

Notice of Intent to Adopt
Mitigated Negative Declaration

**214-unit commercial mixed-use building on a 1.93-acre site
99 Southgate Avenue (APN 002-201-140)**

Zone Change ZC-04-21-014994 and Design Review DR-04-21-014995


The applicant, Kimco Westlake LP, proposes the demolition of an existing vacant Burlington Coat Factory retail building and the construction of a mixed-use building that would include approximately 214 apartment units and 10,800 sf of commercial retail space. The building would be seven stories tall and would reach a maximum height of approximately 88 feet. The commercial retail space would be located on the first floor facing Southgate Avenue, the parking garage would be on the first and second floors, and the apartment units would be located on the third through seventh floors. The building would be set back approximately 33 feet from Southgate Avenue, 18 feet from Palmcrest Drive, 10 feet from Lake Merced Boulevard, and five feet from the rear alley bordering the southern project boundary. In order to undertake the project, a Planned Development Amendment involving several text amendments to the existing PD-60A zoning are necessary.

The City of Daly City, as the Lead Agency, has prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Daly City, California. Following the conclusion of the public review period outlined below, the City of Daly City will consider the adoption of the Initial Study/Mitigated Negative Declaration (MND) for the project at a regularly scheduled meeting. The City shall consider the Initial Study/MND together with any comments received during the public review process. Upon adoption of the MND, the City may proceed with project approval actions.

A detailed Environmental Checklist form (Initial Study), location map, and project discussion are contained in materials that can be commented on for 20 days after the date of publication of this notice. These materials can be obtained from the Daly City Planning Division and the Daly City City Clerk's Office: 333-90th Street, Daly City, California 94015. Persons desiring to comment on the ISMND may do so prior to the close of business on **Friday, July 15, 2022**, by written correspondence to:

Michael Van Lonkhuysen, Planning Manager
City of Daly City – Planning Division
333 90th Street, Second Floor
Daly City, CA 94015

The Planning Commission is scheduled to consider this project on **Tuesday, July 5, 2022**, at 7:00 P.M. in the City Hall Council Chambers located at 333 90th Street, Daly City. Final consideration of the Initial Study/Mitigated Negative Declaration will occur by the City Council at a subsequent date. Questions concerning the Initial Study or project in general may be directed to Michael Van Lonkhuysen at (650) 991-8158 or mvanlonkhuysen@dalcycity.org.



Tatum Mothershead
Director of Economic & Community Development