

**CITY OF SAN MATEO
BOARDS AND COMMISSIONS APPLICATION**



**Planning Commission
Commissioner**

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: John Lovell

Email: [REDACTED]

Primary
Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]
Street City Zip Code

San Mateo resident
since: 2013 I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or
Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: I have 13 years of experience working in the field of non-profit affordable housing development. I am currently employed as the Associate Director of Housing Development for Mission Housing Development Corporation, where I help lead a team of project managers overseeing a large pipeline of 100% affordable housing developments in San Francisco. I know the ins and outs of the real estate development process, and pride myself on being a "jack of all trades" with years of experience directing the work of architects, contractors, attorneys, and an array of technical consultants who are involved in the development of affordable housing. I've successfully navigated developments through various stages of regulatory approval. I've built trust with residents in our affordable housing portfolio, neighbors from diverse backgrounds, and forged successful partnerships with other non-profits, public officials, and community-based organizations. Moreover, I have a successful track record of attained financing for projects in the challenging and competitive environment of affordable housing finance.

I want to serve on this board/commission because: I have a breadth of knowledge in affordable housing, real estate, public policy, architecture, development, and local history that would make me a useful addition to the commission. Furthermore, I am a lifelong resident of the Bay Area. While I was born and raised in San Francisco, at this point I've lived most of my adult life in Downtown San Mateo. For as long as I can remember, going back to my childhood, I've had an enduring and passionate interest in cities, architecture, and local history. Growing up in San Francisco, it was initially very difficult for me to imagine myself settling anywhere outside of my hometown. When it eventually became clear to me that settling in with my wife would entail moving out of the city to be closer to her job in the South Bay, we were drawn to Downtown San Mateo because it offers the best of both worlds - all the great things about living on the Peninsula, without having to leave behind the walkable mixed-use neighborhood fabric to which I am most accustomed.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: I have a BA in political science, with honors, from UC Berkeley. I am currently enrolled in the San Mateo County Leadership Council's "Emerging Leaders" 2024-2025 cohort, with an expected completion in June 2025.

Graduate of:

By checking the box below, I hereby certify that all statements made in this application are true and I authorize investigation of all matters contained in the application. I acknowledge that any false statements or misrepresentation on this application will be cause for refusal of placement or immediate dismissal at any time during the period of my placement. I understand that the City of San Mateo is an Equal Opportunity Employer and this application is public.

Certified/Agreed

Submitted By

2025-04-28

Date

Please mail or submit this application to the San Mateo City Clerk's Office:

City Clerk's Office, 330 W. 20th Avenue, San Mateo, CA 94403, (650) 522-7040,
polds@cityofsanmateo.org

SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

State law requires that each city in California adopt and maintain a general plan, which serves as a "master" policy framework for how cities will grow for the future, while addressing certain issues such as housing, economic development, transportation, open space, and quality of life. After a lengthy community outreach process, The San Mateo City Council adopted the "Strive 2040" general plan last year. One of the most important parts of any general plan is the Housing Element, which sets forth how cities must plan to accommodate Regional Housing Needs Allocation ("RHNA") goals every 8 years. In the latest 2023-2031 RHNA cycle San Mateo must plan to accommodate slightly over 7,000 new units of housing. Of these 7,000 units roughly 3,040 must be targeted for "above moderate" income households, and the rest must be affordable for "moderate" to "very low" income households. While housing elements and RHNA cycles have been established policy for decades, due to the severity statewide housing crisis, in this recent RHNA cycle the CA Department of Housing & Community Development ("HCD") has been applying much more scrutiny in their review of local housing elements, while implementing more measures to for holding local governments accountable for planning how to meet RHNA goals. Last year HCD determined that San Mateo's housing element was in "substantial compliance" with State housing element law. This designation precludes San Mateo from having to wrestle with approving "builder's remedy" projects, that some of our neighboring jurisdictions on the Peninsula must currently contend with for not having compliant housing elements.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

I work for an organization that's at the forefront of responding to the Bay Area's housing crisis. It would be disingenuous of me to try and claim that my personal beliefs and values have nothing to do with my profession. I'm also afforded a regional perspective on the housing crisis, as someone who commutes back to a home on the Peninsula after a day of working for a community based developer in the Mission District of San Francisco. For most of my lifetime, local jurisdictions on the Peninsula have been eager to accommodate the growth of the technology industry, while simultaneously being reluctant to make room for a commensurate amount of new housing, especially multifamily housing. Given the incentives that local governments face, it's perhaps understandable why this position has been maintained for so long. On the other hand, the inability to provide enough housing on the Peninsula has largely meant that Bay Area's most marginalized communities have been left with the burden of having to absorb a disproportionate amount of the disruption that inherently accompanies economic growth. As a result, lawmakers in Sacramento have determined that the housing crisis cannot be solved without curtailing the large amount of discretion that has historically been afforded local governments on decisions about zoning and land use. With all that being said, I do think that the City of San Mateo deserves credit for some of the recent moves as a recent example of how to successfully respond to the call to "take on its fair share" in addressing the regional housing crisis, while accounting for other perspectives in the

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community - especially with the passage of Measure T as a “grand bargain” which prioritizes growth in several focus areas, while preserving San Mateo’s single family home neighborhoods. Moreover, as San Mateo is currently engaged in the discussion of expanding tenant protections as a part of its current housing element, I believe I can bring a well-rounded perspective to this discussion, as someone who occupies the unique position of being both a tenant and a landlord. My wife and I rent our primary residence in a large multifamily building in San Mateo. But I also have plenty of experience approaching landlord/ tenant relations from the perspective of an affordable housing developer, and as someone who personally owns a small multifamily rental property in the East Bay.

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John Lovell



Summary

Established affordable housing & real estate development professional with track record of successfully overseeing challenging and complex projects from start to finish. Broad scope of development and project management expertise. Diligent and deliberate decision maker who excels at wearing many hats.

Core Competencies

Real estate development, affordable housing finance, project management, due diligence, transaction closings, acquisition rehabs & recapitalizations, strategic planning, architecture & construction management, community outreach, public policy, writing & editing, critical thinking, resourcefulness and problem solving, broad and profound knowledge of Bay Area + California history and development trends.

Relevant Experience

Mission Housing Development Corporation • San Francisco, CA • July 2015 to Present

Associate Director of Housing Development • March 2025 to Present

Senior Project Developer • January 2021 to March 2025

Project Developer • January 2018 to January 2021

Assistant Project Developer • July 2015 to January 2018

- Oversaw the development of new construction and rehabilitation projects through multiple stages of development, from predevelopment, to construction, to stabilization & close out
- Identified and evaluated the feasibility of potential development opportunities through coordination of predevelopment, underwriting, and due diligence activities
- Planned, organized, assigned, supervised, and reviewed the work of professionals and technical consultants, including but not limited to lawyers, architects, engineers, construction managers, environmental consultants, and myriad of specialists
- Created and maintained detailed project pro-formas, consistently delivered projects on or under budget
- Successfully negotiated, facilitated, and closed complex real estate transactions involving multiple public and private sources of funds, including LIHTC, TE Bonds, Project Based Section 8, HUD recapitalization, HCD AB 1699 recapitalization, ground leases, city funds, seller carryback, and local agency ground leases
- Sought and obtained debt, equity and public financing; negotiated financing terms, regulatory agreements, and other contracts
- Managed real estate and finance transactions including site and property acquisitions, construction, permanent loan closings and tax credit equity syndications
- Maintained and established new relationships with government officials, community organizations, project stakeholders, lenders, and investors
- Managed design and construction team from initial scoping, schematic design and design development through construction
- Navigated projects through complex legal and regulatory landscapes; monitored possible changes in laws, regulations, and policy that may affect projects

- Developed and prepared a variety of applications for project developments including financing applications, planning applications, permits, maps and documents on housing development operations and activities; submit documents to local jurisdictions for endorsement.
- Supervised and mentored junior development staff

First Community Housing • San Jose, CA • October 2014 to April 2015

Assistant Project Manager

- Worked closely with senior management to successfully facilitate the development of several affordable housing developments in Santa Clara County

City of San Jose Housing Department • San Jose, CA • April 2014 to October 2014

Policy Intern

- Collaborated with the Department Director in the research and development of a policy whitepaper on the administrative status of California's Housing Successor Agencies
- Provided administrative and research support in the development and of major plans, including 2014 - 22 Housing Element;

Resources for Community Development • Berkeley, CA • June 2012 to Sept 2013

- Supported and collaborated with senior management to successfully facilitate the development of several affordable housing developments in the Alameda, Contra Costa, and Marin Counties

Education & Honors

Bachelor of Arts in Political Science, UC Berkeley, with honors, 2011

Leadership Council of San Mateo County, "Emerging Leaders", Class of 2025, Anticipated completion June 2025

Miscellaneous

Sole investor/ owner in an Oakland fourplex, since March of 2021

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**Planning Commission
Commissioner**

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BACKGROUND INFORMATION

Name: Aidin Rezaei Sarabi

Email: [REDACTED]

Primary
Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]
Street City Zip Code

San Mateo resident
since: 2023 I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or
Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: As the Director of Capital Programs and Construction for SFMTA, I bring extensive experience in urban development, infrastructure planning, and project delivery, which directly aligns with the responsibilities of the Planning Commission. My qualifications include: 1. Expertise in Land Use and Infrastructure Development o I have overseen major capital projects that require coordination between public agencies, private developers, and community stakeholders. o My experience ensures that projects are designed and executed with a balance of functionality, sustainability, and long-term urban planning goals. 2. Strong Knowledge of Development, and Transportation Integration o Having worked on large-scale infrastructure, I understand the critical relationship between land use decisions, mobility, and urban growth. o I am well-versed in environmental reviews, and policy frameworks that shape city planning. 3. Proven Leadership in Project Delivery and Public Engagement o I have led complex, multi-stakeholder projects, managing teams and budgets while ensuring projects align with community needs and regulatory requirements. o My role requires engagement with government agencies, business leaders, and the public, fostering collaboration to achieve sustainable and equitable development outcomes. 4. Commitment to Smart Growth and Sustainability o I advocate for forward-thinking planning policies that promote livable, walkable, and transit-friendly communities. o My experience in infrastructure improvements ensures that new developments are supported by resilient, well-maintained public services. 5. Dedication to San Mateo's Future o As a San Mateo resident, I am invested in the city's long-term success and want to contribute my expertise to thoughtful growth, economic development, and housing solutions that serve the community. With my background in capital project management, infrastructure development, and public service, I am well-equipped to serve on the Planning Commission and contribute to strategic, data-driven, and community-focused decision-making.

