

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



October 31, 2024

SCH #: 2024100181
GTS #: 04-SM-2024-00631
GTS ID: 34169
Co/Rt/Pm: SM/82/11.608

Manira Sandhir, Planning Manager
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

Re: 445 South B Street "Bespoke" Mixed-Use Project – Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Manira Sandhir:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 445 South B Street "Bespoke" Mixed-Use Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the September 2024 Draft IS/MND.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project is a mixed-use development that would construct two new buildings over a shared subterranean parking garage. The first would be a seven-story, 100 percent affordable residential building with a Center for Self-Help for the elderly. The second would be a six-story commercial building with office and retail/restaurant space. The project site is located in Downtown San Mateo between State Route 82 (SR 82) and U.S. Route 101 (U.S. 101).

Travel Demand Analysis

This high-density, mixed-use infill development project would provide 71 new affordable housing units in a high-quality transit area. Per the IS/MND, the project is found to have a less than significant vehicle miles traveled (VMT) impact, therefore working towards meeting the State's VMT reduction goals. The project would also implement a Transportation Demand Management (TDM) plan to encourage

multimodal options, which is also in support of meeting state policy goals on VMT reduction.

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via LDR-D4@dot.ca.gov.

For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Sincerely,



YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse