



CITY OF SAN MATEO  
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20<sup>th</sup> Avenue  
San Mateo, CA 94403  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7000

October 4, 2024

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### 445 SOUTH B STREET “BESPOKE” MIXED-USE PROJECT (PA-2023-012)

**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.

**PROJECT DESCRIPTION:** The 445 South B Street Mixed-Use project proposes to construct two buildings over a shared subterranean garage—a seven-story residential building that would include 71 affordable units and the Center for Self-Help for the Elderly, and a six-story commercial building that would include 148,939 square feet of office and 13,995 square feet of retail/restaurant space. 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 approximately 1.16-acre project site is comprised of six parcels and is bound by East 4th Avenue to the northwest, South Railroad Avenue to the northeast, South B Street to the southwest, and East 5th Avenue to the southeast.

**APN:** 302 East 4th Avenue (034-179-010), 407 South B Street (034-179-020), 415 South B Street (034-179-030), 445 South B Street (034-179-040), City Parking Lot - No Site Address (034-179-050), and City Parking Lot - No Site Address (034-179-060)

#### REQUIRED DISCRETIONARY APPROVALS:

- Site Plan and Architectural Review
- Site Development Planning Application

**CITY CONTACT:** Manira Sandhir, Planning Manager, (650) 522-7203, [msandhir@cityofsanmateo.org](mailto:msandhir@cityofsanmateo.org)

**APPLICANT:** Preston O’Connell, DTSM Talbots Ventures, LLC, (510) 466-1485,  
[poconnell@harvestproperties.com](mailto:poconnell@harvestproperties.com)

**AVAILABILITY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION:** The Initial Study/Mitigated Negative Declaration is available online beginning October 4, 2024 at <https://www.cityofsanmateo.org/4703/Bespoke-445-South-B-Street>. A hardcopy is also available beginning

October 4, 2024, at the City's Permit Center at City Hall (330 West 20<sup>th</sup> Avenue) and at the City's Main Library (55 West 3<sup>rd</sup> Avenue, Reference Desk).

**PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:** The 30-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from Friday, October 4, 2024, to Monday, November 4, 2024. To comment on the Initial Study/Mitigated Negative Declaration, please submit written comments to Manira Sandhir, Planning Manager, at [msandhir@cityofsanmateo.org](mailto:msandhir@cityofsanmateo.org), no later than Monday, November 4, 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 Manira Sandhir, Planning Manager, at [msandhir@cityofsanmateo.org](mailto:msandhir@cityofsanmateo.org) at any time.

**PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS:** Notices for public hearings will be sent separately once the project is ready for consideration by the Planning Commission and City Council, which can be attended in the City Hall Council Chambers at 330 West 20<sup>th</sup> Avenue or online at [www.cityofsanmateo.org/publicmeetings](http://www.cityofsanmateo.org/publicmeetings).