



DEPARTMENT OF COMMUNITY DEVELOPMENT

330 West 20th Avenue
San Mateo, CA 94403-1388
Web Site: www.cityofsanmateo.org

May 2, 2019

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND
NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR
PA-2018-043 406 E. 3RD AVE. MIXED-USE SPAR + SDPA + TENTATIVE PARCEL MAP**

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-2018-043 406 E. 3RD AVE. MIXED-USE SPAR + SDPA + TENTATIVE PARCEL MAP. The project consists of the demolition of the existing on-site structures and parking facilities, removal of all on-site trees and three (3) street trees, grading and excavation for a two (2) level underground parking garage, and the construction of a new four (4) story office and residential building with 25 residential units and 103,731 square feet of offices. The project also proposes ground-level open space adjacent to sidewalks, third-floor balconies, and fourth-floor residential rooftop open space. The project also includes a density bonus request pursuant to Government Code section 65915 for a 35% density bonus by providing 11% below market-rate (BMR) units. The project includes two (2) concession requests: 1) to allow a 119,605 square-foot floor area, and 2) to allow 16 tandem parking spaces to serve the office use.

Required Approvals:

- A. Mitigated Negative Declaration to Assess Environmental Impacts.
- B. Site Plan and Architectural Review (SPAR) for the construction of a new four (4) story mixed-use building and one (1) street loading zone;
- C. Site Development Planning Application (SDPA) for the removal of major vegetation including heritage trees;
- D. Tentative Parcel Map to merge four (4) parcels into one (1) parcel.

PROJECT PLANNER: Rendell Bustos, Associate Planner
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APPLICANT: Mike Field
Windy Hill Property Ventures
530 Emerson St., Suite 150
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PROPERTY OWNERS: Janice Weaver
Baypark Properties, LLC
P.O. Box 278
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Travis Gutke
Harman Management Corporation
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****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 **Thursday, May 2, 2019 to Wednesday, May 22, 2019**. If you wish to comment on the Initial Study/Mitigated Negative Declaration, please submit your written comments to Rendell Bustos, Associate Planner, Planning Division, 330 West 20th Avenue, San Mateo, California, 94403, **no later than Wednesday May 22, 2019 at 5:00 p.m.** Comments may also be submitted via email to rbustos@cityofsanmateo.org, in person at City Hall, 330 W 20th Avenue, San Mateo, 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 – 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 HEARING:

On **Tuesday, May 28, 2019 at 7:00 pm**, the City of San Mateo Planning Commission will hold a public hearing in the City Hall Council Chambers, 330 W. 20th 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.