

Notice of Intent to Adopt  
Mitigated Negative Declaration

**14-unit townhouses on 0.71-acre site  
141 3rd Avenue (APNs 006-254-020 and -030)**

**General Plan Amendment GPA-8-20-14643, Zone Change ZC-8-20-14633,  
Major Subdivision SUB-8-20-15634, Use Permit UPR-8-20-14642, and  
Design Review DR-8-20-14636**

The applicant, Clarum Homes, proposes to amend the Daly City General Plan and rezone a 0.71-acre site located at 141 3rd Avenue for the purpose of constructing 14 three-story townhomes. The project site is presently designated Residential – Low Density (R-LD) in the General Plan and is zoned I-D Interim District. Under the proposal, the General Plan land use designation would be amended to Residential – Medium Density (R-MD) and the site would be rezoned to R-3 - Multiple-Family Residential District.

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, February 17, 2023**, by written correspondence to:

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

The Planning Commission is scheduled to consider this project on **Tuesday, February 7, 2023**, at 7:00 P.M. in the City Hall Council Chambers located at 333 90<sup>th</sup> 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](mailto:mvanlonkhuysen@dalcycity.org).



Tatum Mothershead  
Director of Economic & Community Development

Posted: Thursday, January 26, 2023