



CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

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

October 7, 2022

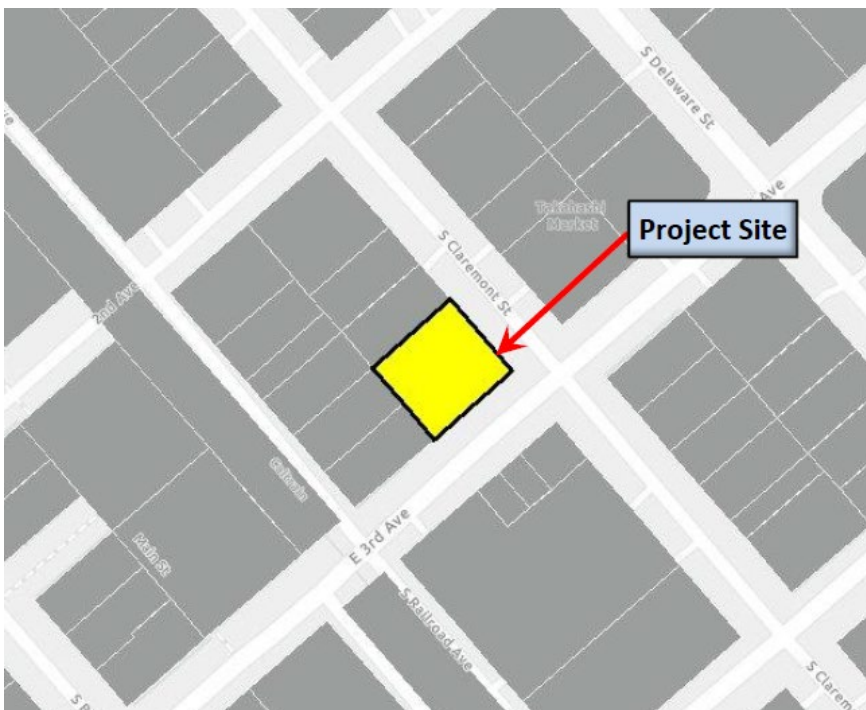
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

435 E. 3rd Ave. Mixed-Use Project (PA-2021-081)

NOTICE IS HEREBY GIVEN that the City of San Mateo has prepared an Initial Study and 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 to take action on this project at a future meeting. Notice will be provided separately at a later date.

PROJECT DESCRIPTION:

The project consists of the demolition of all existing structures to construct a five-story mixed-use building with a total floor area of 39,893 square-feet. The proposed building consists of 33,529 square-feet of office uses on floors one through four; and five residential units on the fifth floor. The applicant proposes to devote one unit (20% of the base density) as affordable to the low-income category. The applicant is requesting two incentives in accordance with State Density Bonus Law. The incentive requests are to allow payment of Central Parking and Improvement District in-lieu fees for all required on-site parking as opposed to provision of on-site parking; and to increase the maximum allowable floor area ratio from 3.0 to 3.61. The project also includes the request to remove 31 existing trees, four of which qualify as Protected Trees.



PROJECT LOCATION:

Address:
435 E. 3rd Avenue

APN:
034-181-160

REQUIRED APPROVALS:

- A. Site Plan and Architectural Review (SPAR) for a mixed-use building consisting of 33,529 square-feet of office uses and five residential units.
- B. Site Development Planning Application (SDPA) for removal of major vegetation.
- C. Special Use Permit (SUP) 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 will be available online beginning October 7, 2022 at www.cityofsanmateo.org/4528/435-E-3rd-Ave. A hardcopy will also be available beginning October 7, 2022 at the City's Permit Center at City Hall (330 W. 20th Ave.) and at the City's Main Library (55 W. 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 **Friday, October 7, 2022 to Thursday, October 27, 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 Thursday, October 27, 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 sub-mitted to Rendell Bustos, Senior Planner at rbustos@cityofsanmateo.org at any time.