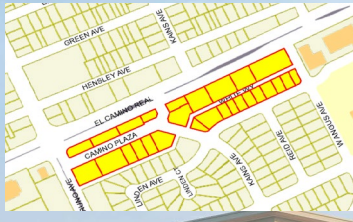




City of San Bruno
Planning Division
567 El Camino Real
San Bruno, CA 94066

PUBLIC NOTICE

There is a project proposed in your neighborhood at this location.



COMMUNITY MEETING

MILLS PARK CENTER

643 – 799 EL CAMINO REAL,
SAN BRUNO 94066

Monday, May 18, 2020

6:00pm - 7:30pm

To join by computer visit:

sanbruno.ca.gov/millsmeeeting

Join by telephone:

(669) 900-9128

Zoom Meeting Details:

Meeting ID: 944 5224 1249

Password: 696003



City of San Bruno
Planning Division
567 El Camino Real
San Bruno, CA 94066

Project Update and Community Meeting Notice Mills Park Center Development Project

FIRST-CLASS MAIL
U.S. Postage
PAID
San Bruno, CA 94066
Permit #84

Please visit the City's new community engagement website for this project to learn more and submit online comments:

courb.co/millspark

Additional information including project documents and a new FAQ list, are available at the City's project website:

sanbruno.ca.gov/millsparkproject

Please send your written comments or questions to the City by mailing or emailing your comments to:

millsparkproject@sanbruno.ca.gov

All public comments submitted via email/mail will be posted online for all to read, and will be distributed to the City Council.

The City will mail a separate public hearing notice for the future City Council meeting.

Project Update and Community Meeting Notice - Mills Park Center Development Project

Monday, May 18, 2020 | 6:00-7:30pm | To join by computer visit: sanbruno.ca.gov/millsmeeting

Join by Telephone: (669) 900-9128 | Meeting ID: 944 5224 1249 | Password: 696003

You are invited to attend a virtual Community Meeting hosted by the City of San Bruno to learn about the Mills Park Center Development Project. The focus of this meeting will be to provide an overview of the resubmitted project proposal, gather public comments and answer questions regarding the project. The meeting will start at 6:00 pm with a formal presentation by the City and the developer followed by time for public comments and questions.



On March 23, 2020, the primary property owner, G.W. Williams Company, resubmitted the project with several notable changes. Most significantly, the 42,000 square foot grocery store was eliminated. Below is a comparison table of the resubmitted project's major components and a comparative analysis of the project considered by the City Council on July 9, 2019, and the March 23, 2020 resubmittal.

	July 9, 2019 Original Project Proposal	March 23, 2020 Resubmitted Project Proposal
Residential Units	425 units, including 64 affordable units	427 units (+2 units), including 65 affordable units (+1 unit)
Commercial Space	46,000 sq.ft. commercial (consisting of a 42,000 sq. ft. grocery store and 4,000 sq. ft. of ground floor commercial space)	7,947 sq. ft. of ground floor commercial space (reduction of 38,053 sq. ft. total)
Community Benefits Payment	\$5 million base community benefit payment that included an option for another \$5 million upon owner's election to create condominium units. Plus \$100,000 to finance parking enforcement and/or implementation of a Residential Parking Permit Program (RPPP).	\$10 million guaranteed community benefit payment to the City's General Fund, a doubling from the former \$5 million base community benefit payment that included an option for another \$5 million. Plus 1 additional affordable housing unit and \$100,000 to support bike and/or pedestrian improvements in the City, and the original \$100,000 for parking/RPPP. See website for additional items.

City/Staff Contact	Pamela Wu, Planning and Housing Manager 650-616-7053 millsparkproject@sanbruno.ca.gov
Developer Contact	Justin Chu, G.W. Williams Company 650-372-9711 x 209 JChu@gwwilliams.com
Owners	Williams Portfolio 16 (G.W. Williams Company) and Welch Family Partnership
Requested Planning Entitlements	Zoning District Map Amendment; Planned Development Permit; Architectural Review Permit; Phased Vesting Tentative Tract Subdivision Map for Condominium Purposes; Development Agreement and CEQA Clearance
Land Use/Zoning	General Plan Land Use Designation: Transit Oriented Development - Subject to Transit Corridors Plan, Current Zoning: Commercial (C) Proposed Zoning: Planned Development (PD)

Please visit the City's new community engagement website for this project to learn more: courb.co/millspark