

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk

From: (Public Agency): City of San Bruno
567 El Camino Real
San Bruno, CA 94066

County of: San Mateo

555 County Ctr. Dr.
Redwood City, CA 94063

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF

Project Title: 840 San Bruno Avenue West Residential Development

NOV 16 2023

Project Applicant: JEMCOR Development Partners, Jonathan Emami

MARK CHURCH County Clerk
By Deputy Clerk

Project Location - Specific: 840 San Bruno Avenue West

Henry Salgado

Project Location - City: San Bruno Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:

The project would involve demolition of the existing structure and associated improvements on site and proposes construction of two, 10-story buildings residential buildings for lower income households. Additionally, the project would include associated improvements including open space and parking. The project would provide 337 affordable rental units and four manager's units for a total of 341 residential units. The project would avail itself of an 80 percent density bonus pursuant to the provisions of the State Density Bonus Law, for an additional 151 units above the 190 units permitted by the base density of the site to provide affordable housing.

Name of Public Agency Approving Project: City of San Bruno

Name of Person or Agency Carrying Out Project: JS IV View Street San Bruno LLC, Jonathan Emami

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: CEQA Guidelines Sections 15183-General Plan/Community Plan Exemption, 15168-Consistency with Program EIR, and Government Code Section 65457(a)
Statutory Exemptions. State code number:

Reasons why project is exempt:

Please see the attachment.

Lead Agency

Contact Person: Michael P. Laughlin, AICP Area Code/Telephone/Extension: (650)616-7053

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 11/13/23 Title: Planning and Housing Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Attachment

Why the Project is Exempt:

The proposed 840 San Bruno Avenue West Residential Development Project is consistent with the City of San Bruno Transit Corridors Plan (TCP) land use designation and zoning for the site and meets the streamlining provisions under CEQA Guidelines Section 15183(d)(1). It is consistent with the intent of the applicable TOD-2 MXD zoning as an infill, high density development near high quality transit and the development proposed by the project is within the scope of the development proposed by the TCP. Through the provision of the Sate Density Bonus Law (Government Code Section 65915), the Project is eligible for and avails of certain incentives/concessions and waivers of development standards that would not result in significant environmental effects beyond those analyzed in the Transit Corridors Plan EIR.

The proposed project is a "later" activity of the Program EIRs and does not result in environmental effects that were not previously examined. As such, pursuant to CEQA Guidelines Section 15162 and 15163, no subsequent or supplemental EIR is required. In accordance with CEQA Guidelines Section 15168(c)(2), the City can "approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required." Pursuant to CEQA Guidelines 15168(c)(3), which provides that "an agency shall incorporate all feasible mitigation measures and alternatives developed in the program EIR into later activities in the program.", the City of San Bruno has incorporated all applicable mitigation measures of the TCP EIR as project conditions of approval.
