



CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org
(650) 522-7000

June 12, 2026

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

922-980 S. CLAREMONT STREET PROJECT

NOTICE IS HEREBY GIVEN that the City of San Mateo has, pursuant to the California Environmental Quality Act (CEQA), prepared an Initial Study/Mitigated Negative Declaration, which identifies and discusses the potential environmental impacts of the project and, if necessary, proposes mitigation measures to be incorporated in the project to reduce potentially significant impacts to a less-than-significant level.

PROJECT DESCRIPTION: The 922-980 S. Claremont Street Project proposes to retain and rehabilitate the three existing buildings for operation of a self-storage facility. Additionally, the proposed project would construct a new two-story storage building. The four storage buildings would total approximately 76,767 square feet and provide 118 wine storage units, 591 storage units, 717 storage lockers, and approximately 2,028 square feet of office space. The proposed project would also construct a surface parking lot with 20 spaces, on and offsite utility connections, landscaping, and frontage improvements. CEQA requires the Notice of Intent to disclose whether the site on which a proposed project is located is included on any of the lists enumerated under Section 65962.5 of the Government Code, regarding hazardous waste facilities, land designated as hazardous waste property, or hazardous waste disposal sites. The project site is listed as a leaking underground storage (LUST) Cleanup Site and a Cleanup Program Site. The LUST Cleanup Site case has a status of completed and case closed as of March 2001. The Cleanup Program Site case has a status of open – long term management as of December 2020.

PROJECT LOCATION: The approximately 1.37-acre project site is comprised of one parcel and is bound by S. Claremont Street to the east, S. Railroad Avenue to the west, 10th Avenue to the south, and commercial and office uses to the north.

APN: 033-311-120

REQUIRED DISCRETIONARY APPROVALS:

- Adoption of ISMND
- Site Plan and Architectural Review

CITY CONTACT: Steve Golden, Principal Planner
(650) 522-7215, sgolden@cityofsanmateo.org

APPLICANT: Steven Christie, Staley Point Capital



AVAILABILITY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION: The Initial Study/Mitigated Negative Declaration is available online beginning June 12, 2026 at <https://www.cityofsanmateo.org/4731/922-S-Claremont-Street-Self-Storage-SPAR>. A hardcopy is also available beginning June 12, 2026, at the City's Permit Center at City Hall (330 West 20th Avenue) and at the City's Main Library (55 West 3rd Avenue, Reference Desk).

PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT: The 30-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from Friday, June 12, 2026, to Monday, July 13, 2026. To comment on the Initial Study/Mitigated Negative Declaration, please submit written comments to Steve Golden, Principal Planner, at sgolden@cityofsanmateo.org, no later than Monday, July 13, 2026, at 5:00 p.m. Written comments may also be submitted in person at City Hall during open hours at 330 West Avenue, San Mateo, 94403. General comments on the project may be submitted to Steve Golden, Principal Planner, at sgolden@cityofsanmateo.org at any time.

PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS: Notices for public hearings will be sent separately once the project is ready for consideration by the Planning Commission and City Council, which can be attended in the City Hall Council Chambers at 330 West 20th Avenue or online at www.cityofsanmateo.org/publicmeetings.