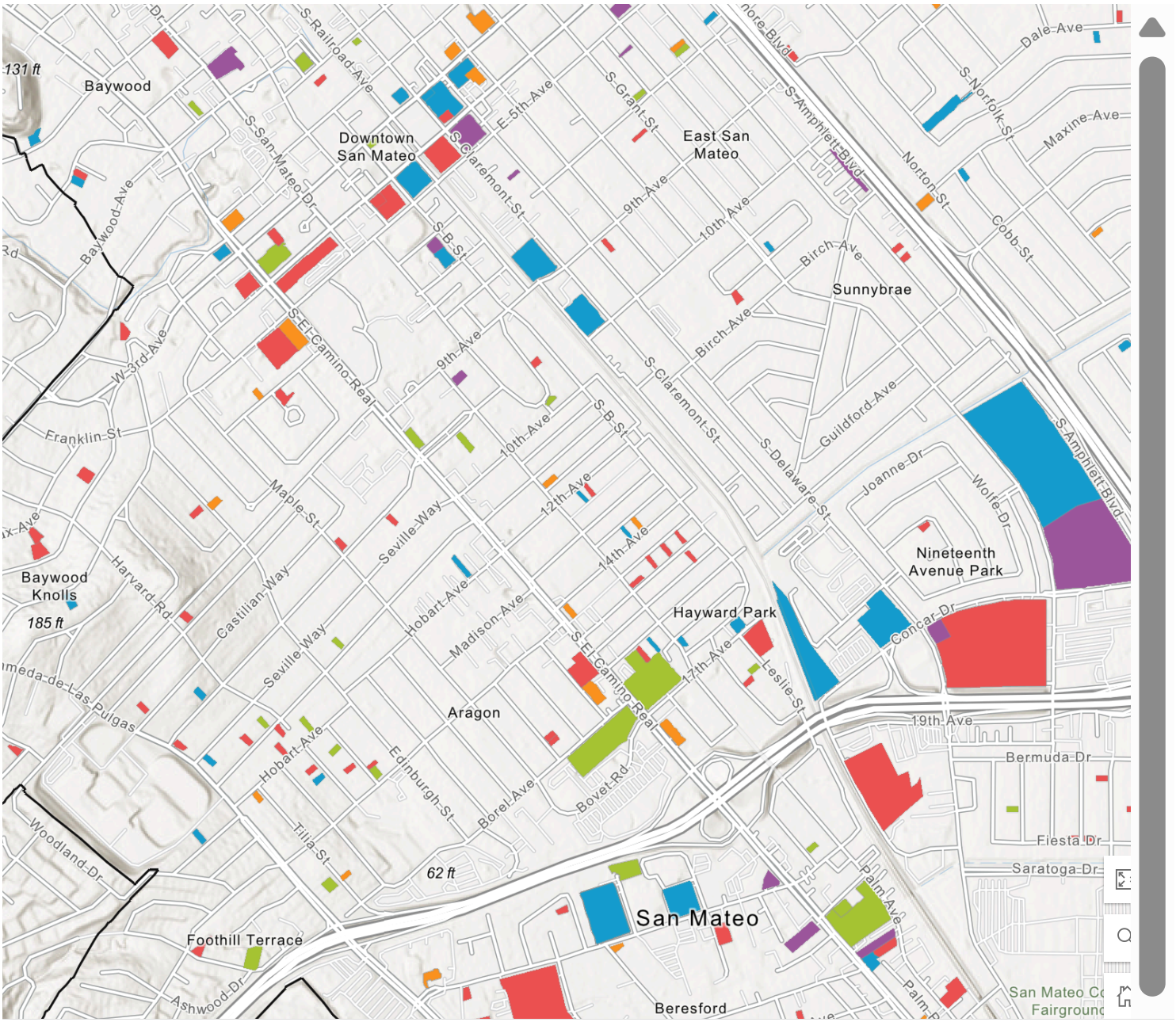
Interactive Project Development Map

To view a specific project, click on the subject site on the map below to see more information. This maps does not include remodels or projects that required only building permits, and projects that have been completed or inactive for over five years are not shown on the map.

Note: If more than one application exists on a project site, the pop-up window header will note "(1 of 2), (1 of 3)," etc. Click on the arrows on the pop-up header to scroll through each application.

Having trouble viewing the map? View the map in full screen mode

Map Legend Pre-Application Under Review Approved Appealed Closed or Withdrawn Active Building Permit



Development Activity

Preliminary Applications

2817 El Camino Real – Proposed Mixed-Use Development	PA-2026-0052
606 S. Delaware St – Multi-Family Development	PA-2026-0055
1770 S. Amphlett Blvd – Multi-Family Development	PA-2026-0031
1655 S El Camino Real – Mixed-Use Development	PA-2026-0020
2820 S. El Camino Real – Mixed-Use Development (Solenne)	PA-2026-0005
1990 S El Camino Real – Mixed-Use Development	PA-2026-0004
22 N. San Mateo Dr - Multi-Family Redevelopment (Withdrawn)	PA-2025-043

