

Notice of Planning Commission Public Hearing

NOTICE IS HEREBY GIVEN that the City of San Mateo Planning Commission will hold a public hearing for recommendation to the City Council for the following planning application(s) – **PA21-071 / 222 E. 4th Ave., Redevelopment at Draeger's, SPAR + SDPA**. The project includes the following required approvals:



- A. Addendum to the Downtown Area Specific Plan Initial Study/Mitigated Negative Declaration (IS/MND) previously adopted by the City Council on May 1, 2009, and the General Plan Environmental Impact Report (EIR) previously certified by the City Council on October 18, 2010, to assess environmental impacts under the California Environmental Quality Act (CEQA);
- B. Site Plan and Architectural Review (SPAR) for a retail, office, and residential mixed-use building over 55-feet in building height and to modify off-site loading zone requirements;
- C. Site Development Planning Application (SDPA) for the removal of major vegetation.

This hearing will be held as follows:

PUBLIC HEARING DATE & TIME: THURSDAY, NOVEMBER 17, 2022 at 7:00 PM

PUBLIC HEARING LOCATION: In-Person: City Hall Council Chambers, 330 West 20th Avenue, San Mateo, CA 94403; or,
Online: www.cityofsanmateo.org/publicmeetings

PA NUMBER / NAME:	PA-2021-071 / 222 E. 4th Ave., Redevelopment at Draeger's, SPAR + SDPA
PROJECT LOCATION / APN:	222 E. 4 th Ave., San Mateo, CA 94401 / APNs 034-176-050, -070, -080, and -090. (Current Draeger's Supermarket Site)
PROJECT DESCRIPTION:	The project consists of the demolition of the existing two-story building to construct a new five-story mixed-use building consisting of 10 residential units, 17,658 square foot of retail use on the ground floor, and 104,554 square foot of office use. The proposed project includes eight one-bedroom and two studio units to be dedicated to the Low-Income category. The proposed project includes 221 off-street parking spaces within a surface level parking garage and two levels of below-grade parking. The project also includes the removal of 39 trees and the planting of 34 new trees.
APPLICANT(S):	Marcus Gilmour, Lane Partners. (650) 838-0100 marcus@lane-partners.com
PROPERTY OWNER(S):	Marcus Gilmour of Lane SM, LLC marcus@lane-partners.com Robert R. Benedetti and Susan J. Benedetti, Trustees of Benedetti Family Trust benedettir@aol.com
CONTACT INFORMATION:	Wendy Lao, AICP, Associate Planner, (650) 522-7219, WLao@cityofsanmateo.org City of San Mateo, Planning Division, 330 West 20 th Avenue, San Mateo, CA 94403

If any person challenges this item in court, that person may be limited to raising only those issues the person or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearings. AMERICANS WITH DISABILITIES ACT – In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Planning Division 48 hours prior to the meeting at (650) 522-7212. For additional project information please refer to www.cityofsanmateo.org/whats happening