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DEPARTMENT OF COMMUNITY DEVELOPMENT

330 West 20th Avenue  
San Mateo, CA 94403-1388  
Web Site: [www.cityofsanmateo.org](http://www.cityofsanmateo.org)

November 28, 2018

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND  
NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR  
PA-2018-013 1, 2, AND 3 WATERS PARK RESIDENTIAL**

**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 project.

**PA-2018-013, 1, 2, AND 3 WATERS PARK RESIDENTIAL;** Demolition of approximately 100,000 square feet of commercial office and construction of 190 for-sale residences, including a combination of two-story detached single-family residences, three- and four-story attached townhomes and flats, and publicly accessible, privately-owned open space located at 1, 2, 3 Waters Park Drive (APNs: 035-401-440 and 035-401-450). The project site is comprised of two parcels totaling 11.1 acres located on the western side of South Norfolk Street. The project site is requesting a General Plan Land Use Designation Amendment from Executive Office to Medium Density Multi-Family; and Appendix C, Building Height Amendment to allow an increase in height from 35 feet to 45 feet, and Zoning Reclassification from E-1 (Executive Park) to R3 (Multiple Family Dwellings, Medium Density) to allow residential as a permitted use.

**Required Approvals:**

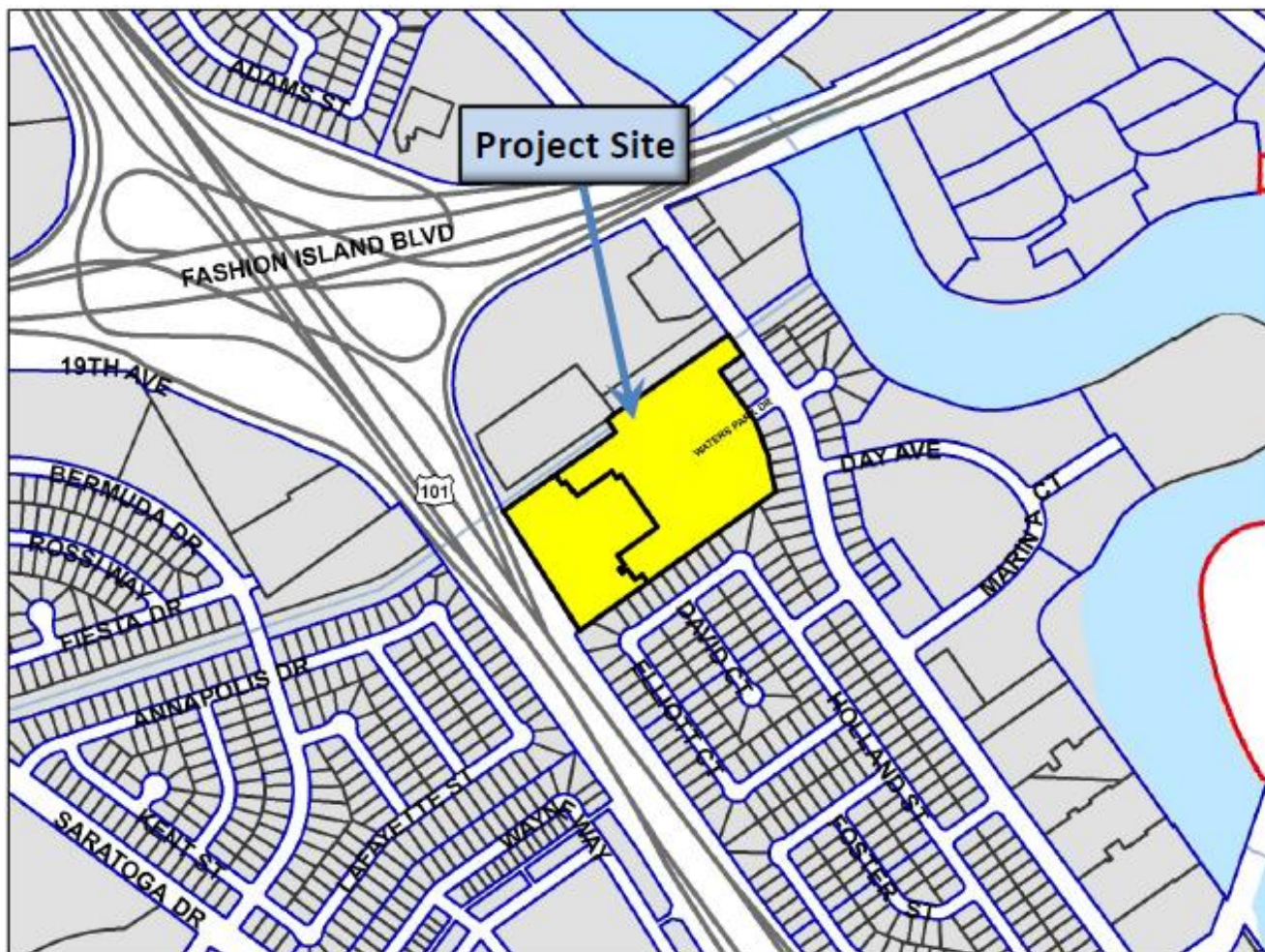
- A. Mitigated Negative Declaration to Assess Environmental Impacts.
- B. Site Plan and Architectural Review (SPAR) for the construction of 190 dwelling units
- C. Planned Development Special Use Permit to permit setback reductions and minimum lot size reduction for the single-family residences
- D. Vesting Tentative Parcel Map to create individual single-family lots (28 parcels) and 160 condominium units and associated common area
- E. Site Development Planning Application for removal of major vegetation, including heritage trees
- F. General Plan Land Use Designation Amendment from Executive Office to Medium Density Multi-Family; and Appendix C, Building Height Amendment to allow an increase in height from 35 feet to 45 feet
- G. Zoning Reclassification from E-1 (Executive Park) to R3 (Multiple Family Dwellings, Medium Density) to allow residential as a permitted use

**PROJECT PLANNER:** Lily Lim, Senior Planner  
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**APPLICANT:** Nik Krukowski  
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**PROPERTY OWNERS:** Strada Waters Park Owner, L.P  
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101 Mission Street, Suite 420  
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[nkrukowski@stradasf.com](mailto:nkrukowski@stradasf.com)

*\*\*\*Over for more information\*\*\**



**PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:**

The 20-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from **Wednesday, November 28, 2018 to Tuesday, December 18, 2018**. If you wish to comment on the Initial Study/ Mitigated Negative Declaration, please submit your written comments to Lily Lim, Senior Planner, Planning Division, 330 West 20<sup>th</sup> Avenue, San Mateo, California, 94403, **no later than Tuesday, December 18, 2018 at 5:00 p.m.** Comments may also be submitted via email to [llim@cityofsanmateo.org](mailto:llim@cityofsanmateo.org), in person at City Hall, 330 W 20<sup>th</sup> Avenue, San Mateo, or via fax to (650) 522-7201.

**AVAILABILITY OF NEGATIVE DECLARATION AND INITIAL STUDY:**

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

**NOTICE OF PLANNING COMMISSION HEARING:**

On **Tuesday, January 8, 2018 at 7:00 pm**, the City of San Mateo Planning Commission will hold a public hearing in the City Hall Council Chambers, 330 W. 20<sup>th</sup> Avenue, San Mateo, California, to review the project, conduct a public hearing and take 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 hearings.*

*AMERICANS WITH DISABILITIES ACT -- In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (650) 522-7212.*