Planning Applications Under Review

Bay Meadows Phase II Development Agreement	PA-2023-050/PA-2026-0073
477 E. Hillsdale Boulevard – Multi-Family Development	PA-2026-0050/PA-2026-0008
1 Hayward Ave - Proposed Residential Development	PA-2026-0063
2555 Flores Street – Multi-Family Residential Development	PA-2026-049
1919 O'Farrell St – Residential Redevelopment	PA-2026-0037
866 Viewridge Drive – Single Family Residential Development	PA-2026-0023
4095 Pacific Blvd – Multi-Family Residential Redevelopment	PA-2026-0038
1700 El Camino Real Multi-Family Development	PA-2026-0025
2121 S. El Camino Real – Adaptive Reuse	PA-2026-0019
1 E. 4th Ave - Mixed-Use Development	PA-2025-057
Hillsdale Mall Redevelopment - Mixed-Use Development	PA-2025-052
1218 Monte Diablo Ave - Multi-Family Development	PA-2025-041
328 Tilton Ave - Multi-Family Development	PA-2023-071
500 E. 4th Ave (Block 20) - Mixed-Use Development	PA-2023-003
1855 S. Norfolk St (Fish Market) - Multi-Family Development	PA-2022-099
222 S. Fremont St. (Abandoned)	PA-2022-041

Projects with Approved Applications

445 South B St (Bespoke) - Mixed-Use Development with 100% Affordable Residential	PA-2023-012
616 S. B St – Mixed-Use Development	PA-2025-039
3000 Clearview – Residential Redevelopment	PA-2026-0017
922 S. Claremont Street, Self-Storage SPAR	PA-2024-062
640-690 Concar Dr. - Mixed-Use Development	PA-2025-064
220 W 20th Ave - Multi-Family Development	PA-2025-063
2015 Pioneer Ct - Residential Townhomes	PA-2025-040
715/723 N San Mateo Dr - Multi-Family Residential Development	PA-2025-031
230 S. El Camino Real – Mixed-Use Development	PA-2025-038
668 E 3rd Ave - Multi-Family Development	PA-2025-025
1650 S. Amphlett Blvd. – Multi-Family Development	PA-2025-029
430 Station Park Cir. Station Park Green - Specific Plan and Design Guidelines Amendment	PA-2025-048

4 W. Santa Inez Ave - Multi-Family Development	PA-2023-088
200 N. Quebec St - Special Use Permit	PA-2023-075
1528 S. El Camino Real, Modifications to an Existing Mixed-Use Building and Zoning Map Amendment	PA-2023-057
31-57 S. B St (Donut Delite) - Commercial Mixed-Use Development	PA-2022-089
2700 El Camino Real (Hillsdale Terraces) - Multi-Family Development	PA-2022-077/PA-2015-031
222 E. 4th Ave (Draeger's Market) - Mixed-Use Development	PA-2021-071
Alameda and Portola (Cal Water Pump Station 22) - Redevelopment	PA-2020-052
500 E. 3rd Ave (Block 21) - Mixed-Use Development	PA-2021-063

Active Building Permits

435 E 3rd Ave - Mixed-Use Development	PA-2021-081
1862 S. Norfolk St. / Partial Demolition Parkside Plaza	BD-2025-297276
2033 La Salle Drive (Carey School)– New Educational Facility	PA-2025-012
Bay Meadows Phase II - Mixed-Use Blocks (MU2 and MU3) Modification	PA-2020-053
2164 Palm Ave - Private Tennis Court (under construction)	PA-2022-088
477 9th Ave - Mixed-Use Development (under construction)	PA-2022-047
200 S. Fremont St - Multi-Family Development (abandoned)	PA-2021-073/PA-2015-048
2655-2988 Campus Dr (Peninsula Heights) - Multi-Family Development (under construction)	PA-2020-012
Underground Flow Equalization System (UFES)	PA-2018-010
Wastewater Treatment Plant Upgrade (nearing completion)	PA-2017-075

Please contact the Building Division at (650) 522-7172 for more information about the above projects.

City Policy Initiatives

- Housing Element Implementation
- Historic Policy Update Effort
- Policy and Zoning Code Update Efforts
- Comprehensive Zoning Code Update - *Coming Soon*

Recently Completed City Policy Initiatives

- Objective Design Standards (ODS) for Multi-Family and Residential Mixed-Use Projects
- General Plan Update
- General Plan Land Use Map Amendments
- Housing Element 2023 - 2031
- SB 9 Ordinance

City of San Mateo

Community Development

Current Planning Projects Map



Click the parcel to see the most current planning application. You can also use the selection tool in the upper left corner of the map to get all the applications within the last 5 years.

Find address or place

Select the status to filter the map

- Pre-Application
- Under Review
- Approved
- Appealed
- Closed or Withdrawn
- Active Building Permit



Date

PA Number
PA-2025-025

PA Name
Gateway

Parcel ID
034188140

Description
SB330 formal application for "Gateway", a new 8-story building comprised of 128 residential units, building amenities and garage with 76 parking spaces. Approximately 165,634 sf. Also filed under 668 E 3rd Ave.