I want to serve on this board/commission because: As a San Mateo resident, I am invested in the city's long-term success and want to contribute my expertise to thoughtful growth, economic development, and housing solutions that serve the community.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: I am also a Licensed Engineer and have 2 Masters Degrees in Civil Engineering

Graduate of:

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2025-04-03

Date

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SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

As a Planning Commissioner, my role would be to ensure that land use decisions align with the General Plan's goals, balancing economic development, housing needs, environmental protection, and community character. I would also be committed to engaging the community and considering diverse perspectives to make informed, forward-thinking recommendations that shape a sustainable and inclusive future for San Mateo. The General Plan is the foundational policy document that guides the long-term vision for San Mateo's growth, development, and land use. It serves as a blueprint for decision-making on zoning, housing, transportation, infrastructure, environmental sustainability, and community amenities. The General Plan ensures that development aligns with the city's goals for economic vitality, livability, and environmental stewardship while balancing the needs of residents, businesses, and future generations.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

California's housing crisis requires cities like San Mateo to balance state-mandated housing requirements with local priorities and community concerns. As a Planning Commissioner, I would ensure that new developments align with state laws while also promoting smart, sustainable growth that enhances San Mateo's livability. This means advocating for housing solutions that are well-integrated with transportation, infrastructure, and community services, ensuring that growth does not outpace the city's capacity. Engaging the public in open, transparent discussions will be key to shaping projects that meet housing needs while maintaining the character of our neighborhoods. While I have personal perspectives on housing, my role would be to make objective, policy-driven decisions that serve the best interests of the entire community. I would take a pragmatic approach, prioritizing affordability, mixed-use developments, and sustainable planning while ensuring that the voices of San Mateans are heard. Growth is inevitable, but with careful planning and collaboration, we can create housing solutions that work for both current and future residents.

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Aidin Sarabi, P.E., P.M.P., C.C.M

Tel: [REDACTED]

Email: [REDACTED]

PROFESSIONAL REGISTRATIONS:

Professional Engineer (P.E.) – California & DC

Project Management Professional (P.M.P.) – Project Management Institute

Certified Construction Manager (C.C.M) - Construction Management Association of America

Certified Incident Command System – Department of Homeland Security

Initial Action Accident - Department of Homeland Security

OSHA General Industry Certification – Department of Labor

EDUCATION

Master of Engineering in Civil Engineering, Pennsylvania State University, 2012, GPA 3.77/4.0

WORK EXPERIENCE

- **Director of Capital Programs and Construction, SFMTA, City and County of San Francisco Jan 2023-Present**

Under MTA Board of Directors direction, as the Director of the San Francisco Municipal Transportation Agency (SFMTA) Capital Programs & Construction Division, I am responsible for the overall direction and administration of all programs related to capital project engineering, project delivery/management, construction management, contract administration, and capital quality assurance functions for a portion of the SFMTA capital program. I supervise approximately 135 engineering, technical and administrative staff in the Division and assume complete responsibility for the delivery of the transit, systems and facility related programs of the SFMTA's \$1.5 billion Capital Improvement Program, including new light rail extensions, complete tunnel and streets projects, facility upgrades and electrifications, and system overhead wire and rail replacement projects. I am also responsible to direct the development and implementation of construction policies, goals and objectives; manages organizational changes; ensures the enforcement of all applicable laws, ordinances and regulations; and prepares and presents reports to the SFMTA Board of Directors, FTA, and other policy and regulatory bodies.

- **Program Manager, Planning, Design & Construction Division (PD&C), San Francisco Bay Area Rapid Transit District Jan 2020 – Jan 2023**

Managing Hayward Maintenance Complex Phase II Program: Design & Construction
Cost Estimate: Over \$700M

Key Projects: Mainline Trackwork Procurement, ESY Trackwork Procurement, Civil Grading Project, East Storage Yard Project

- Prepared PS&E, Advertised, Conducted Bid Analysis and Awarded 3 Construction/Procurement Contracts
- Prepared Scope of Services, Selected Consultants and Managed several work plans/task orders - over \$40M
- Coordinating with all internal and outside stakeholders including Federal, local and utility agencies
- Following and complying with Federal and other local agencies rules and regulations in preparing

- Contract Documents (PS&E package), Implementation stage and close-outs
 - Managing Budget, Scope, and Schedule of both design and construction of HMC2 contracts utilizing different application including MAXIMO (ASSET Management tool), Primavera 6 (Scheduling and Resource Allocation/Management Application), ASANA (Task Manager Application), etc.
 - Prepared and submitted a Grant Application, Funding Request/Reports, Earned Value reports, Recovery/Dynamic Risk Management Reports, Cost/Benefit Analysis, Lifecycle Cost Analysis, Change Requests/Justifications etc.
 - Managed and minimized Covid-19 impacts on the project through creative cost saving strategies
 - Managing ongoing construction by in-house forces with limited funding due to Covid19
 - Leading Environmental study to prepare CEQA and NEPA documents per State and Federal regulations
 - Leading coordination with US. Army Corps, Department of Fish and Wildlife and Regional Water Quality Control Board to avoid, mitigate and manage the environmental impacts of the project
 - Regular Reporting on cash flow, earned value, budget status and forecasts to FTA and PMOC
 - In charge of program dynamic risk registry matrix and risk assessment
 - Conducted Value Engineering per FTA regulation on \$300M project
- **Project Manager, Infrastructure Project Management Division (IPMD), Washington DC Department of Transportation December 2012 – 2020**

Key Projects Completed:

- Capitol Crossing Project (3rd Street Tunnel, F & G Street Bridges) – Managed Design \$30M
 - Monroe Street Bridge N.E. – Managed Design & Construction \$2.5M & \$12M
 - Rehabilitation of 1st Street Project from Mass. Avenue to G Street – Managed Design & Construction \$15M
 - Reconstruction of 1st Street N.E. from G Street to New York Avenue – Managed Construction \$3M
 - Rhode Island Streetscape Project – Managed Design \$3M
 - H Street Bridge N.E. Project – Prepared Design-Build RFQ package
 - Updating DDOT Design Engineering Manual- Author of chapter 6 “Value Engineering”
 - Served as Value Engineering Coordinator for the Department 2015-2020
- **Research Assistant, Pennsylvania State University, Pennsylvania October 2009 – October 2011**
 - Applied engineering knowledge to develop, calculate and test mathematical models for civil engineering applications,
 - Used Statistics applications to model engineering problems, Integrate, summarize and synthesize data from a variety of sources (e.g. FHWA, FARS) to research, and preparing concise and accurate engineering reports.
- **Office Engineer, WSP (Parsons Brinckerhoff, Inc.) California, May 2008 – August 2009**

Key Projects: First Street Bridge over the Napa River, Napa, California; North Connector Project Phase 1 and Phase 2, Fairfield, California

Assisted in submittal reviews, prepared pay quantity calculations, prepared monthly progress pay estimates, processed change orders and claims, stormwater management inspection, processed material

testing requests, prepared contract change orders, processed survey requests, project documentation, maintained project files, and tracked labor compliances

- **Construction Site Supervisor, Tehran, Iran, 2004-2007**

Managed all construction activities of a petrochemical factory of new and existing products; sign-offs of job/task completion for payment to sub-contractors, record keeping of project tasks, material usage, and inventory; inspected completed works for compliance; evaluated contractors' change orders; critical path planning for project management; and also managed the safety certification program

RELEVANT SKILLS

Computer Skills: Microsoft Word, Excel, Power Point, MicroStation V8, AutoCad, SketchUP, Highway Capacity Software, Synchro, SimTraffic, Primavera P6, Roadside Safety Analysis Program (RSAP), Microsoft Project, ArcGIS

AWARDS

- Engineering Excellence Honor Award for the Design of Monroe Street Bridge NE, Washington DC by ACEC 2019
- Excellence Honor Award for Construction of Monroe Street Bridge NE, Washington DC by Heavy Construction Contractors Association 2019
- Engineering Excellence Honor Award for the Design of First Street NE, Washington DC also recognized by President Obama and President Biden in May 2014

PUBLICATIONS

- Aidin Rezaei Sarabi and Philip Garvey, Evaluation of the Use of Registration Stickers, Pennsylvania Department of Transportation – DOT Reports, April 2010
- Aidin R.Sarabi and Kambyz Behnia. Application of Geosynthetics in roads, Engineering Journal, University of Tehran, June 2007

REFERENCES

References available upon request

CITY OF SAN MATEO BOARDS AND COMMISSIONS APPLICATION



Planning Commission Commissioner

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: Vikash Bhagwandin

Email: [REDACTED]

Primary
Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]
Street City Zip Code

San Mateo resident
since: 1972

I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or
Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: I have been involved in the planning, build-out and launch of biotech startup companies. I am knowledgeable with the General plan of San Mateo, have attended study sessions, and well informed by the community. I am familiar with local ordinances, state and federal regulations.

I want to serve on this board/commission because: As resident of 52 years, born and raised, I have seen San Mateo evolve wonderfully, and now I would like to help with the growth of the city and prosperity of the residents, in a fair, diverse, equitable, inclusive, and responsible manner while maintaining the charm and deep history of San Mateo.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: Actively involved in the proper and safe implementation of 5G Towers, responsible housing through Measure T, Bayside Bus Depot, Third and Norfolk traffic problem and bike lanes, and currently the proposed 101/92 freeway exchange.

Graduate of:

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Certified/Agreed

Submitted By

2025-04-02

Date

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SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

General Plan outlines several improvements to the city, a major part implements the development of affordable housing to help with the statewide housing crisis. It complies with a state mandated housing requirement. It tasks city officials to work with landowners for the development of affordable housing in a safe and responsible manner, as well as a supportive infrastructure.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

I would make sure that all development proposals comply with the state mandated RHNA numbers. My personal view would only be a factor in my decision if there was a concern of safety, land stability, traffic, pollution or environmental impacts.

