



NOTICE OF INTENT TO ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE 401 EAST MILLBRAE AVENUE (MOXY HOTEL) PROJECT

The City of Millbrae has prepared a Draft Initial Study and Mitigated Negative Declaration (IS-MND) for the 401 East Millbrae Avenue (Moxy Hotel) Project (“proposed project”), as described below, and is requesting comments on the Draft IS-MND. The Draft IS-MND addresses the potential environmental effects of the proposed project in accordance with the California Environmental Quality Act (CEQA).

The City of Millbrae is the Lead Agency for the proposed project. This notice is being sent to the San Mateo County Clerk and other interested agencies and parties. No responsible agencies, trustee agencies or public agencies besides the City of Millbrae that also have a role in approving or carrying out the project have been identified for this project.

PROJECT TITLE: Moxy Hotel Project

PROJECT LOCATION: 401 East Millbrae Avenue

PROJECT LOCATION: The project site encompasses two parcels, 401 East Millbrae Avenue and 1 Old Bayshore Highway (Assessor’s Parcel Numbers 024-701-10 and 024-370-150, respectively) at the southeastern edge of the City of Millbrae. Two existing hotels, the Aloft Hotel and the Westin Hotel, are located on the subject parcels. The site is bounded by Old Bayshore Highway to the north, Millbrae Avenue to the west, U.S. Highway 101 (Bayshore Freeway) to the south, and El Portal Canal to the east. The attached figure shows the project site’s immediate location and selected nearby land uses.

REVIEW PERIOD: The City is soliciting comments on the Draft IS-MND from **June 26, 2020** through **July 27, 2020**. Pursuant to CEQA Guidelines Section 15074, the City of Millbrae will consider the MND together with any comments received during the public review process. Comments on the Draft IS-MND and any questions or comments should be directed in writing to:

Sam Fielding, Senior Planner
City of Millbrae
Community Development Department
621 Magnolia Avenue
Millbrae, California 94030

Comments may also be submitted via email to SFielding@ci.millbrae.ca.us. Comments on the Draft IS-MND must be received **on or before July 27, 2020 at 5:00 p.m.**

COPIES OF THE DRAFT IS-MND: The Draft IS-MND is available for review online on the City’s website: www.ci.millbrae.ca.us/Planning/Environmental-Review. Due to the COVID-19 pandemic, hard copies will be mailed upon request rather than accessible to the public at a physical location. If you need a hardcopy of the IS-MND or any of the documents referenced therein, please contact Sam Fielding at SFielding@ci.millbrae.ca.us or (650) 259-2336, and he will mail you to one at no cost.

PUBLIC HEARING: The City of Millbrae Planning Commission is anticipated to consider the IS-MND and make a decision on the project at a future regularly scheduled meeting to be noticed to the public.

Interested attendees should visit the Planning Commission webpage to confirm the meeting location, time, and agenda: <https://www.ci.millbrae.ca.us/government/commissions-committees/planning-commission>.

PROJECT DESCRIPTION: The proposed project would involve development of a 209-room, six-story hotel. The footprint of the hotel would be rectangular, with a length of approximately 192 feet that would run parallel with the eastern edge of the site, and a width of approximately 43 feet. The main entrance to the hotel would be at the northern façade of the building. The ground floor would include a welcome lobby for hotel guests, a café and bar space, a lounge and library, a fitness room, mechanical areas and elevators, and a kitchen. The floors above the ground floor would be organized according to the same general floor plan. Each floor would include approximately 40 guest rooms, arranged around a central hallway. The elevators and other service areas would be located towards the middle of each floor plan. Average single rooms would be 208 square feet, and average suites would be 439 square feet. A 745 square-foot landscaped roof deck would be available for hotel guests.

The exterior of the building would be contemporary, with modular forms that protrude at varying angles. Parking for the hotel would be available at the existing parking lot. The proposed project would result in a net loss of seventeen parking spaces at the project site. With the addition of the proposed hotel, a total of 928 hotel rooms in three hotels and 876 parking spaces would be provided. The boundaries of the existing parcels that are improved with the existing 6- and 7-story hotels would be adjusted so that the proposed project would be located on a separate parcel.

The project would also involve the modification of an existing free standing, double-sided sign at the southern edge of the project site, along Highway 101. The existing sign is associated with the Aloft hotel and is 55 feet tall and 20 feet wide. Under the proposed project, a digital billboard measuring 14 feet tall by 48 feet wide would be added in its place. The overall height of the sign would be maintained at 55 feet.

