



## **Notice of Intent to Adopt Mitigated Negative Declaration**

**Project:** Construction of a 280,000 square foot general office building or 180,000 medical office building on a 3.2-acre site

**Project Location:** 455 Hickey Boulevard (APN 091-341-140)

**Request:** Planned Development PD-10-22-015932 & Design Review DR-04-18-13424

**Project Description:** The project applicant proposes to demolish the existing 80,652-square-foot five-story office building and 112,500 square foot three-level parking garage to construct one of two development options: (1) Office Building or (2) Medical Office Building. Under the Office Building development option, the project would construct a 280,000-square-foot and eight-story office building above three levels of podium parking. Under the Medical Office development option, the project would construct a 180,000-square-foot and five-story medical office building above three levels of podium parking. A total of 900 parking spaces would be provided under either development option. The project includes a Planned Development (PD) Rezone from Light Commercial (C1), Planned Development (PD8A) and Commercial Office (CO) to a new PD number and a Lot Merger. The Lot Merger would modify the General Plan designation of the northwest portion of project site from the existing Retail and Office (C-RO) to Commercial Office (C-O).

**CEQA Determination:** 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 (IS/MND) for the project at a regularly scheduled meeting. The City shall consider the IS/MND together with any comments received during the public review process. Upon adoption of the MND, the City may proceed with project approval actions.

**Cortese List Designation:** The proposed project site is not on a list of hazardous material sites compiled pursuant to Government Code section 65962.5 (Cortese List).

**Public Comment Period:** A detailed Environmental Checklist form (Initial Study), location map, and project discussion are contained in materials that can be commented on for 30 days between May 21, 2024 and June 20, 2024. 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 IS/MND may do so prior to 5:00 P.M. on June 20, 2024, by written correspondence to:

Sam C. Fielding, Associate Planner  
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 June 4, 2024, 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 IS/MND Declaration will occur by the City Council, tentatively scheduled for July 22, 2024. Questions concerning the Initial Study or project in general may be directed to Sam C. Fielding at (650) 991-8156 or [sfielding@dalycity.org](mailto:sfielding@dalycity.org).

A handwritten signature in black ink, appearing to read "Tatum Mothershead". The signature is fluid and cursive, with a large initial "T" and "M".

Tatum Mothershead  
Director of Economic & Community Development

Posted: May 21, 2024