



March 16, 2021

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR  
AR18-004, UP18-019– 160 EL CAMINO REAL HOTEL PROJECT**

**NOTICE IS HEREBY GIVEN** that the City of San Bruno has prepared an Initial Study and intends to adopt a Mitigated Negative Declaration (MND) for the 160 El Camino Real Hotel project.

**PROJECT SCOPE:** The 160 El Camino Real Hotel project proposes to construct a 50-foot tall, three-story, approximately 19,107 square-foot boutique hotel that would provide 28 guestrooms. The first floor would be dedicated to guest amenity spaces (lobby, lounge, bar areas) and hotel operations (front desk, administrative office, mechanical and electrical rooms, etc.). Guestrooms would be located on the second and third floors. Once operational, the proposed hotel is anticipated to have a total of 17 employees.

**PROJECT ADDRESS:** 160 El Camino Real, San Bruno

**APNS:** 021-164-240

**PROJECT ZONING:** C, General Commercial District

**PROJECT LAND USE:** Multi-Use Residential Focus

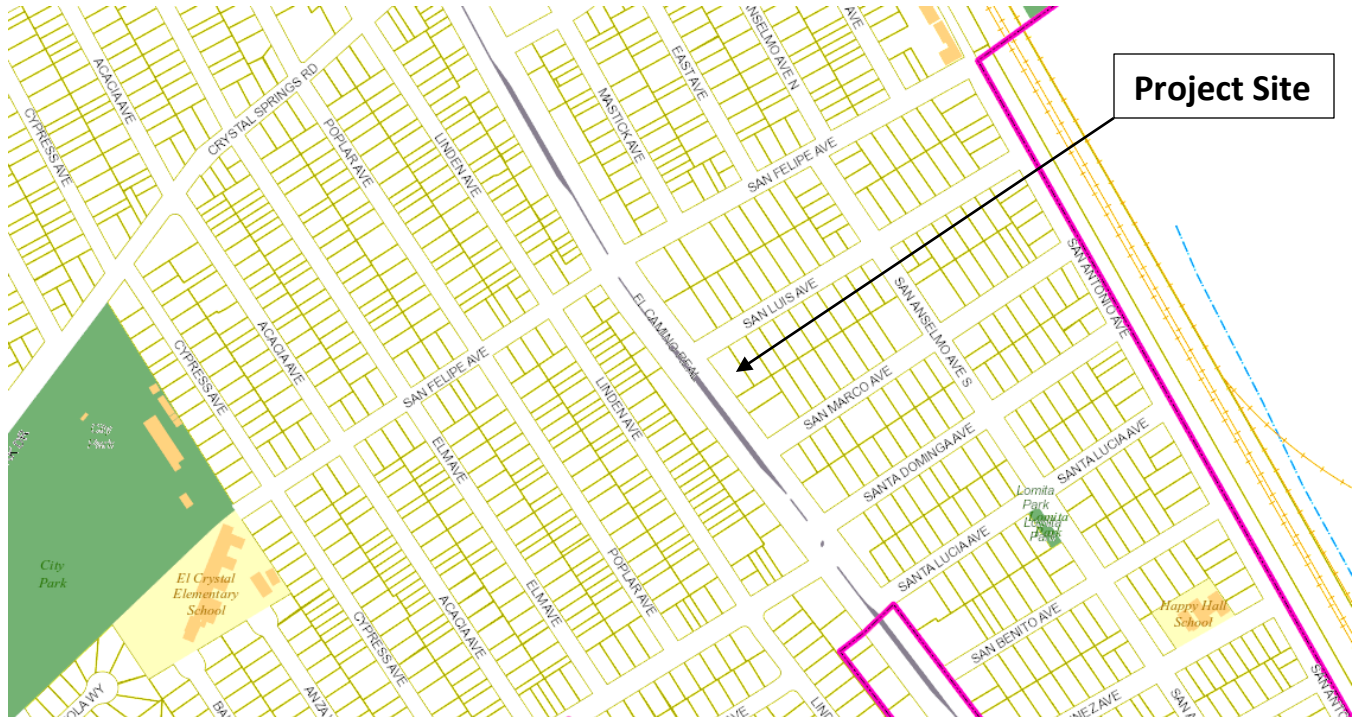
**REQUESTED CITY PLANNING ENTITLEMENTS:**

- A. Adoption of Initial Study and Mitigated Negative Declaration
- B. Use Permit
- C. Architectural Review Permit
- D. Off-site Loading Zone

**PROJECT PLANNER:** Michael Smith  
Senior Planner  
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**APPLICANT:** Sierra Meadows Resort, Inc.  
Contact: Alex Pin  
650-307-8331  
[alexpin@dowellgroup.us](mailto:alexpin@dowellgroup.us)

**PROPERTY OWNERS:** Sierra Meadows Resort, Inc.  
Contact: Alex Pin  
650-307-8331  
[alexpin@dowellgroup.us](mailto:alexpin@dowellgroup.us)



**PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:**

The 30-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from **Tuesday, March 16 to Thursday, April 15, 2021**. If you wish to comment on the Initial Study/ Mitigated Negative Declaration, please submit your written comments to Michael Smith, Senior Planner, Planning Division, 567 El Camino Real, San Bruno, California, 94066, **no later than Thursday, April 15, 2021 at 5:00 p.m.** Comments may also be submitted via email to [msmith@sanbruno.ca.gov](mailto:msmith@sanbruno.ca.gov).

**AVAILABILITY OF NEGATIVE DECLARATION AND INITIAL STUDY:**

A hard copy of the document is available at the Community Development Department, located at 567 El Camino Real, San Bruno, CA 94066. Due to COVID-19 and the County’s Health Order No. c19-11, you must schedule an appointment to review the document. The Initial Study and Mitigated Negative Declaration are also available online on the City’s website at:

[https://www.sanbruno.ca.gov/gov/city\\_departments/commdev/planning\\_division/development\\_activity/160\\_el\\_camino\\_real.htm](https://www.sanbruno.ca.gov/gov/city_departments/commdev/planning_division/development_activity/160_el_camino_real.htm)

This notice is intended to satisfy the notice requirements of CEQA Guidelines §15072. The project site is located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List).