



# CITY OF SAN MATEO PUBLIC NOTICE

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PUBLIC HEARING

**30-Day Public Review Period**  
for the Initial Study/  
Mitigated Negative Declaration  
Beginning on: **May 26, 2020**  
Ending on: **June 24, 2020**

**Planning Commission Public Hearing**  
for Action on the Proposed Project  
**July 14, 2020 at 7:00 p.m.**  
City of San Mateo Council Chambers  
330 W. 20<sup>th</sup> Ave., San Mateo, CA 94403

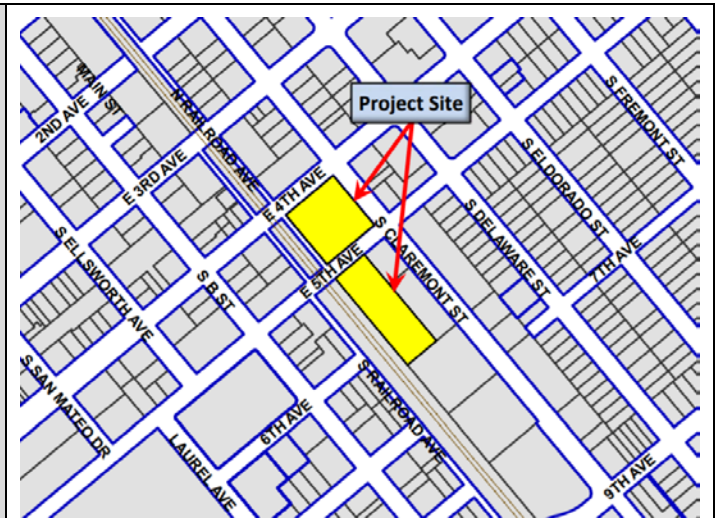
*Due to the COVID-19 outbreak, public meetings are currently held remotely. The remote meeting can be accessed as follows:*

1. Comcast/Channel 27, Wave/Channel 26, or AT&T/Channel 99
2. Public Meeting Portal @ [www.cityofsanmateo.org/publicmeetings](http://www.cityofsanmateo.org/publicmeetings)
3. City YouTube channel and stream it on YouTube @ <http://youtube.com/CityofSanMateo>
4. Watch TV live stream @ <https://www.cityofsanmateo.org/193/Channel-San-Mateo-Live-Stream>

Any changes to meeting details, including location, will be updated on this webpage:

<https://www.cityofsanmateo.org/4094/PA19-033-City-Owned-Downtown-Affordable->

**PA19-033 City-Owned Downtown Affordable Housing and Parking Garage Project Site** This project involves redevelopment of two City-owned properties into 225 affordable housing residential apartments and a separate above-grade 696-space parking garage. The project site is currently used as surface parking lots and are operated by the City as part of the overall Downtown parking supply. The site is comprised of two parcels (APNs 034-183-060 and 033-281-140) located at 480 East 4th Avenue, and 400 East 5th Avenue, San Mateo.



**APPLICANT:**

MidPen Housing Corp. Attn. Mollie Naber  
303 Vintage Park Dr., Suite 250 Foster City, CA 94404  
(650) 356-2996  
[mollie.naber@midpen-housing.org](mailto:mollie.naber@midpen-housing.org)

**How to get more information:** The Initial Study/Mitigated Negative Declaration is available for review online at <https://www.cityofsanmateo.org/4094/PA19-033-City-Owned-Downtown-Affordable->

For those unable to access the Initial Study/Mitigated Negative Declaration online, please email [pbrennan@sanmateo.org](mailto:pbrennan@sanmateo.org) or call (650) 522-7218 to request a hard copy mailed to your address.

## PROJECT DESCRIPTION

MidPen Housing Corporation proposes to develop a seven-story 225-unit affordable apartment development on a 1.16-acre parcel (480 East 4th Avenue) and a five-level, 696-space parking garage on an adjacent 1.25-acre parcel (400 East 5th Avenue). The proposed residential apartments will range from studios to three-bedroom units, all of which are affordable to lower income households. The residential building will include a community room, on-site office space for staff, and common areas including a laundry room, and after school program space.

Pedestrian access to the residential building will be provided via 4th Avenue and South Claremont Street. A residential courtyard will be located in the interior of the building and a walkway would link the 4th Avenue and South Claremont Street entrances. Vehicular access to the parking garage would be provided via one driveway on East 5th Avenue. A restricted-access pedestrian bridge on the fifth level would connect the proposed parking garage to the residential component.

### **The Initial Study/Negative Declaration serves as the required environmental document for the following discretionary project approvals:**

1. Mitigated Negative Declaration to assess environmental impacts.
2. Site Plan and Architectural Review (SPAR) for demolition of the existing improvements and the construction of a new seven (7) story residential building and five (5) level parking garage.
3. Site Development Planning Application (SDPA) for the removal of major vegetation including heritage trees.
4. Special Use Permit (SUP) for the parking garage.

The project site is not included on any list enumerated under Government Code Section 65962.5 (Cortese List).

**How to provide comments:** Comments on the Initial Study/Mitigated Negative Declaration must be given in writing by **June 24, 2020 at 5:00 p.m.** Comments on the project generally may be given in writing at any time. All written comments OR questions should be directed to the project planner:

Phillip Brennan, Associate Planner  
[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)  
(650) 522-7218  
330 West 20<sup>th</sup> Ave, San Mateo, CA 94403



City of San Mateo  
Planning Division  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

Mailing Date: May 26, 2020

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