



CITY OF SAN MATEO

PRELIMINARY APPLICATION FOR HOUSING DEVELOPMENT PROJECT

The following is the City of San Mateo checklist and application form that applicants for housing development projects may use for the purpose of satisfying the requirements for submittal of a “preliminary application” pursuant to California Government Code Section 65941.1. An applicant for a housing development project, as defined Government Code Section 65589.5(2)(h), shall be deemed to have submitted a preliminary application upon providing all of the following information about the proposed project to the Town and upon payment of the permit processing fee. In accordance with Government Code Section 65941.1, if any of the information listed below is missing, the preliminary application cannot be deemed submitted.

ELIGIBLE HOUSING DEVELOPMENT PROJECTS

A Project must meet one of the following criteria per California Government Code Section 65589.5(h)(2)(B) in order to be eligible for the Preliminary Application provisions of SB 330:

- 1) The project is residential only (not including hotels) and creates two or more new dwelling units on a project site.
- 2) The project is a mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the square footage of the project designated for residential use (not including hotels), including dwelling units and any uses accessory to the residential units.
- 3) The project is transitional housing or supportive housing

REQUIRED INFORMATION

- ☒ If the applicant does not own the property, consent from the property owner to submit the application.
- ☒ The specific location, including parcel numbers, a legal description, and site address, if applicable.
- ☒ The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located. For existing uses, be specific as to the type of land use, number and type of dwelling units, square footage of existing buildings and parking spaces (covered and uncovered).
- ☒ A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.

- ☒ The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the City of San Mateo Zoning Code: <https://sanmateo.ca.us.open.law/us/ca/cities/san-mateo/code/27>
- ☒ The proposed number of parking spaces.
- ☒ Any proposed point sources of air or water pollutants.
- ☒ Any species of special concern known to occur on the property.
- ☒ Whether a portion of the property is located within any of the following:
 - A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.
 - Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.
 - A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
 - A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
 - A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.
- ☒ Any historic or cultural resources known to exist on the property.
- ☒ The number of proposed below market rate units and their affordability levels.
- ☒ The number of density bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.
- ☒ Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.
- ☒ The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied and the income levels of those households.

- ☒ A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.
- ☒ The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

After submittal of all of the information required above, if the development proponent revises the project such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the housing development project shall not be deemed to have submitted a preliminary application until the development proponent resubmits the information required above so that it reflects the revisions. For purposes of this form, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

Within 180 calendar days after submitting a preliminary application with all of the information required above to the City, the development proponent shall submit an application for a development project that includes all of the information required to process the development application consistent with California Government Code Sections 65940, 65941, and 65941.5.

If the City determines that the application for the development project is not complete pursuant to Government Code Section 65943, the development proponent shall submit the specific information needed to complete the application within 90 days of receiving the City's written identification of the necessary information. If the development proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect.

Preliminary Application For Housing Development Project Form

City of San Mateo Planning Division
330 West 20th Avenue, San Mateo, CA 94403-1388
Ph: (650) 522-7212

Applicant Information:

Name: HSC Property Owner, LLC

Mailing Address: c/o Bohannon Companies, 60 E 31st Avenue

City, State, Zip: San Mateo, CA 94403

Daytime Phone: 650-345-8222 / 650-377-5808

Email: david.bohannon@ddbo.com / aturco@srgnc.com

Property Owner Information (If different than applicant):

Name: same as Applicant

Mailing Address: _____

City, State, Zip: _____

Daytime Phone: _____

Email: _____

Property Owner Authorization

I certify that as the property owner, I authorize the filing of this planning application. I understand that pursuant to the City of San Mateo Municipal Code, conditions of project approval are binding upon both the applicant and the property owner(s). I agree to implement the Planning Application Conditions of Approval subject only to the right to object at public hearing on this application.

Property Owner's Statement

I hereby certify that I am the owner of record of the property described in the above Project Location and that I approve of the requested action herein. I have read the above Deposits and Maximum Job Cost/Charges and understand that the Planning charges reflect the actual staff time spent and other costs associated with the processing of this application(s). I understand that my initial deposit is an estimate of these charges and not a fee, and I agree to abide by the billing policy stated below. I also understand that overdue invoices are subject to San Mateo Municipal Code Section 3.64.020 Penalties and Interest.

See attached Signature Page

Property Owner's Signature

Date

Print Property Owner's Name

Property Owner's Signature

Date

Print Property Owner's Name

I certify that I am authorized by the property owner(s) to file this Planning Application and submit, herewith, this authorization. I understand that pursuant to the City of San Mateo Municipal Code, conditions of project approval are binding upon both the applicant and the property owner(s). I agree to implement the Planning Application Conditions of Approval subject only to the right to object at public hearing on this application.



