



**NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE
OF PLANNING COMMISSION PUBLIC HEARING FOR
PA 15-098 ESSEX MIXED-USE PROJECT**

NOTICE IS HEREBY GIVEN that the City of San Mateo has prepared an Initial Study/ Negative Declaration, which identifies and discusses potential environmental impacts on the projects and proposed 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 project.

PA 15-098 ESSEX MIXED-USE PROJECT. Essex Property Trust proposes to fully demolish an existing surface parking lot and ramp to the adjacent rooftop parking lot to construct a new 5-story mixed-use project, which includes 80 new apartments including one-bedroom ground floor lofts, one to three-bedroom apartments over the garage, and approximately 7,000 square feet of commercial space. The project site is located on 1.2 acres at the northeast corner of E. Fifth Avenue and S. San Mateo Drive at 99-157 E. 5th Avenue. Of these new apartments 74 units would be market-rate rental apartments and 6 units, or 10% of the proposed units based on 60 units permitted under the Zoning code, would be made available to very low-income households. Pursuant to Section 65915 (b)(1)(B) of the Density Bonus Law, the project qualifies for a density bonus and development incentives or concessions because of the proposed 6 very-low income units comprising 10% of the 60 units permitted under the Zoning code. The project would be entitled to a percentage density bonus of up to 32.5% unit increase or 20 units for a total of 80 units. The project site is zoned CBD/R (Central Business District/Residential Overlay District-Mixed Use). There are twenty-five trees existing on-site, six Heritage Trees are proposed for removal with nine trees on the site to remain and 13 replacement trees are proposed.

Required Approvals:

- A. Negative Declaration to assess environmental impacts;
- B. Site Plan and Architectural Review (SPAR) for a new mixed-use building;
- C. Site Development Planning Application for removal of six Heritage trees;

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