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EXPERIENCE

Career Exploration, Incubation stage Stealth Biotech

2023 -

- Evaluating the next generation of ADCs that overcome clinically validated Mechanisms of Resistance (MoR).
- Wrote NExT and SBIR grants.

Principal Scientist, Varian Medical Systems, a Siemens Healthineers Company

2022 - 2023

Cancer Biology of radiation therapy combined with cancer therapies, Immunotherapies.

- Established cell based assays to evaluate synergistic effects of radiation with oncology drugs.
- Discovered a novel PD biomarker of radiation with an immune checkpoint, led to a patent filing.

Principal Scientist, Astellas

2020 - 2021

Implementation of a bispecific (BiTE) antibody directed CAR-T cell therapy platform.

- Team lead to drive the development of cell therapies for novel solid tumor associated antigens.
- Designed and executed complex in vitro cell based assays.
- Led multiple industry collaborations to support group programs.
- Presented experimental data updates to senior leadership and stakeholders for go/no-go decisions.
- Provided scientific strategy to the BD group for partnerships.

Senior Scientist, OncoStemmyx Inc.

2016 - 2020

Identify small molecules that induce synthetic lethal interactions, DDR, TPD, Apoptosis, Cell Signaling

- Deployed a cell based assay to screen for novel induced synthetic lethal (ISL) compounds.
- Proof-of-concept (PoC) and MOA studies of novel induced synthetic lethal (ISL) compounds.
- Discovered a novel inhibitor of hedgehog signaling regulating multi-drug resistance. "Antifungals Itraconazole and Posaconazole induce synthetic lethality through MYC and Glutathione Pathway that sensitizes highly chemoresistant cancer cells to Vinca Alkaloids and Taxanes."
- Deployed xenograft tumor models to assess induced synthetic lethal (ISL) compounds in chemoresistance.
- Assisted in co-authoring a clinical trial protocol for Phase 1 cohort study.
- Out-licensed compounds to a generic pharmaceutical company.

Patent Families (4): #US10507208B, #PCTUS2018027371, #15/859,498, #62/484,852

Postdoctoral Fellowship, University of California San Francisco Medical Center

2008 - 2015

Advisor: J. Michael Bishop, Professor & Chancellor Emeritus, and Nobel Laureate

Grant Support: NIH T32 Ruth L. Kirstein postdoctoral Award

Postdoctoral Project: Induced synthetic lethal interactions with Kras

- Dissection of tumor cell signaling in a spontaneous model of Kras-G12D induced lung cancer.
- Evaluation of a kinase inhibitor in a spontaneous model Kras-G12D induced lung cancer.

Collaborations: In vivo evaluation of small molecules in GEMMs (Pfizer, Exelixis):

- Pfizer: c-MET inhibitors PF-04217903 and PF-02341066 (crizotinib) (**Sennino et al. 2012, Cancer Discovery**).
- Exelixis: Dual c-Met and VEGF inhibitor XL184 (cabozantinib). (**Sennino et al. 2012, Cancer Discovery**).
- Exelixis: XL184 and XL186 (cabozantinib) with Dun Yang (UCSF) and Dana Aftab (Exelixis)
- Invented a murine model of idiopathic pulmonary fibrosis. **Naikawadi et al. 2016, JCI Insights**.

Cancer Biology - various small projects

- Oncogenes (KRAS, MYC, PI3K, Akt, MEK, ERK) and Tumor suppressors (loss of p53, Rb, p16)
- Hedgehog signaling (SMO, PTC, GLI)
- Receptor tyrosine kinase signaling (EGF/EGFR, HGF/c-MET, KitL/c-Kit, VEGF/VEGFR)
- Resistance mechanisms (MDR1/ABCB1, BCRP/ABCG2, MRP1/ABCC1)

Doctoral Student, University of Texas Southwestern Medical Center

2003-2008

Advisors: Jerry W. Shay Ph.D., Vice Chair & Professor of Cell Biology

Woodring E. Wright, M.D., Ph.D. Professor of Cell Biology

Grant support: Lung Cancer SPOR grant, NASA-NSCOR Space Radiation grant

- Pancreatic cancer stem cells (PDAC). Metastasis, chemoresistance, telomere biology, and DNA damage response. **Bhagwandin et al. 2016, PLoS One.**
- Immortalization, characterization of a pheochromocytoma cell line. **Bhagwandin et al. 2013, PLoS One.**
- **Geron corp.:** Evaluation of GRN163L (**Imetelstat**) in a xenograft model of lung cancer. **Dikmen et al. 2005.**
- In Vivo Imaging Modality: Time resolved 3-D light emission tomography

Undergraduate Student, University of California Santa Cruz

1994 - 1998

Summer Internships & Independent Field Studies

- Geron Corp.: Inhibition of cancers with GRN163 now FDA approved **Imetelstat**.
- Dendreon Corp.: Dendritic cell therapy in cancer led to FDA approved **Provenge**.
- Genentech Inc.: Cloned the Human Hedgehog Receptor Smoothed (Smo) led to **Vismodegib**.
- Tularik Inc.: Baculovirus expression and purification of STAT4 and STAT6
- Cell Genesys Inc.: Expression profiling of cytokines involved in Muscular Dystrophy

EDUCATION

University of Texas Southwestern Medical Center, Dallas, TX

Doctorate of Philosophy, Cancer Biology - April 2008

University of California, Santa Cruz

Bachelor of Arts, Biochemistry & Pharmacology - December 1998

SKILLS SUMMARY

Cell Biology

- Cell-based assays: cytotoxicity assays (MTT/XTT and cell titer glow), drug efflux assays, gene reporter.
- Cancer Biology: Clonogenic assays in 2-D or 3-D (soft agar), 3-D organoids, Boyden Chamber assays.
- Isolation and culture of primary cancer cell culture and cancer stem cell biology.
- Cellular engineering by lentiviral transduction, retrovirus, lentivirus, adenovirus
- Immunoassays: Incucyte, ELISA, ELISPOT, Luminex & MESOSCALE (MSD).

In Vivo Pharmacology (Mouse Tumor Models)

- Genetically engineered mouse models (GEMMs) of tumorigenesis and progression.
- Cell line derived (CDX) and ex vivo patient derived (PDX) xenograft models and orthotopic models.
- Delivery methods: IV, IP and IM injection, oral gavage, Intranasal (aerosolization).
- Tumor progression and metastasis by bioluminescence imaging with Xenogen IVIS system.

Histopathology and Microscopy

- General epifluorescence and confocal microscopy on Zeiss, Olympus, Leica, and Nikon.
- Colorimetric and fluorescence based IHC analysis using the Aperio digital slide scanning system.
- Immunocytochemistry (ICC), Immunohistochemistry (IHC), apoptosis (TUNEL, cleaved caspase-3), proliferation (BrdU, Ki67), many oncology targets, receptors, and cell signaling pathway factors.

Biochemistry/Molecular Biology

- Protein expression systems & purification from bacterial, yeast, insect cells, and mammalian cells for antibodies, enzymes, and cellular factors. Study of protease biochemistry and tumor microenvironment proteins. Enzyme kinetics, substrate and inhibitor profiling.
- General cloning, Gibson assembly for antibody cloning, PCR cloning, phage cloning, sub-cloning
- Real-time qPCR, RT-PCR, bulk NGS, single cell NGS, RNAseq, siRNA, shRNA, miRNA screens
- Protein assays; western blots, chromatin IP (ChIP)
- Transcription factors: EMSA, luciferase reporter and lacZ reporter

PUBLICATIONS

1. **Bhagwandin VJ** (OncoStemmyx), Antifungals; Itraconazole and Posaconazole induce synthetic lethality through MYC and Glutathione Pathway sensitizing chemoresistant cancer cells to Vinca Alkaloids and Taxanes. (In Prep).
2. **Bhagwandin VJ** (Bishop lab); *KIT* proto-oncogene supports the development of *RAS* induced lung tumors. (In prep).
3. **Bhagwandin VJ**, Bishop JM, Wright WE, Shay JW; The Metastatic Potential and Chemoresistance of Human Pancreatic Cancer Stem Cells. PLoS One. 2016 Feb 9;11(2):e148807
4. **Co-first author: Ghayee HK*, Bhagwandin VJ***, Stastny V, Click A, Ding Liang-Hao, Mizrachi Dario, Zou YS, Chari R, Lam WL, Bachoo RM, Smith AL, Story MD, Sidhu S, Robinson BG, Nwariaku FE, Gazdar AF, Auchus RJ, Shay JW; Progenitor Cell Line (hPheo1) Derived from a Human Pheochromocytoma Tumor. PLoS One. 2013 June;8(6):e65624.
5. Sennino B, Ishiguro-Oonuma T, Wei Y, Naylor RM, Williamson C, **Bhagwandin VJ**, Tabruyn SP, You W, Chapman HA, Christensen JG, Aftab DT, McDonald DM; Suppression of Tumor Invasion and Metastasis by Concurrent Inhibition of c-Met and VEGF Signaling in Pancreatic Neuroendocrine Tumors. Cancer Discovery. 2012 Mar;2(3):270-87
6. **Bhagwandin VJ** and Shay JW; Pancreatic Cancer Stem Cells: fact or fiction? Biochimica et Biophysica Acta: Molecular Basis of Disease; Review. 2009 Apr;1792(4):248-59.
7. Trivedi NN, Tong Q, Raman K, **Bhagwandin VJ**, Caughey GH; Mast cell alpha and beta tryptases changed rapidly during primate speciation and evolved from gamma-like transmembrane peptidases in ancestral vertebrates. J Immunol. 2007 Nov;179(9):6072-9.
8. Tong ZY, Illek B, **Bhagwandin VJ**, Verghese GM, Caughey GH; Prostaticin, a membrane-anchored serine peptidase, regulates sodium currents in JME/CF15 cells, a cystic fibrosis airway epithelial cell line. Am. J. Physiol. Lung Cell Mol. Physiol. 2004 Nov;287(5):L928-35
9. Verghese GM, Tong ZY, **Bhagwandin VJ**, and Caughey GH; Mouse Prostaticin Gene Structure, Promoter Analysis, and Restricted Expression in Lung and Kidney. Am. J. Respir. Cell Mol. Biol. 2004 Apr;30(4):519-29
10. **Bhagwandin VJ**, Hau LWT, Mallen-St. Clair J, Wolters PJ, Caughey GH; Structure and Activity of Human Pancreasins, a Novel Tryptic Serine Peptidase Expressed Primarily by the Pancreas. Journal of Biological Chemistry 2003 Jan;278(5):3363-3371

**CITY OF SAN MATEO
BOARDS AND COMMISSIONS APPLICATION**



**Planning Commission
Commissioner**

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: <u>Kathryn Weingand</u>		
Email: <u>[REDACTED]</u>	Primary Phone: <u>[REDACTED]</u>	
Address: <u>[REDACTED]</u>	<u>San Mateo</u>	<u>[REDACTED]</u>
Street	City	Zip Code
San Mateo resident since: <u>1994</u> I am a registered voter in City of San Mateo: Yes		
Board or Commission interested in serving on (<i>check all that apply</i>):		
Did you attend a meeting for this Board or Commission?: <u>No</u>		

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: I am the owner of 3 properties in North Central and know everyone on my block where we talk about our concerns regularly. I am not a contractor or developer and I feel that they need input from someone who is not a developer or contractor. I have a good understanding of what the residents of this city need to have a good quality of life and find good jobs and services.

