COMMUNITY DEVELOPMENT DEPARTMENT

330 West 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

August 6, 2026

POSTING ONLY

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San Mateo County Clerk
555 County Ctr,. Ste. 1
Redwood City, CA 94063

Subject:
Housing Accountability Act Notice Pursuant to Government Code Section 65589.5(h)(6)(D): Application for the Property on Hillsdale Mall in San Mateo, CA known as Assessor's Parcel Numbers: 039-490-170, 039-490-050, and 042-121-060. The application includes demolition of the existing mall and all associated commercial buildings and development of up to 1,670 new housing units and up to 2,059,000 square feet of new commercial space that includes office uses with ground-level retail and restaurant uses, and new parking garages with approximately 3,400 parking spaces on a 32-acre site. (File No. PA-2025-052).

Dear County Clerk:

The applicant for the above-referenced applications submitted a written notice to the City of San Mateo ("City") pursuant to California Government Code Section 65589.5(h)(6)(D). California Government Code Section 65589.5(h)(6)(D)(ii) requires that if an applicant provides a written notice regarding a local agency's course of conduct on a housing development project application, the local agency is required to publicly post that notice on its website and provide copies to specified individuals and to the County Clerk. Pursuant to Government Code Section 65589.5(h)(6)(D)(ii), the County Clerk is required to post the notice and make it available for public inspection in the manner set forth in Public Resource Code Section 21152(c).

On August 3, 2026, the applicant provided written notice that they are objecting to the City's determination that preparation of an Environmental Impact Report (EIR) is necessary for their project to comply with California Environmental Quality Act (CEQA), and requested preparation of a Tiered Initial Study. Under this approach, applicable technical studies would be prepared to confirm whether the project is eligible for a streamlined review under CEQA Guideline Section 15183. Based on the result of the studies, a determination would be made as to whether the project is eligible for streamlined review under Section 15183 or preparation of a full EIR is required to meet CEQA requirements.

Information on the project application and communication between the City and the applicant can be found on the "Hillsdale Mall Redevelopment" page on the City's Current Development website at: https://www.cityofsanmateo.org/1176/Current-Development-Projects

Any objections, comments, evidence, or concerns regarding the project application or the applicant's written notice must be submitted in writing to project planner Elaine Ling, at eling@cityofsanmateo.org no later than **October 2, 2026 at 5:00pm.**

Thank you for your attention to this matter.

Sincerely,

Zachary Dahl, AICP
Community Development Director

Att: Applicant's Written Notice