



CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

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

June 21, 2024

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

31-57 SOUTH B STREET MIXED USE PROJECT (PA-2022-089)

NOTICE IS HEREBY GIVEN that the City of San Mateo has, pursuant to the California Environmental Quality Act (CEQA), prepared an Initial Study/Mitigated Negative Declaration, which identifies and discusses the 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 on Tuesday, July 23, 2024, to consider approval of the project.

PROJECT DESCRIPTION: The 31-57 South B Street Mixed-Use Project proposes to construct a four-story, 41,190 square foot mixed-use building that would include 5,302 square feet of retail/restaurant space on the ground floor and 35,888 square feet of office space on floors one through floor. Construction of the project would require the demolition of the two commercial buildings on-site. CEQA requires the Notice of Intent to disclose whether the site on which a proposed project is located is included on any of the lists enumerated under Section 65962.5 of the Government Code, regarding hazardous waste facilities, land designated as hazardous waste property, or hazardous waste disposal sites, and the subject property is not included on any such lists.

PROJECT LOCATION: The project site is a 0.32-acre lot located at the northern corner of the intersection of 1st Avenue and South B Street.

APN: 034-054-030

REQUIRED DISCRETIONARY APPROVALS:

- Site Plan and Architectural Review
- Vesting Tentative Parcel Map

CITY CONTACT: Steve Golden, Principal Planner, (650) 522-7215, sgolden@cityofsanmateo.org

APPLICANT: Preston O'Connell, Harvest Properties, Inc., (510) 466-1485, poconnell@harvestproperties.com

AVAILABILITY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION: The Initial Study/Mitigated Negative Declaration is available online beginning June 24, 2024 at <https://www.cityofsanmateo.org/4690/31-57-S-B-Street-1st-B>. A hardcopy is also available beginning June 24, 2024, at the City's Permit Center at City Hall (330 West 20th Avenue) and at the City's Main Library (55 West 3rd Avenue, 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 Monday, June 24, 2024, to Monday, July 15, 2024. To comment on the Initial Study/Mitigated Negative Declaration, please submit written comments to Steve Golden, Principal Planner, at sgolden@cityofsanmateo.org, no later than Monday, July 15, 2024 at 5:00 p.m. Written comments may also be submitted in person at City Hall during open hours at 330 West Avenue, San Mateo, 94403. General comments on the project may be submitted to Steve Golden, Principal Planner sgolden@cityofsanmateo.org at any time.

NOTICE OF PLANNING COMMISSION HEARING: The Planning Commission will hold a public hearing on Tuesday, July 23, 2024, at 7:00PM to consider approval of the project which can be attended in the City Hall Council Chambers at 330 West 20th Avenue or online at www.cityofsanmateo.org/publicmeetings.