I want to serve on this board/commission because: I want to help shape San Mateo as a place that people want to live and feel happy. I am well aware of the problems in my neighborhood. I want to help shape this city to be aesthetically pleasing and have a functioning traffic flow.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: I am a college professor and was a high school teacher for 30 years at Sequoia High School. I have a masters from SFSU and I have been a high school coach in the SMUHSD. I am a longtime user of the recreation department inn San Mateo. I am a landlord and own 3 properties in North Central, yet my concerns are always with the quality of life that San Mateo offers and not my personal gain. I have a good understanding of homeownership, property values in the city and the rental market.

Graduate of:

By checking the box below, I hereby certify that all statements made in this application are true and I authorize investigation of all matters contained in the application. I acknowledge that any false statements or misrepresentation on this application will be cause for refusal of placement or immediate dismissal at any time during the period of my placement. I understand that the City of San Mateo is an Equal Opportunity Employer and this application is public.

Certified/Agreed

Submitted By

2025-03-31

Date

Please mail or submit this application to the San Mateo City Clerk's Office:

City Clerk's Office, 330 W. 20th Avenue, San Mateo, CA 94403, (650) 522-7040,
polds@cityofsanmateo.org

SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

I believe that San Mateo should remain a quality place to live and they need the input of someone who is not a developer and truly cares about the quality of life that we offer living here. I understand that the city must follow the guidelines of the state and federal government and that is a big part of what is driving the city plan.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

Affordable housing is a hot topic. I can easily weigh the benefits of a proposed project and if it benefits affordable housing or not. I live in a very dense neighborhood and understand the daily challenges of how a project benefits or disadvantages the city and its benefits to the residents. I would clearly weigh the benefits to public services when looking at a plan and development. Data and what residents need should be an important part of decision making.

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**CITY OF SAN MATEO
BOARDS AND COMMISSIONS APPLICATION**



**Planning Commission
Commissioner**

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: Adam Nugent

Email: [REDACTED] Primary Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]
Street City Zip Code

San Mateo resident since: 2018 I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: My background as a Landscape Architect provides a strong foundation for serving on the Planning Commission. I have dedicated my career to studying and implementing best practices in sustainable planning and urban design, focusing on creating enduring places that enhance community well-being. My professional work and education have given me a deep understanding of the intricate relationship between city finances, infrastructure, and land use decisions, as well as the psychological impact of aesthetics in the built environment. Working with diverse clients and their neighbors on landscape changes has honed my ability to navigate complex situations, manage expectations, and effectively balance competing interests. I am adept at facilitating collaborative solutions that aim to satisfy multiple stakeholders – a skill directly applicable to the varied perspectives encountered on the Planning Commission. My professional experience spans landscape architecture, planning, and architecture, providing me with a comprehensive understanding of how local ordinances translate into physical development. I have firsthand familiarity with the practical application of our laws in shaping the structure and function of our city through completed projects. My graduate studies in Germany provided an international perspective on urban design history, advanced planning best practices, green building technologies, and contemporary scholarship on long-term sustainability and environmental equity. Beyond my professional expertise, I bring a strong track record of leadership and service. As a commissioned officer in the U.S. Army, I led soldiers in challenging environments, developing discipline, humility, and the ability to quickly master complex systems and train others. This experience instilled in me the capacity to unite groups behind a common mission, even with limited resources and under pressure – skills vital for effective commission work. Currently, I serve as the President of the Home Association of North Central San Mateo (HANCSM) and have actively organized and participated in multiple General Plan and Public Works engagement meetings in the North Central Neighborhood. This role has deepened my understanding of local community concerns and the importance of public participation in the planning process. As a licensed landscape architect, a veteran, a homeowner, and an engaged community leader through my work with HANCSM, I am deeply invested in the future of San Mateo. My unique blend of professional expertise, leadership experience, and demonstrated commitment to community engagement makes me a highly qualified candidate for reappointment to the Planning Commission.

I want to serve on this board/commission because: I am passionate about creating great places and vibrant communities – a focus that has defined my professional life as a Landscape Architect. Having dedicated my career to studying sustainable development and urban best practices, I am eager to volunteer my broad professional and lived experience to benefit San Mateo. I want to serve on the Planning Commission to help guide San Mateo in becoming a leader in 21st-century urban planning, ensuring it lives up to its vision and values. The city faces critical, interconnected challenges in environmental sustainability, financial resilience, and social equity. My goal is to contribute to planning decisions that address these challenges proactively, securing a future where current and future generations can thrive in a beloved city with widespread prosperity. Specifically, I am driven to help the commission: Advance Environmental Sustainability: By promoting planning and design that supports carbon neutrality, enhances our urban ecosystem, and creates healthy, livable spaces with a balance of walkability and necessary infrastructure. Foster Financial Resilience: By supporting development patterns that generate a sufficient tax base to fund essential city services and infrastructure, while simultaneously ensuring San Mateo remains an attractive and affordable place to live and work across generations. Champion Social Equity: By advocating for planning decisions that address historical disparities and promote context-sensitive growth, ensuring equitable access to housing, opportunity, and a high quality of life for all residents, regardless of background or neighborhood. I believe my unique blend of professional expertise, commitment to sustainability, and deep understanding of the interplay between design, finance, and community well-being can make a significant contribution to the commission's vital work in shaping San Mateo's future.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: In addition to the qualifications previously outlined, here is a summary of relevant background information: Professional Experience: I am a licensed Landscape Architect with hands-on experience leading a design studio on the Peninsula. My work has included directly entitling projects within the city of San Mateo. This experience provides me with practical knowledge of local development processes, city ordinances, and the realities of implementing planning decisions on the ground. It has also honed my skills in working with diverse stakeholders and managing complex projects. Education: I hold a Master's Degree in Landscape Architecture. My graduate studies included time studying and teaching in Bonn, Germany, where I gained valuable international perspectives on urban design history, sustainable planning best practices, and contemporary environmental research. This academic background provides a strong theoretical foundation for understanding complex planning challenges. Leadership and Service: I served as a Captain in the U.S. Army, where I was responsible for leading the tactical operations of a PATRIOT Air Defense Artillery Battalion. This included wartime deployments across three Middle Eastern countries. This experience developed strong leadership, decision-making, and organizational skills, as well as the ability to perform effectively under pressure and unite teams towards a common goal. Community Involvement: I am actively involved in the San Mateo community, currently serving as the President of the Home Association of North Central San Mateo (HANCSM). In this role, I have gained significant experience in community organizing and facilitating outreach. My involvement in multiple General Plan and Public Works engagement meetings has further deepened my understanding of resident concerns and the importance of public participation in city planning. This diverse background across professional practice, academic study, military leadership, and local community engagement provides me with a unique and valuable perspective for serving on the Planning Commission.

Graduate of: City Services Academy 2019

By checking the box below, I hereby certify that all statements made in this application are true and I authorize investigation of all matters contained in the application. I acknowledge that any false statements or misrepresentation on this application will be cause for refusal of placement or immediate dismissal at any time during the period of my placement. I understand that the City of San Mateo is an Equal Opportunity Employer and this application is public.

Certified/Agreed

Submitted By

2025-05-01

Date

Please mail or submit this application to the San Mateo City Clerk's Office:

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polds@cityofsanmateo.org

SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

My understanding of San Mateo's General Plan is extensive, informed by my professional background in landscape architecture and planning, my prior service on the Planning Commission, and my participation on the General Plan Subcommittee. The General Plan serves as the foundational document and long-range blueprint for San Mateo's physical development and resource management. It is the state-mandated constitution for the city's future, legally guiding all land use decisions and shaping the built environment over the coming decades. The General Plan plays a critical role in nearly every aspect of the city's form and function: Directing Land Use and Development: It is the primary tool regulating where and how development can occur, directly influencing housing capacity, the cost of living, and the character of neighborhoods. Shaping the Built Environment and Quality of Life: Going beyond geometric regulations, the plan guides urban design, the city's transportation networks, and the provision of public spaces. It determines everything from walkability and accessibility to the psychological well-being and happiness of residents. A well-planned city, like a maturing park or arboretum, improves over time in livability and beauty. Ensuring Financial Sustainability: Land use decisions guided by the plan significantly impact land values and the resulting property tax base, which is essential for funding city services and maintaining infrastructure into the future. The plan's approach to managing land use determines whether our city's high land values translate into productive growth or exacerbate housing affordability issues. Integrating Infrastructure: The Plan guides the development of transportation infrastructure and the use of public rights-of-way, directly impacting residents' access to jobs, services, and recreation. Promoting Resilience and Adaptability: Ultimately, the General Plan dictates whether San Mateo can attract businesses and residents, successfully manage economic fluctuations, and adapt to future challenges like climate change and demographic changes. It guides zoning codes, environmental hazard mitigation, and overall urban resilience. Drawing from my academic study of urban planning and my professional design practice, I see the General Plan not just as a regulatory document, but as the core strategy for ensuring San Mateo's long-term environmental, economic, and social vitality.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