Andrew Turco,
on behalf of HSC Property Owner, LLC

Authorized Agent's Signature

2/5/2025

Date

– SIGNATURE PAGE –

City of San Mateo
Preliminary Application for Housing Development project

HSC Property Owner, LLC,
a Delaware limited liability company

By: David Copeland

Name: Dave Copeland

Title: Managing Director

Date: 1/27/2025

City of San Mateo
Preliminary Application for Housing Development Project
– Checklist –

Required Information:

Ref. Num.	Item	Information Provided
1	If the applicant does not own the property, consent from the property owner to submit the application.	Applicant and owner are the same: HSC Property Owner, LLC
2	The specific location, including parcel numbers, a legal description, and site address, if applicable.	See G1.01, G1.02, G1.03
3	The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located. For existing uses, be specific as to the type of land use, number and type of dwelling units, square footage of existing buildings and parking spaces (covered and uncovered).	<p>Existing uses include 1,490,331 sq ft (per San Mateo Municipal Code Floor Area definition excluding underground parking) of commercial retail space and its supporting covered parking. There is additional exposed parking on the top level of parking structures and uncovered surface parking on the portions of the property south of Hillsdale Blvd that is not included in this square footage calculation. The commercial space is comprised of an indoor mall, large department stores, two-level structured parking, and large-format retail. The existing parking count on site is approximately 3,399 stalls through a combination of covered (1,470 stalls) and uncovered parking (1,929 stalls). No existing residential uses exist on the site.</p> <p>The proposed project would entail the demolition and removal of all of the existing uses. The project</p>

		<p>proposes replacing the existing uses with approximately 3,964,000 sq ft (per San Mateo Municipal Code Floor Area definition excluding underground parking) of new space, of which approximately 2,059,000 is proposed as commercial space (including retail, office/lab, and associated above-grade structured parking), and the remainder is proposed as approximately 1,392 new residential units including apartments and townhouses, of which 201 are proposed to be Low Income rental apartments and 8 are proposed to be Moderate Income for-sale townhomes. The proposed project also includes the introduction of new streets, sidewalks, parks, and other open spaces where none currently exist.</p> <p>When calculated as “square footage of construction” (inclusive of underground parking levels), existing uses total 1,848,331 gsf, and the project proposes replacing that space with approximately 5,422,000 gsf of new construction, of which 3,246,000 is proposed to be commercial space. The proposed residential unit count remains the same independent of how the square footage is calculated.</p>
4	A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.	See G1.09, G1.16-G1.31
5	The proposed land uses by number of units and square feet of residential and	See G1.01

	nonresidential development using the categories in the City of San Mateo Zoning Code: https://sanmateo.ca.us.open.law/us/ca/cities/san-mateo/code/27	
6	The proposed number of parking spaces.	See G1.01
7	Any proposed point sources of air or water pollutants.	N/A - none proposed.
8	Any species of special concern known to occur on the property.	N/A - none known to occur.
9	<p>Whether a portion of the property is located within any of the following:</p> <ul style="list-style-type: none"> ○ A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178. ○ Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). ○ A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. ○ A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. 	<p>The southeast edge of the property includes portions of Laurel Creek, which causes a portion of the property to fall within the following categories:</p> <ul style="list-style-type: none"> ○ Wetlands, as defined in the US Fish & Wildlife Service Manual ○ A special flood hazard area subject to inundation by the 1% annual chance flood ○ A stream or other resource that may be subject to a streambed alteration agreement

	<ul style="list-style-type: none"> ○ A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2. ○ A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code. 	
10	Any historic or cultural resources known to exist on the property.	N/A - none known to exist.
11	The number of proposed below market rate units and their affordability levels.	<p>209 BMRs</p> <ul style="list-style-type: none"> • 201 Low Income rental units • 8 Moderate Income for-sale units <p>The proposed Low Income unit count is generated by taking 15% of 1,338 rental units = 200.7 units and rounding up to 201 units. The proposed Moderate Income unit count is generated by taking 15% of 54 for-sale units = 8.1 units and proposing to pay an in lieu fee for the partial unit under 0.5.</p>

12	The number of density bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.	Please see attached SB 330 Vesting Letter.
13	Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.	A vesting tentative map is being requested.
14	The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied and the income levels of those households.	No residential units currently exist on the project site, and thus, no existing housing will be demolished.
15	A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.	See G1.01, G1.09
16	The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.	See G1.02