

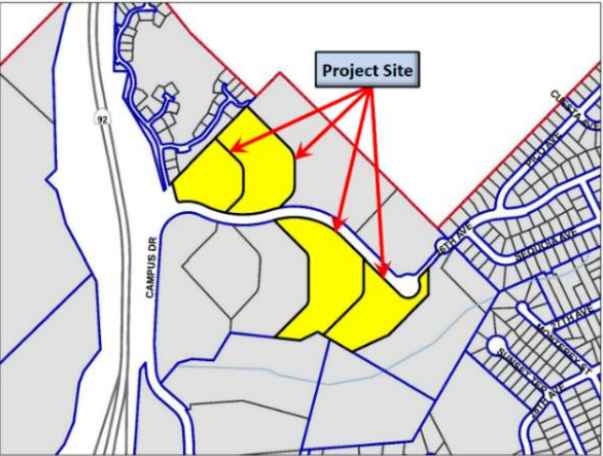
# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PLANNING COMMISSION PUBLIC HEARING



**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 project.

**PA-2020-012 PENINSULA HEIGHTS  
(SUP + SPAR + SDPA + VESTING TENTATIVE MAP)  
2655, 2755, 2800, AND 2988 CAMPUS DRIVE  
APN 041-521-010, -020, AND 041-522-010, -020**

The project consists of the demolition of four office buildings totaling approximately 224,844 square-feet to construct a 290-unit residential development on two project sites with a combined lot area of 15.45 acres. The proposed residential units consist of three to four-story townhomes, stacked flats, and detached single-family residences. The project proposes to devote 10 percent of the total residential units to the lower income level. Infrastructure improvements include a reduction from four travel lanes to two travel lanes along Campus Drive to accommodate a new Class II bicycle lane as well as widened sidewalks. A total of 624 on-site parking spaces are proposed, which consist of attached two-car garages and surface-level visitor parking spaces. The existing emergency vehicle access lane connecting Campus Drive and 26<sup>th</sup> Avenue will remain accessible to emergency vehicles only. The project would also provide publicly accessible open space areas and trails. A total of 327 trees are proposed for removal, including 145 heritage trees.



**REQUIRED APPROVALS**

- A. Mitigated Negative Declaration to Assess Environmental Impacts.
- B. Special Use Permit (SUP) to permit residential uses on parcels zoned E1-1 (Executive Office).
- C. Site Plan and Architectural Review (SPAR) for the construction of 290 residential units.
- D. Site Development Planning Application (SDPA) for grading and the removal of major vegetation including heritage trees.
- E. Vesting Tentative Map for condominium purposes.

**CITY CONTACT**

Rendell Bustos  
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(650) 522-7211

**APPLICANT**

Preston O'Connell  
Harvest Properties  
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(510) 466-1485

**PROPERTY OWNERS**

2655 Campus POP Owner, LLC  
2755 Campus POP Owner, LLC  
2800 Campus POP Owner, LLC  
2988 Campus POP Owner, LLC

**PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT**

The Initial Study/Mitigated Negative Declaration is available online at [www.cityofsanmateo.org/peninsulaheights](http://www.cityofsanmateo.org/peninsulaheights). The 20-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from **Thursday, November 12, 2020 to Wednesday, December 2, 2020**. Written comments on the Initial Study/Mitigated Negative Declaration may be submitted through email to the City contact, Rendell Bustos, Acting Senior Planner, at [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org), or mailed to the Planning Division at 330 West 20<sup>th</sup> Avenue, San Mateo, California, 94403, **no later than Wednesday, December 2, 2020 at 5:00 p.m.** General comments on the project may be submitted at any time.

**AVAILABILITY OF  
INITIAL STUDY/MITIGATED NEGATIVE  
DECLARATION**

The Initial Study/Mitigated Negative Declaration is available online at [www.cityofsanmateo.org/peninsulaheights](http://www.cityofsanmateo.org/peninsulaheights) and at the Planning Division – Public Counter at San Mateo City Hall (330 West 20<sup>th</sup> Ave.). Please visit [www.cityofsanmateo.org/306/Community-Development](http://www.cityofsanmateo.org/306/Community-Development) for hours of operation.

**NOTICE OF PLANNING COMMISSION  
PUBLIC HEARING**

The City of San Mateo Planning Commission will hold a Public Hearing on **Tuesday, December 8, 2020 at 7:00 pm**, at [www.cityofsanmateo.org/publicmeetings](http://www.cityofsanmateo.org/publicmeetings)

*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 American with Disabilities Act, those requiring accommodations for this meeting should notify the Planning Division 48 hours prior to the meeting by calling (650) 522-7212.