Balancing state housing mandates with diverse community interests and planning for future needs is one of the most critical and challenging aspects of serving on the Planning Commission in the current environment. My approach is grounded in understanding the legal framework, prioritizing the long-term health and equity of the city as a whole, and ensuring a transparent and informed decision-making process. When reviewing development proposals, I would balance these competing interests by: Adhering to State Law and the General Plan: Recognizing that state legislation limits local discretion in certain areas, I would ensure decisions comply with state mandates promoting housing while leveraging the guidance and flexibility provided by San Mateo's recently adopted General Plan. The General Plan is our community's roadmap for accommodating growth responsibly and equally; it is the appropriate tool

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to guide how we meet housing needs while respecting neighborhood context. Prioritizing Evidence-Based Planning and Design: I believe the most effective way to navigate conflicting views is by grounding decisions in best practices for urban planning and design. This includes advocating for and applying objective design and planning standards, potentially through tools like form-based codes. Such standards, based on what creates safe, attractive, and walkable urban environments, provide predictability for both residents and developers, reducing subjective conflict and enhancing trust in the process. Actively Weighing Community Input within the Legal Framework: Community input is vital and provides essential local context. I would listen carefully to resident concerns, understand varying perspectives, and empathize with the impacts of change. My role would be to weigh this input against the requirements of state law, the policies of the General Plan, and the potential benefits a project offers to the city's overall housing and planning goals, clearly articulating where the Commission's discretion is limited. Promoting Equity and Long-Term Community Benefit: My decisions would be guided by the principle of affirmatively furthering fair housing and ensuring that growth contributes to a more equitable and inclusive San Mateo. This means supporting projects that increase housing opportunity, particularly for historically excluded populations, and ensuring that the benefits of new development are shared across the community, without unduly burdening existing residents or diminishing the quality of established neighborhoods. My personal view, shaped by my professional expertise in creating sustainable and thriving places, my understanding of urban systems (including the critical link between land use, finance, and well-being), and my commitment to community service, factors into my decisions by providing a framework for evaluating proposals based on their potential to contribute to a high-quality, equitable, and resilient city. I am particularly focused on ensuring that development enhances the public realm, integrates well with existing neighborhoods through high-quality design, and actively works towards the environmental and social sustainability goals outlined in our General Plan. Ultimately, I believe the Planning Commission's role is to make informed, transparent decisions that fulfill our legal obligations while strategically shaping San Mateo's built environment to enhance the quality of life and opportunity for all residents, now and in the future. This requires a commitment to evidence-based practices, and a sincere effort to balance diverse interests within the mandates we operate under.

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Adam Nugent

San Mateo, California

SUMMARY

Highly accomplished and award-winning Landscape Architect with extensive experience in sustainable design, project entitlement, and team leadership. Proven ability to navigate complex planning processes, balance competing interests, and deliver high-quality projects that enhance communities. Brings a unique blend of private sector development expertise, international academic perspective on urban planning, and strong leadership skills developed as a former U.S. Army Captain. Passionate about contributing to the creation of resilient, equitable, and vibrant places that support the highest quality of life for current and future generations. Licensed Landscape Architect dedicated to public service and informed decision-making.

EXPERIENCE

Design Director, Terra Ferma Landscapes; South San Francisco, CA | 2020-2021:

- Led a landscape architecture studio, overseeing the successful development and execution of 20-30 concurrent high-end residential and hospitality design projects across Northern California.
- Directed and guided the design team through all project phases, ensuring design excellence and client satisfaction for demanding clientele.
- Mentored and developed junior landscape architects and designers, fostering professional growth within the studio.
- Successfully managed the entitlement and planning approval processes for landscape architecture projects in numerous municipalities across the region, demonstrating expertise in navigating local regulations.
- Managed studio operations, including client communications, financial performance, and market competitiveness.

Landscape Architect, Terra Ferma Landscapes; South San Francisco, CA | 2013-2019:

- Served as Chief Designer and Project Manager for dozens of master-planned properties in the Bay Area, guiding projects from schematic design through construction completion.
- Designed California Home and Design magazine's 2017 Landscape of the Year, showcasing design excellence and impact.
- Successfully navigated complex permitting and planning approval processes across various Bay Area jurisdictions.
- Led presentations, facilitated communications, and conducted design programming and site analysis for clients, public agencies, and governing bodies.
- Managed multidisciplinary consultant teams to produce comprehensive contract document.

Site Planner and Landscape Designer, KDA Architects; Voorhees, NJ | 2011-2013:

- Conducted master planning, design programming, architectural rendering, and detailing for architectural projects across all development stages.
- Created master plans for accessible continuing care retirement communities, focusing on user needs and site integration.

- Designed landscapes for institutional projects including schools, long-term care facilities, and developmentally supportive housing, emphasizing functional and supportive environments.
- Produced and administered the firm's website, demonstrating technical skills in web development (HTML/CSS).

Graduate Assistant Teacher, Texas A&M University; College Station, TX and Bonn, Germany | 2010-2012:

- Instructed, evaluated, and mentored over 60 undergraduate students in Landscape Architecture and Urban & Regional Sciences programs.
- Co-taught design studio courses, led critiques, and evaluated design projects, fostering critical thinking and design skills.
- Evaluated and instructed diverse coursework, including site engineering, ethics, and professional practice in urban planning.
- Co-taught and managed the department's international program in Germany, mentoring students through semester-long European independent studies focusing on urbanism and planning.

Commissioned U.S. Army Officer / Battalion Tactical Director; Ft. Bliss, TX & Southwest Asia (Operation Enduring Freedom) | 2007-2009

Platoon Leader and Battery Tactical Control Officer, U.S. Army; Ft. Bliss, TX | 2006-2007

- As a Captain, led the tactical execution and readiness training for a PATRIOT Missile Air Defense Artillery Battalion supporting U.S. Central Command strategic objectives across three Middle Eastern countries.
- Directed real-time air defense engagements and prioritized targets while coordinating extensively with other military branches to deconflict friendly and neutral aircraft.
- Planned complex anti-tactical missile defense deployments, including communications architecture, command and control schemes, and radar/missile placement.
- Trained, certified, and validated the proficiency of 18 tactical control crews for deployment, significantly exceeding standard requirements and demonstrating exceptional training leadership.
- Integrated and maintained a secure, redundant communications network across multiple countries, ensuring continuous operational capability.

EDUCATION & TRAINING

Texas A&M University; College Station, TX — 2012

Master of Landscape Architecture, University Olmsted Scholar, Tau Sigma Delta

U.S. Army Officer Candidate School; Fort Benning, GA — 2005

Commissioned 2nd Lieutenant, U.S. Army

Augsburg College; Minneapolis, MN — 2004

Bachelor of Arts in Philosophy, Summa Cum Laude

LICENSES & CERTIFICATIONS

Licensed Landscape Architect, California (#6269)

**CITY OF SAN MATEO
BOARDS AND COMMISSIONS APPLICATION**



**Planning Commission
Commissioner**

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: Caiti Busch

Email: [REDACTED]

Primary Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]
Street City Zip Code

San Mateo resident since: 2014 I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: I have been actively engaged in the San Mateo community for the last five or so years, following City Council and the General Plan process with interest. I was a renter in San Mateo for 10 years and just bought a home last year, so I have experience as both a renter and an owner. I am an attorney for the County of San Mateo, and so I have a clear understanding of the role land use and planning play in a city/community. I don't directly work on land use issues, but I am on our Planning Team by virtue of my role advising County Environmental Health. Both my career and my interest in San Mateo governance has allowed me to learn a lot about the Planning process and the Planning Commission's role. Though I have a lot to learn about the intricacies of the decisions they make and the policies/laws that underpin them, I am a very quick study and have a keen interest in this area the law. I learn quickly and feel I am even-handed and can weigh all evidence before making a decision.

I want to serve on this board/commission because: I've been on the City's Personnel Board for several years and am looking for a way to have a larger impact in San Mateo. I feel like my skills are well-suited to the Planning Commission, and so I feel like I could be a strong contributor. I also look forward to being able to shape the San Mateo community, as my wife and I are committed to living here for the rest of our lives. As a younger person (35) who has rented in San Mateo for the past ten years but who just recently bought a home here, I feel like I could provide some good insight into the long-range planning decisions the Commission helps make. I'm also just interested for my own benefit in learning more about land use and this is probably the very best way to learn this stuff--by eating and breathing it on the Commission!

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: I think my resume is a good representation of my experience and skill set. As a former scientist, I have experience and skill in receiving data/proposals, asking questions to bolster my understanding, and then weighing pros and cons. I think those skills would serve me well in this role as well. Also, I love San Mateo!

By checking the box below, I hereby certify that all statements made in this application are true and I authorize investigation of all matters contained in the application. I acknowledge that any false statements or misrepresentation on this application will be cause for refusal of placement or immediate dismissal at any time during the period of my placement. I understand that the City of San Mateo is an Equal Opportunity Employer and this application is public.

Certified/Agreed

Submitted By

2025-05-01

Date

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City Clerk's Office, 330 W. 20th Avenue, San Mateo, CA 94403, (650) 522-7040,
polds@cityofsanmateo.org

SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

The General Plan is the guiding document for all land use planning in the City through 2040. My understanding is the General Plan sets higher level, long term policy and guidance for land use planning that dictates the on-the-ground (no pun intended) land use planning that will happen in the City through 2040. All planning decisions have to conform with the General Plan but it leaves lots of room for flexibility within its mandates. It sets parameters on the eight mandated and handful of optional areas or elements within it.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

Well, the first question I'd ask is what are our legal options. It's not typically an option to ignore state mandates, and so if the state is mandating a particular decision, then that is what we'd be compelled to do. But to the extent there is flexibility or discretion in the decisions we'd be making, I think your role as a public servant is to listen to the community and weigh that in your decisionmaking, but also to recognize that not everyone in the community speaks up, and there may be portions of the community whose perspectives are under-represented. Once selected as a commissioner, your job is to listen with an open mind to all of the input (be it from staff, community, other commissioners), ask the right questions, truly consider the options, and then ultimately use your own informed judgment to make the decision you think will be best for your community--not only now but in the future. My personal opinion is that it is a simple reality that our current land use planning on the Peninsula is not sustainable. We have to have more housing, we have to have better transportation options, and we have to find ways to allow folks from all walks of life to live here. We also have to recognize that revenue from offices/businesses are an absolutely critical part of our City's general fund each year, and so we have to work to find ways to balance the urgent need for housing with the need for continued/commensurate revenue/jobs. I also now live in a single-family neighborhood in Parkside, and so I understand the compulsion to protect single-family homes at all costs and to want to direct our efforts to build up housing in the transportation corridors. I'd bring all of this to bear in my role as a commissioner, and I am sure I have so much more to learn, so my opinions certainly will develop and grow as I learn more.

