



CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org
(650) 522-7000

May 18, 2022

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR
500 E. 3RD AVE., BLOCK 21 MIXED USE PROJECT (PA-2021-063)

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 reduce potentially significant impacts to a less-than-significant level. The City of San Mateo Planning Commission will hold a Public Hearing for recommendation to the City Council.

PROJECT DESCRIPTION:

The project consists of the demolition of all existing structures to construct a six-story mixed-use building with a total floor area of 268, 938 square-feet. The building consists of 179,560 square-feet of office uses and 111 residential units. The applicant proposes to devote 12 units (15% of the base density) as affordable to the very low-income category. This affords the applicant to request up to three incentive/concession requests in accordance with State Density Bonus Law, one of which would be to increase the maximum building height from 55 feet to 74 feet, 2 inches. The project includes a total of 402 off-street parking spaces within two levels of below-grade parking. The project proposes removal of 32 existing trees, 23 of which qualify as Protected Trees. The project site consists of 11 contiguous parcels, which would be merged into one parcel occupying the full block, bounded by E. 3rd Avenue, S. Delaware Street, E. 4th Avenue, and S. Claremont Street.

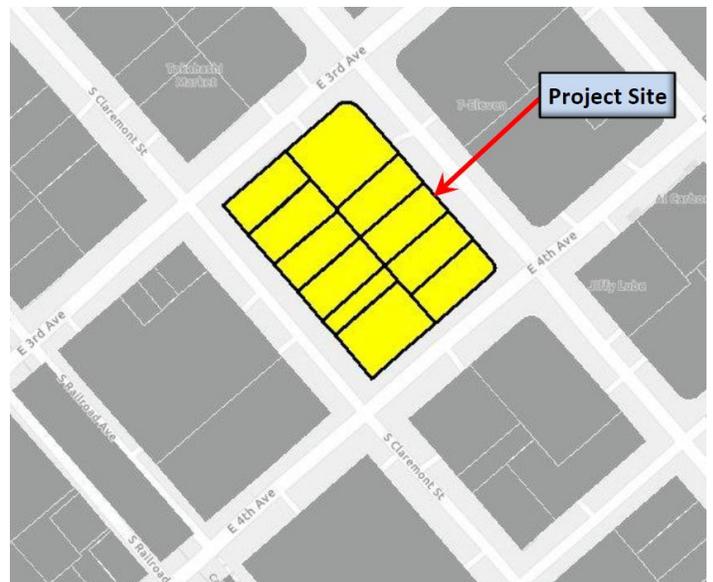
PROJECT LOCATION:

Addresses:

500 E. 3rd Ave.; 300-320 S. Delaware St.;
511-525 E. 4th Ave.; 307-373 S. Claremont St.

APNs:

034-185-030, -040, -050, -110, -120, -140,
-150,-160, -170, -190, -200



REQUIRED APPROVALS:

- A. Site Plan and Architectural Review (SPAR) for a mixed-use building over 55-feet in building height and to locate two loading berths on-street.
- B. Site Development Planning Application (SDPA) for removal of major vegetation.
- C. Tentative Parcel Map to merge 11 parcels into one parcel.
- D. Special Use Permit for off-site construction staging at an existing, vacant lot located at 402 S. Delaware Street.

CITY CONTACT:

Rendell Bustos, Senior Planner, rbustos@cityofsanmateo.org , (650) 522-7211

APPLICANT:

Michael Field, Windy Hill Property Ventures, mike@windyhillpv.com, (650) 847-1170

AVAILABILITY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION:

The Initial Study and Mitigated Negative Declaration is available online beginning May 18, 2022 at www.cityofsanmateo.org/Block21. A hardcopy is also available beginning May 18, 2022 at the City's Permit Center at City Hall (330 W. 20th Ave.) and at the City's Main Library (55 West 3rd Ave, Reference Desk).

PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:

The 20-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from Wednesday, May 18, 2022 to Tuesday, June 7, 2022. To comment on the Initial Study and Mitigated Negative Declaration, please submit written comments to Rendell Bustos, Senior Planner at rbustos@cityofsanmateo.org, no later than Tuesday, June 7, 2022 at 5:00 p.m. Written comments may also be submitted in person at City Hall during open hours at 330 W. 20th Ave., San Mateo, 94403. General comments on the project may be submitted to Rendell Bustos, Senior Planner at rbustos@cityofsanmateo.org at any time.

NOTICE OF PLANNING COMMISSION PUBLIC HEARING:

On Tuesday, May 24, 2022 at 7:00 pm, the City of San Mateo Planning Commission will hold a Public Hearing for recommendation to the City Council which can be attended in the City Hall Council Chambers at 330 West 20th Avenue, San Mateo or online at 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 hearings.

AMERICANS WITH DISABILITIES ACT -- In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (650) 522-7212.