SUMMARY OF IMPACTS: As discussed in the Draft IS-MND, all issue areas were found to have no significant environmental effects, a less than significant environmental effect, or a less than significant environmental effect with incorporation of mitigation measures. Mitigation measures related to fugitive dust control (Mitigation Measure AQ-1), archeological resources (Mitigation Measure CUL-1), greenhouse gas emission reductions (Mitigation Measures GHG-1 and GHG-2), and the unanticipated discovery of tribal cultural resources (Mitigation Measure TCR-1) are required and with implementation of these measures impacts related to air quality, cultural resources, greenhouse gas emissions, and tribal cultural resources would be less than significant.

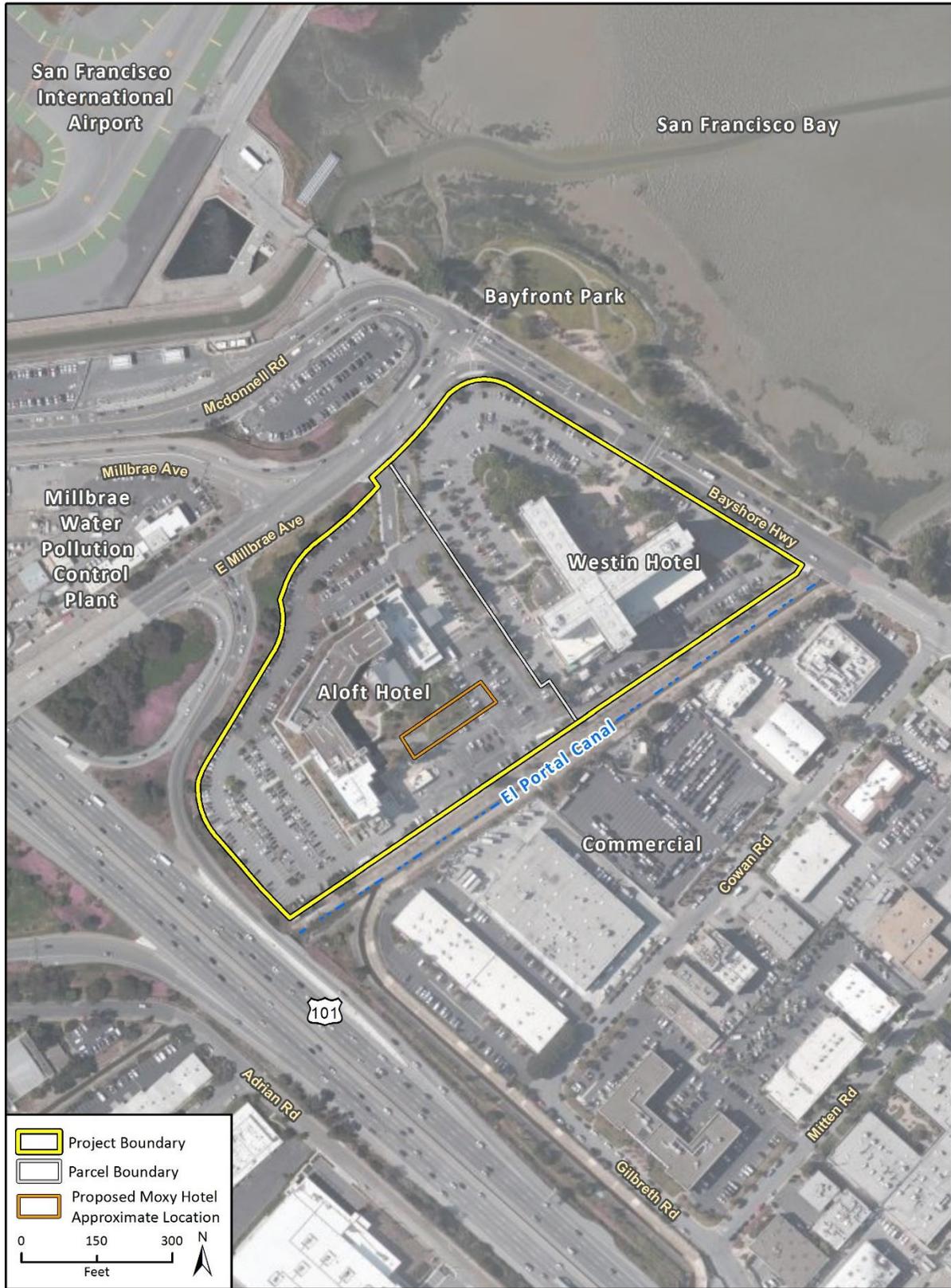


Signature: Roscoe Mata, Planning Manager, City of Millbrae Community Development Department

Date of Distribution: June 26, 2020

Attachment: Project Location

Project Location



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Fig 2 Project Location