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polds@cityofsanmateo.org

Caiti Busch

EXPERIENCE

SAN MATEO COUNTY ATTORNEY'S OFFICE, *Deputy County Attorney* Jan. 2022 – Present

- Advise County clients on all legal issues that arise, including regulatory and statutory compliance, litigation, contracting, and policy. Clients include Environmental Health, the Controller, the Public Guardian, and County commissions, including Commission on the Status of Women and LGBTQIA+ Commission.
- Represent County in wide-ranging civil litigation, including employment matters, dangerous conditions cases, and civil rights suits.
- Serve on Office Equity Team.

GIBSON, DUNN & CRUTCHER, LLP, *Associate* Summer 2016, Fall 2017 – Summer 2018, Fall 2020 – Jan. 2022

- Represented clients in diverse range of complex litigation. Distilled complicated legal issues and applied law to facts in filed motions, advisory memoranda, and oral presentations.
- Interfaced with clients, opposing counsel, witnesses, and experts. Lead fact development and synthesized data and documents. Managed teams to complete tasks proactively.
- Maintained an active pro bono practice and served as one of two 2021 Summer Associate Program Coordinators. Co-founded and co-led office-wide diversity book club.

SANTA CLARA COUNTY DISTRICT ATTORNEY'S OFFICE, *Summer Law Clerk* Summer 2015

- Drafted and argued filed motions, including examining witnesses on both direct and cross.

JUDICIAL CLERKSHIPS

HON. LEONDR A. KRUGER, THE SUPREME COURT OF CALIFORNIA Fall 2019 – Fall 2020

- Member of Supreme Court Equity & Inclusion Committee.

HON. BETH LABSON FREEMAN, NORTHERN DISTRICT OF CALIFORNIA Fall 2018 – Fall 2019

EDUCATION

STANFORD LAW SCHOOL, Juris Doctor, 2017

Honors: High Pro Bono Distinction; Class Prize (top 1–2 students in class): Criminal Law, Supreme Court Litigation Clinic, and Constitutional Litigation

Journals: *Stanford Law Review*, Executive Editor (2016–17), Member Editor (2015–16)

Activities: OutLaw, Co-President (2015–16); Stanford Women in Politics; Stanford Moot Court Competition (2017); UCLA Williams Institute Moot Court Competition (2016); Volunteer Alternative Spring Break (2015, 2017)

ARIZONA STATE UNIVERSITY, M.S. Biology (Biology and Society), May 2014

Certificate in Responsible Innovation in Science, Engineering, and Society, May 2014

TRINITY UNIVERSITY, B.S., *magna cum laude*, Biology, Religion, Minor in Biomathematics, May 2011

Honors: Murchison Scholarship; Ethel Evans Religion Scholarship; CoSIDA/ESPN Academic All-American

Activities: Varsity Volleyball, Captain (2009, 2010)

COMMUNITY INVOLVEMENT

Chair, Foundation for San Mateo County Libraries; Vice Chair, City of San Mateo Personnel Board; Co-Chair, San Mateo County Stonewall Democrats; Graduate, 2019 San Mateo City Services Academy

INTERESTS

Reading the “100 Novels to Read Before You Die”; The *New York Times* Crossword; LGBTQ+ Representation in Media; Hiking in San Mateo County

**CITY OF SAN MATEO
BOARDS AND COMMISSIONS APPLICATION**



**Planning Commission
Commissioner**

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: Kevin Simpson

Email: [REDACTED] Primary Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]
Street City Zip Code

San Mateo resident since: 2008 I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: I am closely involved in day to day city issues and actively participate in or monitor Council meetings, commission and board meetings, hearings, neighborhood meetings and forums. I have been deeply engaged in downtown issues and have worked closely with DSMA, SM Chamber, and even founded a local civic group to advocate for downtown and B Street improvements. I have been closely involved in walk and bike friendly issues. I have at times engaged directly with developers including Prometheus, the former Windy Hill and Harvest to advocate for investment in downtown livability. I understand the tightrope that the city and its agencies walk in both complying with state, federal and county requirements as well as mapping and executing on its own future and responding to the invariably competing desires and opinions of the city. I consider myself an open minded but still opinionated person who strives to always learn more and advocate for the best possible San Mateo. I have over 30 years' experience in operations and financial decisions for a very successful tech startup. I have a background in government and policy making.

I want to serve on this board/commission because: We are in the middle of a turbulent time for the city that I love so much. The Planning Commission sits at the nexus of much of what will transpire in our city in terms of development of our built environment as well as the non-tangible qualities that can make or break whether San Mateo is a vibrant place where residents and visitors can thrive; or a city that fails to live up to its abundant promise. Careful consideration--within the framework of laws, our General Plan, and mandates--requires attention to detail, passion for getting the right information to make an informed decision or recommendation, and an eye or ear toward ensuring the needs and desire of all residents and those who work, run a business or play here are weighed. I will always be looking for the best possible outcome within the range of possibilities.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: -BA in Government with significant study in Studio Art and East Asian studies: Oberlin College, Oberlin, Ohio -20 years with Model N, a San Mateo based software company which I joined as one of its first employees and which grew to be the dominant market leader in Life Sciences Revenue Management. I played many roles spanning the entire business operation, including Services, Support, Go-to-Market, Renewals, and roles in HR including enablement and internal communications. -Board Member, San Mateo County Astronomy Society, focusing on public outreach such as star parties for the public throughout the county. -Cofounder of B Street Boosters, advocating for the establishment and blossoming of our Pedestrian Mall, working closely with Council, Merchants, City Staff, DSMA and SM Chamber.

Graduate of:

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Certified/Agreed

Submitted By

2025-05-01

Date

Please mail or submit this application to the San Mateo City Clerk's Office:

City Clerk's Office, 330 W. 20th Avenue, San Mateo, CA 94403, (650) 522-7040,
polds@cityofsanmateo.org

SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

The General Plan serves as a foundation for mapping out how land and other assets will be used and developed or redeveloped for the plan period. It acts as a map stating where and what kind of development *can* happen; provides a set of assumptions about factors that will affect the city's development; maps the zoning plan for the city; and sets objectives that will enable the city to grow and thrive within a guided vision rather than haphazardly. It also and crucially serves as a public document to hold the city government and others accountable for decisions on the day to day and month to month level about projects and questions. It further guides other plans such as the Downtown specific plan, citywide and neighborhood plans like Complete Streets or Master Bicycle plans, etc. It serves as a vehicle for the city to design its future. It does NOT, however guarantee that any individual development, project or outcome will happen. It cannot force homes to be built, blocks to be redeveloped or park built. It is up to developers and individuals or businesses to actually generate the new homes, new businesses or redeveloped blocks or zones. And while it serves as the master plan, there is also capacity within that plan for individual and incremental changes to be made--such as parcel zoning to accommodate a project where necessary and within the general spirit of the plan, for example.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

My first instinct will always be to ask how the project stacks up in terms of providing housing and addressing the jobs/housing balance. I favor more housing and especially favor housing geared toward middle and lower income residents. I will scrutinize the balances within any project on that score. Second and is how the proposed project impacts those around the project and those who will benefit from it in many and varied ways. Overlaying all of that is the straightforward but not always simple matter of what the law and our policy will permit, where we have discretion, and how that discretion can be used to get to the best possible outcome. I would try to leave my personal view aside. I think there is room to ask for excellence in what is proposed and where for example my personal view of the aesthetics of a project come into play, I'd express it but not insist on it especially when there is a variety of opinion. I would also, in deliberations and questions, always strive to bring the public along and help them understand the implications of any proposal and any decision or recommendation.

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**CITY OF SAN MATEO
BOARDS AND COMMISSIONS APPLICATION**



**Planning Commission
Commissioner**

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: Lisa Maley

Email: [REDACTED]

Primary Phone: [REDACTED]

Address: [REDACTED] SAN MATEO [REDACTED]
Street City Zip Code

San Mateo resident since: 2012 I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: Civil Engineer having worked 30 years in land development as a business owner and contractor for major residential and commercial developers. I hold a CE, LLS and RE Broker's license. Understanding of entitlement and EIR processes as well as the synergy between applicants and staff. Familiarity with the 2040 General Plan and municipal code.

I want to serve on this board/commission because: San Mateo is a wonderful community, and I want to contribute in a meaningful way to guide our future growth and ensure it meets with the community's vision and priorities.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: Cofounder and steward for 25th Avenue Speaks, a neighborhood group formed to keep residents informed about potential development and its related impacts.

Graduate of:

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SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

The General Plan is the guiding document for the community's long-range vision for future growth and development. The General Plan established policies and goals that serve as a framework for making decisions regarding housing, transportation, land-use and other community aspects.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

It is important to respect the state's mandates for increased housing while also respecting the character of existing communities. Although the city's current zoning does not fully align with the General Plan, new projects should integrate with existing communities through setbacks and enhanced connectivity and incorporate design objectives where applicable. Engaging the community early in the process and ensuring their perspectives are considered can go a long way toward building public support for new development.

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CITY OF SAN MATEO BOARDS AND COMMISSIONS APPLICATION



Planning Commission Commissioner

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: Rebecca Dun

Email: [REDACTED]

Primary
Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]
Street City Zip Code

San Mateo resident
since: 2021

I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or
Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: My qualifications blend technical expertise, community engagement, and a deep commitment to San Mateo's future. With five years as a software engineer in sustainability and fintech, I analyze complex problems and turn data into practical solutions. As a renter, daily transit rider, and community garden volunteer, I have firsthand insight into our city's housing and infrastructure challenges. My advocacy includes drafting policy memos that helped advance the Klamath River dam removal-the first of its kind in the US. Participation in General Plan 2040 forums and ongoing study of land use policy history further shape my approach. I'm passionate about inclusive, equitable growth and eager to help shape a resilient, thriving San Mateo.

