

COUNCIL MEMBERS  
Lisa Diaz Nash, Mayor  
Rob Newsom Jr., Deputy Mayor  
Rich Hedges  
Amourance Lee  
Adam Loraine

# CITY OF SAN MATEO

## Special Meeting Minutes

### City Council

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
www.cityofsanmateo.org

**August 19, 2024**  
**City Hall Council Chambers 5:00 PM**  
**Special Meeting**

#### **CALL TO ORDER at 5:05 p.m.**

##### Roll Call

Present: Mayor Diaz Nash, Deputy Mayor Newsom, Council Members: Hedges, Lee, and Loraine

AB 2449 Requests and Considerations for Meeting Participation by Teleconference due to Just Cause or Emergency Circumstances – Council Member Hedges requested to teleconference remotely as he will be assisting an immediate family member for a medical reason. Motion passed 4-0.

Moved: Loraine, Seconded: Newsom  
Ayes: Diaz Nash, Newsom, Lee, and Loraine  
Noes: None

#### **CLOSED SESSION**

Following the opportunity for public comment, there was an Organized Presentation with various speakers from SEIU and Tom Lease provided an individual presentation. The City Council convened into Closed Session at 5:15 p.m. to consider:

1. Conference with Labor Negotiators (Government Code Section 54957.6)  
City designated representatives: Yumi Maeda, Karen Huang, Abby Veaser and Stacey Cue.  
Employee Organizations: Police Sergeants' Association, San Mateo City Employees Association, SEIU Maintenance and SEIU Non-Merit Part-Time

Council reconvened at 5:45 p.m.

#### **STUDY SESSION**

2. Housing Element Programs for Minimum Residential Densities in Mixed-Use Development and Family Housing Requirements  
Manira Sandhir, Planning Manager, and Nicholas Hamilton, Contract Planner, gave the presentation on potential approaches to establishing minimum residential densities in new mixed-use developments and setting minimum requirements for family-sized units in new housing development.

Council asked questions of staff.

Public Comment: Mitch Speigel advocated for including both for-sale and affordable housing developers in tackling the housing crisis. Michael Reagan raised concerns about the imbalance between office and residential space in the Hillsdale project. Thomas Morgan supported larger family units and proposed having offices above retail spaces for better quality of life.

The City Council reached a consensus to explore setting minimum residential requirements for mixed-use developments while prioritizing incentives over mandates to encourage family-sized units. They emphasized the

need to consult with developers and businesses to ensure feasibility before finalizing specifics, aiming to balance housing needs with practical solutions that support long-term community stability.

**ADJOURNMENT** –The meeting adjourned at 6:52 p.m.

APPROVED BY:

SUBMITTED BY:

Lisa Diaz Nash, Mayor

Martin McTaggart, City Clerk