

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Planning Commission Public Hearing

NOTICE IS HEREBY GIVEN that the City of San Mateo has prepared an Initial Study/Mitigated Negative Declaration, which identifies and discusses potential environmental impacts of the project and, if necessary, proposes mitigation measures to be incorporated in the project to eliminate any potentially significant impacts. The City of San Mateo Planning Commission will hold a Public Hearing to take action on this planning application and make a recommendation to the City Council who will take final action on the project.

PA15-031 HILLSDALE TERRACES, 2700, 2728, 2790 SOUTH EL CAMINO REAL, SAN MATEO, APNS: 039-352-060, 039-352-070, 039-352,090

The project consists of the demolition of existing on-site structures and parking lots, removal of 27 trees, grading and excavation for a 3-level below grade garage; and the construction of a new 5-story mixed-use structure with 74 residential condominiums, a roof-top garden and deck, 13,978 square feet of ground floor commercial space, a 3-level below grade parking garage, ground level public plazas, landscaped sidewalks and grounds, and public right-of-way improvements for a landscaped median and pedestrian crosswalks on S. El Camino Real (between 27th and 28th Avenues). The project includes a density bonus increase to allow 74 units which would include 8 below market rate (BMR) units. The project site is approximately 1 acre, bounded by 28th Avenue to the south, S. El Camino Real to the east, 27th Avenue to the north, and a multi-family apartment complex on Edison Street to the west. The project site is zoned C3-1/R4 (Regional Community Commercial/Residential Overlay District).

Required Approvals:

- A. Mitigated Negative Declaration to assess environmental impacts;
- B. Site Plan and Architectural Review (SPAR) for construction of a mixed-use building;
- C. Site Development Planning Application for removal of 27 trees and grading; and
- D. Tentative Map to merge 3 parcels into one parcel and create 74 condominium units.

PROJECT PLANNER:	Tricia Schimpp, Contract Senior Planner tschimpp@cityofsanmateo.org Phone: (650) 522-7244
APPLICANT:	George Lam, Hillsdale Terraces LLC 159 El Camino Real Millbrae, CA 94030 George@lfgorgeproperties.com Phone: (650) 697-3800
PROPERTY OWNER:	Hillsdale Terraces LLC 159 El Camino Real Millbrae, CA 94030 Phone: (650) 697-3800

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, July 29, 2015 to Monday, August 29, 2016**. If you wish to comment on the Initial Study/ Mitigated Negative Declaration, please submit your written comments to Tricia Schimpp, Senior Planner, Planning Division, 330 West 20th Avenue, San Mateo, California, 94403, **no later than Monday, August 29, 2016 at 5:00 p.m.** Written comments may be submitted via email to tschimpp@cityofsanmateo.org, in person at City Hall, or via fax to (650) 522-7201.

--	--



City of San Mateo
Planning Division
330 West 20th Avenue
San Mateo, CA 94403

There's a project proposed in your neighborhood at this location:



AVAILABILITY OF MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

Copies of the Initial Study/Mitigated Negative Declaration are available at the Planning Division – Public Service Counter at San Mateo City Hall (330 West 20th Ave.) and at the City's Main Library (55 West 3rd Ave, Reference Desk). It is also available online on the City's website at <http://www.cityofsanmateo.org/whats happening>

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

On Tuesday, September 27, 2016 at 7:30 pm, the City of San Mateo Planning Commission will hold a Public Hearing in the City Hall – City Council Chambers at 330 West 20th Avenue, San Mateo, to review the planning application, conduct a public hearing and take action on this planning application and make a recommendation to the City Council who will take final action on the project.

If any person challenges this item in court, that person may be limited to raising only those issues the person or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Planning Division 48 hours prior to the meeting by phoning (650) 522-7202.