I want to serve on this board/commission because: I want to serve because I care deeply about how policy shapes daily life in San Mateo, now and for future generations. My interest in housing policy goes beyond theory-I've attended Planning Commission meetings and studied city documents, and I've seen the impact of collaborative, solutions-oriented governance. These experiences inspired me to move from bystander to participant. I'm eager to contribute my skills and perspective to ensure our policies are equitable, well-informed, and responsive to the real needs of our community.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: My STEM background gives me a rigorous, data-driven approach to problem-solving, but I recognize that numbers alone can't capture the lived experiences of marginalized communities. I seek out works like *The Color of Law* and *Murder State* to better understand systemic inequities in housing and urban policy. This blend of technical expertise and social awareness shapes my advocacy for effective, just policies. Volunteering with San Mateo Community Gardens and the Food Bank reflects my commitment to grassroots community building.

Graduate of:

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Certified/Agreed

Submitted By

2025-05-02

Date

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polds@cityofsanmateo.org

SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

The General Plan is San Mateo's long-term roadmap that guides land use, housing, transportation, and community development. The 2040 General Plan establishes a vision for a diverse, equitable, and resilient city by setting priorities that balance growth with sustainability and inclusivity. The plan's emphasis on expanding housing options, improving transit access, and preserving community amenities aligns with my values. When I reviewed the 2040 draft, I was encouraged by its strong commitment to equity and resilience, reflected in thoughtful policy recommendations. I'm inspired by the plan's bold priorities and believe that, while progress may be incremental, we owe it to future residents to act with both urgency and care. The General Plan is a living document that requires ongoing collaboration to translate its policies into tangible improvements that reflect residents' diverse needs. I look forward to collaborating with fellow commissioners to ensure amenities like libraries and community gardens are holistically accessible to all.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

Land use decisions have historically limited housing opportunities and reinforced inequities. To move forward, we must broaden engagement and ensure policies reflect the needs of the entire community. San Mateo's legacy of exclusionary zoning must be addressed thoughtfully for a more inclusive future. Streamlining ADU and home expansion processes can help residents adapt while respecting neighborhood character. Community input is vital, but we must also proactively reach those not always present in public meetings. Decisions should reflect the full diversity of San Mateo-including future neighbors.

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Civil Engagement & Advocacy

- Drafted policy memos on sustainability, contributing to the US's first dam removal project (Klamath river) ahead of schedule.
- Advocated for innovative climate solutions, including incentives for kelp farming and regenerative agriculture, through direct communication with state legislators.
- Participated in San Mateo General Plan 2040 forums (listening sessions and online); submitted written analysis on housing density and transit access to city planners.

Community Involvement

- Use of multi-modal public transit (walking, biking, Caltrain, BART, bus) to commute sustainably and reduce environmental impact
- Volunteer, San Mateo Community Gardens and San Francisco-Marin Food Bank
- Founded and moderated a Bay Area intern hiking group (10k+ members), organizing free, inclusive hike events for the community.
- Engaged San Mateo resident for housing affordability and quality of life as a renter.

Professional Experience

Software Development Engineer, Amazon AWS Infrastructure – Sustainability

Jan 2025 – Present

- Develop tools to optimize carbon-free energy asset management, balancing profitability with environmental stewardship for one of the world's largest clean energy portfolios.
- Collaborate with cross-functional teams to align with corporate and regulatory goals (PPA, EAC)
- Built a live monitor system that reduces financial audit time by 6 months per year.

Software Development Engineer, Amazon Music – Free & Prime Customers

Jan 2021 – Dec 2024

- Developed UX and playback improvements for 30+ million Free and Prime mobile customers
- Led cross-team advocacy efforts to resolve accessibility gaps, resulting in improved playback resilience by 30% and a seamless playback experience for users with diverse needs.

Software Engineer, Stilt

Mar 2020 – Aug 2020

- Automated unsecured loan document creation for thousands of applications of first-generation immigrants, complying with state loan regulations and increasing approval rates.
- Integrated real-time fraud detection (i.e. two-factor authentication), reducing unauthorized access and safeguarding user accounts.

Education

Simon Fraser University - B.A.S. Mechatronics Systems Engineering

Surrey British Columbia, Canada

Sept 2014 – Aug 2018

**CITY OF SAN MATEO
BOARDS AND COMMISSIONS APPLICATION**



**Planning Commission
Commissioner**

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: William Mader

Email: [REDACTED]

Primary
Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]

San Mateo resident
since:

February 2021

I am a registered voter in City of San Mateo: **Yes**

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or
Commission?:

Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: I currently work for a multifamily real estate development company and am aware of how careful and far-sighted urban planning can enhance the quality of life for the community, both in the current moment and for future decades. The value of a general plan will be greatly enhanced if it is commercially viable, and my business experience in the real estate industry will ensure this is the case.

I want to serve on this board/commission because: I am passionate about managing the City's future growth in a way that thoughtfully provides for the needs of the community.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: I grew up in Wisconsin and majored in economics and Spanish. I have been a California resident since August 2013 and a San Mateo resident since February 2021. I am a Chartered Financial Analyst and am an active member of the CFA Society San Francisco.

Graduate of:

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SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

In the past few decades, California has experienced significant population growth due to its strong employment base and high quality of life. Development has not necessarily kept pace, in part due to local restrictions, which has resulted in what many in the area consider to be a housing crisis driven by very high rents/home prices. As a result of the supply/demand imbalance, the State of California has enacted legislation mandating the creation of housing. In response, cities across the state, including San Mateo, have put plans in place to meet the state requirements while also ensuring any development that takes place is supported by and meets the needs of the local community.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

San Mateo is a desirable place to live for many reasons and as such has high home prices and rents. The creation of additional housing is essential to ensure that our community remains accessible to all residents, but must be done in a way that doesn't alter the quality of life that makes the city so attractive. Development is frequently controversial, but there are many underutilized areas within the city that can be repurposed in a more productive way to meet the state's housing goals without adversely impacting existing residents. I work for a development company yet am also a homeowner, so would bring a balance approach to ensure development is done in a thoughtful way.

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WILLIAM R. MADER, CFA



PROFESSIONAL EXPERIENCE

Carmel Partners, San Francisco, CA

Director, Capital Finance

Sep 2018 – present

- Secure debt financing for ground-up multifamily construction projects and value-add acquisitions, including the preparation of marketing materials, soliciting of term sheets, lender selection and loan document negotiation.
- Arrange syndicates/participations for large transactions (typically deals over \$70MM).
- Manage balance sheet and debt maturities through the refinancing of existing in-place debt.
- Source, develop and maintain relationships with commercial banks, life insurance companies and debt funds to ensure ongoing access to capital.
- Monitor asset performance to ensure covenant compliance, amend loans as required by the needs of the business and resolve issues that arise during the monthly loan draw process.

Swift Real Estate Partners, San Francisco, CA

Finance Manager

Apr 2016 – Aug 2018

- Determined corporate debt policy as Finance Committee member, including approval of financing plan for new acquisitions, all debt refinancing, interest rate hedging and total fund leverage.
- Funded capital needs of the business through balanced use of \$750 million of debt capacity (including subscription lines and secured & unsecured debt facilities) and \$700 million of total investor equity commitments.
- Refined fund promote model to better link proposed changes to property level business plans with investor returns.
- Lead system migration of data and underwriting models from Argus DCF to Argus Enterprise. Received Employee of the Month award for proactive approach and successful data integration.
- Streamlined debt compliance reporting for 30 secured loans and four guarantors across nine different lenders.

Starwood Waypoint Residential Trust, Oakland, CA

Capital Markets Manager

Apr 2014 – Apr 2016

- Managed three revolving, one securitized and two convertible debt facilities totaling over \$2.5 billion, including negotiation of loan agreements, marketing & closing select transactions, ongoing covenant compliance, 30 funding requests for \$1.2 billion and monthly/quarterly investor reporting.
- Established relationships with syndicate of five lenders; this solid partnership was a key factor in the lenders' decision to waive minimum release price provisions and amend operating covenant requirements, ultimately resulting in substantial increased cash flow for the company.
- Analyzed trends and developments in the capital markets. Key accomplishments include: lowering the company's cost of capital by 20% (saving over \$3 million in interest annually); designing derivative strategies to reduce interest rate risk while maximizing free cash flow; and providing capital to fund \$30 million monthly acquisition budget.
- Created pro-forma and historical cash flow models aggregating over 9,000 single family properties across 12 markets; these models were used by lenders to assess portfolio performance.
- Eliminated \$75 million repayment risk by leading effort to clear 48 cross attaching liens in Florida; earned Star of the Quarter award recognition from CFO for the successful reduction of this exposure.
- Implemented due diligence procedures to electronically organize and store over 40,000 legal documents; oversee team of six associates in their ongoing execution.

Vail Resorts, Keystone, CO

Ski Patrol - Mountain Safety Associate

Jan 2013 – Apr 2013

WILLIAM R. MADER, CFA



PROFESSIONAL EXPERIENCE (continued)

Bank of America, Chicago, IL

Note: In Oct. 2007 Bank of America acquired LaSalle Bank; the CDO Group was subsequently divested to US Bank in Jan 2011.

Product and Relationship Manager

Jun 2010 – Aug 2011

- Managed six client relationships for eighteen Commercial Real Estate (CRE) CDO transactions totaling over \$15 billion in issued notes backed by CMBS and CRE loan collateral.
- Negotiated trust agreements, indentures and collateral administration agreements.
- Developed a revenue model to project trustee fees and anticipated balance runoff.
- Resolved all escalated issues regarding language ambiguities in the underlying deal documents.
- Ensured actions of deal parties were in compliance with applicable covenants and constraints.
- Partnered with the Senior Leadership Team to develop a performance evaluation system for the CDO Enterprise.

Technology and Process Improvement Manager

Jun 2009 – Jun 2010

- Oversaw all aspects of the administration of over thirty Total Return Swap (TRS), Cash Flow CLO, RMBS and Custody portfolios comprising more than \$10 billion in assets.
- Performed due diligence on over 300 obligors and thousands of potential trades to ensure credit quality.
- Created a capacity model to define and assess group productivity and resource utilization.
- Fostered the development and evaluated the performance of eleven financial analysts.
- Increased efficiency and profitability through the implementation of a shared services business platform.
- Championed technology projects and initiatives as business subject matter expert.

