

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.

PA16-060 HAMPTON INN & SUITES, 2940 S. NORFOLK STREET, SAN MATEO, APN: 040-161-110

The project consists of the demolition of an existing 166-room hotel consisting of two 2-story buildings and one 3-story building and parking lots containing 108 parking spaces, removal of 36 trees, and the construction of one new 5-story, 182-room hotel structure with 146 parking spaces, new outdoor courtyard and landscaping including 49 new trees. The project site includes 99,104 square feet (2.28 acres) that is situated behind the Marina Plaza Shopping Center. The site is bounded to the north by the north-bound exit ramp from Hwy 101 to East Hillsdale Blvd; to the east by the Marina Plaza Shopping Center and South Norfolk Street; to the south by an office building and parking lot, a child care facility and parking lot, La Selva Street and multi-family residential on the south side of La Selva Street; and to the west by US Hwy 101. The project site is zoned C1-1 (Neighborhood Commercial).

REQUIRED APPROVALS:

- A. Mitigated Negative Declaration to Assess Environmental Impacts.
- B. General Plan Land Use Plan Amendment from Neighborhood Commercial to Regional/Community Commercial to allow land use as a hotel, and a Building Height Plan Amendment to allow an increase in height.
- C. Zoning Reclassification from C1-1, Neighborhood Commercial, to C2-1, Regional/ Community Commercial to allow a hotel as a permitted use.
- D. Zoning Variance to reduce the number of required parking spaces.
- E. Site Plan and Architectural Review for new hotel building and site plan.
- F. Site Development Planning Application for removal of major vegetation and grading.

PROJECT PLANNER:	Tricia Schimpp, Contract Senior Planner tschimpp@cityofsanmateo.org Phone: (650) 522-7158 x 8 City of San Mateo, Planning Division, 330 West 20 th Avenue, San Mateo, CA 94403
APPLICANT and PROPERTY OWNER:	Solomon Tsai United Pacific Hotel Group (650) 295-6103, solomon@cpfcc.com

PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:
The 20-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from **Monday, June 18, 2018 to Monday, July 9, 2018**. 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, July 9, 2018 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.

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, July 24, 2018 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.