Status
Approved

Application Date
4/1/25, 5:00 PM

PA Approval Date
3/1/26, 4:00 PM

Project Web Page
https://www.cityofsanmateo.org/4711

Application Portal
View Link



616 S. B St – Mixed-Use Development



Project Description

A Planning Application (PA-2025-039) proposes the demolition of the existing one-story commercial buildings and the construction of a new mixed use (residential and commercial) building on the site bounded by S. B St. to the east, 6th Ave. to the north, and 7th Ave. to the south. The project site is 0.64 acres, with a 2040 General Plan Land Use Designation of Mixed Use Medium II (4-6 stories, 51-99 dwelling units/acre). The project proposal includes a density bonus request, providing below market rate (BMR) units as outlined below to increase the maximum allowable density under State Density Bonus Law.

The project will include:

- Eight (8) stories
- 94 for-rent residential units; including:
    - 10 BMR units at the Very Low Income Level (15% of the base density of 64 units)
- Approximately 7,300 square feet of ground floor commercial space
- 114 parking spaces
- On-site amenities for residents, including a fitness center, community room, and 4th floor terrace

Project Update

- On August 17, 2026 the City Council held a public hearing, approving the project by a vote of 5-0.
- On June 9, 2026 the Planning Commission held a public hearing and recommended the application for approval to the City Council by a vote of 5-0.
- The most recent resubmittal was submitted on March 26, 2026 and was deemed complete by staff as of April 22, 2026.
- The second resubmittal of the formal Planning Application (PA-2025-039) was submitted on December 22, 2025.
- The first resubmittal of the formal Planning Application (PA-2025-039) was submitted on August 11, 2025 and was deemed incomplete by staff.
- This formal Planning Application follows submittal of an SB330 Preliminary Application (PA-2025-023) which was deemed complete as of March 28, 2025. The Housing Crisis Act (SB330) (Government Code Section 65941.1.) is a state law, allowing the project to secure development standards, fees, and regulations as they apply at the time of submission, with the submittal of all required documents as outlined in the City's SB 330 checklist. More information about SB 330 can be found in the Housing and Community Development (HCD) SB 330 website.
- Note that a previous Planning Application (PA-2022-037) was approved for this site by the Planning Commission on December 12, 2023. For information on the previous approval, see the December 12, 2023 Planning Commission meeting recording and agenda items.

Related Documents

- Third Resubmittal Project Plans (PA-2025-039)
  - Local Transportation Analysis – Final
- Second Resubmittal Project Plans - December 22, 2025 (PA-2025-039)
- First Resubmittal Project Plans - August 11, 2025 (PA-2025-039)
- Initial Submittal Project Plans - June 20, 2025 (PA-2025-039)
- Preliminary Application Project Plans - March 31, 2025 (PA-2025-023)

Meetings

- City Council - August 17, 2026 at 7:00 PM. Meeting Agenda Materials & Recording.

- Planning Commission - June 9, 2026 at 6:00 PM - Meeting Agenda Materials & Recording
- Neighborhood Meeting was held by the Applicant on April 23, 2025– Meeting Recording

Development Impact Fees

This project would be subject to payment of the following impact fees and in-lieu fees.

- Commercial Linkage Fee
- Child Care Development Fee
- Landscape Unit In-Lieu Fee
- Park Impact Fee
- School Impact Fees
- Transportation Improvement Fee
- Wastewater Capacity Charge

Applicant Information

Evan Sockalosky
Arc Tec, Inc.
Please direct all applicant-related inquiries to the assigned planner.

City Contact Information

Liz Gagliardi
Associate Planner
(650) 522-7206
egagliardi@cityofsanmateo.org

CITY OF SAN MATEO CALIFORNIA **Customer Self-Service Portal**
Tracking Permits, Inspections, Planning Applications, Code Enforcement Cases, and Business Tax

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(http://www.cityofsanmateo.org)

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Plan

for

616 S B ST

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Apply Date

Descending

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()

Plan Number PA-2025-039
Applied Date 06/20/2025
Type Planning Applications (PC and CC Approval Track)
Completion Date
Expiration Date
Status Approved
Main Parcel 034194030
Project Name
Address 616 S B ST SAN MATEO, 94401-4121 CA
Description THE CONSTRUCTION OF AN APPROXIMATELY 159,137 SF BUILDING ON A 27,921 SF/ 0.64 ACRE SITE LOCATED AT 616

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Plan Number NIN-2025-018
Applied Date 04/01/2025
Type Informational Neighborhood Meeting Labels
Completion Date
Expiration Date
Status Complete
Main Parcel 034194030
Project Name
Address 616 S B ST SAN MATEO, 94401-4121 CA
Description THE PROJECT PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 159,137 SF ON A 27,921 SF/ 0.64 ACRE. PROJECT INCLUDES 94 DWELLING UNITS, 5-STORY RESIDENTIAL USE BUILDING OVER TWO FLOOR...

Previous () | Next () | Top () | Paging Options () | Main Menu ()

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Plan Number PA-2025-023
Applied Date 03/27/2025
Type Planning Applications (Zoning Administrator
Completion Date