Senior Financial Analyst

Sep 2007 – Jun 2009

- Stress tested shadow cash flow and compliance models using proprietary software and Excel.
- Collaborated with system developers to automate and develop more efficient workflows.

Financial Analyst

Jul 2006 – Sep 2007

- Prepared investor reports determining waterfall and swap payments and calculated mark-to-market and profit/loss on a daily and monthly basis to determine margin posting thresholds.

Wells Fargo, Menominee, MI

Personal Banker

Oct 2005 – Apr 2006

- Compiled and analyzed financial data to recommend borrowing strategies and restructuring of debt for private and business clients with up to \$2 million in assets.

EDUCATION

CFA Charterholder Charter received Aug 2011; passed Level I, II and III Exams on first attempt

University of Wisconsin – Madison

B.A. Economics and Spanish

Sep 2001 – May 2005

Cumulative GPA: 3.8/4.0

Complutense University of Madrid

Academic Year Abroad

Aug 2003 – Jul 2004

SKILLS

MS Excel, Word, PowerPoint, Argus, Salesforce, Compass, SQL, Yardi, CDO Suite, Wall Street Analytics, Bloomberg.
Fluent in Spanish, proficient in German, basic knowledge of Mandarin Chinese

**CITY OF SAN MATEO
BOARDS AND COMMISSIONS APPLICATION**



**Planning Commission
Commissioner**

REQUIREMENTS:

- Resident and a registered voter of the City of San Mateo
- Meeting attendance required
- If appointed, must attend a commissioner orientation session & any training offered

BACKGROUND INFORMATION

Name: Maxwell Schaumkel

Email: [REDACTED] Primary Phone: [REDACTED]

Address: [REDACTED] San Mateo [REDACTED]
Street City Zip Code

San Mateo resident since: December 7th 1981 I am a registered voter in City of San Mateo: Yes

Board or Commission interested in serving on (*check all that apply*):

Did you attend a meeting for this Board or Commission?: Yes

QUALIFICATIONS

My qualifications for serving on this board/commission are as follows: As a lifelong resident of San Mateo and graduate of San Mateo High School, I bring a deep personal commitment to the growth, livability, and character of our city. I have over 20 years of experience in the construction and infrastructure sectors as a licensed electrician with IBEW Local 617, where I currently serve as Business Agent. My career has given me firsthand knowledge of zoning, permitting, building codes, and the complex realities of residential and commercial development. In addition to my professional experience, I have held multiple leadership roles that require sound judgment, consensus building, and long-term planning—including my service on the Executive Board of IBEW Local 617, the San Mateo County Joint Apprenticeship Training Committee, and the Pension Trust Board. These roles have honed my ability to balance the interests of stakeholders while prioritizing public benefit. My background in youth outreach, financial stewardship, and international volunteer work also reflect a lifelong commitment to public service. I am confident that my practical knowledge of land use, infrastructure, labor, and community priorities will allow me to contribute meaningfully to the Planning Commission's decisions and goals.

I want to serve on this board/commission because: I want to serve on the Planning Commission because I believe San Mateo is at a pivotal moment—we need to grow in ways that are both inclusive and sustainable. As a lifelong resident and union electrician, I've seen the challenges our community faces: rising housing costs, increasing displacement, and the urgent need for climate-resilient infrastructure. I want to help guide planning decisions that expand access to affordable housing, protect working families, and ensure smart, transit-oriented development. My experience in the skilled trades has given me a ground-level view of how buildings, zoning, and infrastructure come together—and how good planning can improve lives. I want to contribute that practical knowledge and a strong commitment to equity to help shape a city that reflects our shared values, preserves our character, and builds a better future for the next generation of San Mateo residents.

Please list any other background information (business, education, community involvement) which might be useful in considering your appointment and attach a resume: In addition to my career as a licensed and state certified electrician and labor representative, I bring over 20 years of diverse experience across construction, workforce development, financial stewardship, and community service—all of which directly inform the work of the Planning Commission. From 2004 to 2008, I worked in commercial and residential landscape maintenance, gaining firsthand knowledge of property care, zoning compliance, and land use at the neighborhood level. From 2009 to 2012, I served as a youth outreach coordinator and have since continued to serve as a financial clerk for Peninsula First Ward—managing budgets, records, and outreach programs for our local youth in our community. My service background includes two years in Honduras helping rebuild homes and infrastructure in rural areas devastated by Hurricane Mitch. That experience shaped my long-term commitment to public service and equitable development. I currently serve as a Business Agent and former Executive Board Member of IBEW Local 617. I also hold appointments on the San Mateo County Joint Apprenticeship Training Committee, the Pension Trust Board, and serve as a delegate and trustee for the San Mateo County Central Labor Council and the Building and Construction Trades Council. These leadership roles have allowed me to advocate for workers, participate in regional infrastructure planning, and collaborate with public agencies. My education began here in San Mateo, graduating from San Mateo High School in 2000. I am also an Eagle Scout—having earned that rank as a member of Troop 367 here in our city. All of these experiences—combined with my deep roots in San Mateo—give me the insight, dedication, and collaborative spirit needed to serve effectively on the Planning Commission. My resume is attached for your review.

Graduate of:

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Certified/Agreed

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Date

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City Clerk's Office, 330 W. 20th Avenue, San Mateo, CA 94403, (650) 522-7040,
polds@cityofsanmateo.org

SUPPLEMENTAL QUESTIONNAIRE
PLANNING COMMISSION APPLICANTS

1. What is your understanding of the General Plan and its role in shaping San Mateo's land use decisions and the future built environment?

As a union construction worker, business representative of IBEW Local 617, and a trustee with both the San Mateo County Building and Construction Trades Council and the Electrical Joint Apprenticeship Committee, I see firsthand how important the General Plan is. It helps determine what kinds of development are possible and where, and that directly impacts the kinds of jobs and opportunities available to our skilled workforce. In my role, I regularly monitor projects and I've also made public comments during planning commissions and city council meetings throughout the entitlement process to make sure there's a strong connection between responsible development and job opportunities for the local workforce. I see the General Plan not just as a policy document, but as a tool that can support good jobs, sustainable growth, and a high quality of life for San Mateo residents. The General Plan is the guiding document that sets the long-term vision for how the City of San Mateo will grow and develop. It lays out policies and goals related to land use, housing, transportation, environmental protection, and community character. My understanding is that it serves as the foundation for all land use decisions, helping city leaders make choices that are consistent, thoughtful, and in line with the community's values and priorities.

2. As California faces the current housing crisis, local land use control over how and where new housing is created has been limited, San Mateans have a great interest and many different views on this topic. When reviewing development proposals, how would you balance the interests of the community with the requirements of the state to promote new housing, and plan for future housing needs? How would your personal view factor into your decision?

Balancing community concerns with the state's housing requirements is a complex responsibility, especially in a place like San Mateo where people care deeply about their neighborhoods. I believe the key is to approach each proposal with transparency, open-mindedness, and a strong understanding of both the legal aspects and the values of the community. In my professional life, I represent working people and advocate for quality jobs, training, and fair labor standards. While I bring that perspective to the table, I fully understand the importance of remaining impartial as a planning commissioner. If appointed, I would set aside any outside affiliations when reviewing proposals and evaluate each project based on its merits, its compliance with local and state requirements, and the input from the community. Personally, I believe in responsible development—growth that supports housing needs while preserving the quality of life for current residents. My goal would be to make thoughtful decisions that reflect the best interests of the city as a whole, not any one group or outcome. I would always be mindful of my role and uphold the integrity and neutrality the position requires.

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Maxwell Schaumkel



Objective

Dedicated San Mateo resident with over two decades of community service, labor leadership, and construction industry experience, seeking to contribute to the Planning Commission of the City of San Mateo. Committed to sustainable development, equitable infrastructure planning, and civic engagement.

Education

San Mateo High School — Diploma

Graduated: 2000

Professional Experience

IBEW Local Union 617 — Electrician

May 2012 – Present

- Over a decade of hands-on experience in residential, commercial, and public infrastructure projects.
- Deep understanding of zoning, safety regulations, permitting, and planning compliance.

Business Agent & Delegate, IBEW Local 617 & San Mateo County Building and Construction Trades Council

Appointed June 2024 – Present

- Represent union membership in regional planning, labor relations, and construction initiatives.
- Active role in negotiating agreements and ensuring regulatory adherence for projects across San Mateo County.

Trustee, Pension Trust – IBEW Local 617

Appointed April 2025 – Present

- Oversight of pension plan governance and fiduciary management.

Trustee, San Mateo County Central Labor Council

Appointed March 2025 – Present

Delegate, San Mateo County Central Labor Council

Appointed December 2024 – Present

Executive Board Member – IBEW Local 617

July 2022 – May 2024

- Contributed to union policy, membership affairs, and long-term planning.

Committee Member – Joint Apprenticeship Training Committee, San Mateo County

Appointed January 2023 – Present

- Support workforce development and vocational education aligned with county growth and infrastructure needs.

Financial Clerk – Peninsula First Ward

January 2020 – Present

- Manage financial transactions, budgeting, and record-keeping for a local religious congregation.

Youth Outreach Coordinator – Peninsula First Ward

January 2009 – April 2012

- Led programs for youth engagement, leadership development, and community volunteer work.

Landscape Maintenance Technician – CurbAppeal

October 2004 – November 2008

- Managed commercial and residential landscaping projects, contributing to neighborhood beautification.

Volunteer & Community Service

Missionary & Service Worker – Honduras (Post-Hurricane Mitch)

October 2002 – October 2004

- Rebuilt adobe homes and rural infrastructure in areas devastated by Hurricane Mitch.
- Facilitated sustainable development projects in underserved communities.

Eagle Scout – Boy Scouts of America (Troop 367, San Mateo)

- Demonstrated leadership, service, and project planning through completion of Eagle Scout requirements.
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Leadership & Affiliations

- Member, IBEW Local 617
 - Delegate, San Mateo County Central Labor Council
 - Member, San Mateo County Building and Construction Trades Council
 - Member, Joint Apprenticeship Training Committee
 - Eagle Scout, BSA
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Skills & Expertise

- Community Planning & Infrastructure
- Union & Labor Representation
- Construction & Electrical Systems
- Fiscal Oversight & Governance
- Public Speaking & Stakeholder Engagement
- Youth & Community Development