



County Clerk Posting Date: December 4, 2015

**NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR
PA 15-024 HILLSDALE SHOPPING CENTER NORTH BLOCK RECONFIGURATION PROJECT**

NOTICE IS HEREBY GIVEN that the City of San Mateo has prepared an Initial Study/Mitigated Negative Declaration, which identifies and discusses potential environmental impacts on the projects and proposed mitigation measures to be incorporated in the project to eliminate any potentially significant impacts. The City of San Mateo Planning Commission will hold a Public Hearing to make a recommendation to the City Council on this project.

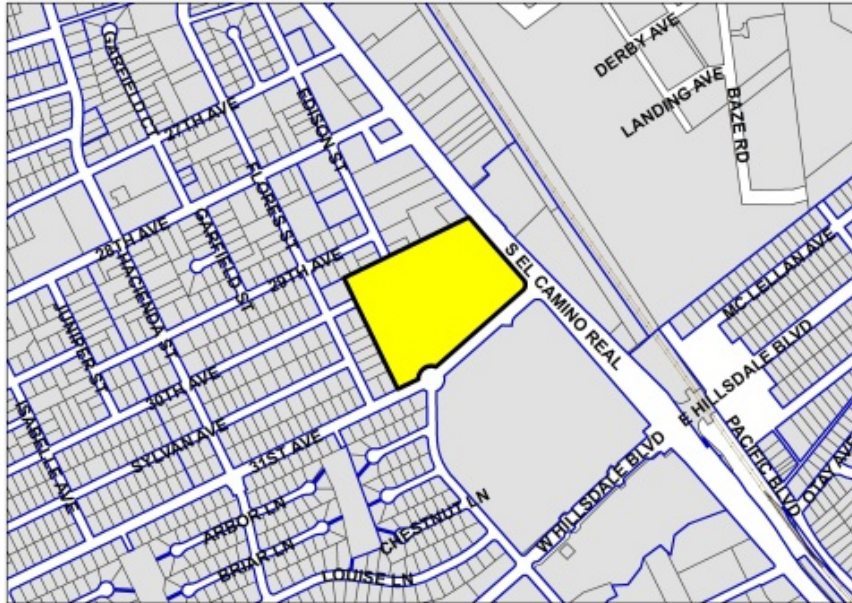
PA 15-024 HILLSDALE SHOPPING CENTER NORTH BLOCK RECONFIGURATION PROJECT. The planning application consists of renovation of a portion of the North Block of Hillside Shopping Center to include; partial demolition of existing structures and parking areas, relocation of the food court to a remodeled pedestrian bridge over 31st Avenue and new construction of an outdoor plaza surrounded by new and remodeled buildings with a mix of retail shops, restaurants, a movie theatre, bowling alley and entertainment uses, and landscape and traffic circulation improvements. The project site is 12.5 acres, bounded by 31st Avenue to the south, South El Camino Real to the east; Edison Street to the north, and residential uses to the west. The project site is zoned C2-2/Q5 (Regional Community Commercial/Sub-Area A of the Qualified Overlay District 5).

Required Approvals:

- A. Mitigated Negative Declaration to Assess Environmental Impacts;
- B. Site Plan and Architectural Review (SPAR) for a shopping center redevelopment including new construction;
- C. Special Use Permit for movie theater and bowling alley uses; and,
- D. Site Development Planning Application for site grading and removal of 60 trees.

PROJECT PLANNER: Tricia Schimpp, Senior Planner
Ph: 650-522-7244, tschimpp@cityofsanmateo.org

PROPERTY OWNER &
APPLICANT: Bohannon Development Company
Mike Jepsen, Director of Construction
Sixty 31st Avenue
San Mateo, CA 94403
Ph: (650) 358-3256, Michael.jepsen@ddbo.com



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, December 4, 2015 to Monday, January 4, 2016**. If you wish to comment on the Initial Study/ Mitigated Negative Declaration, please submit your written comments to Tricia Schimpp, Senior Planner, Planning Division, 330 West 20th Avenue, San Mateo, California, 94403, **no later than Monday, January 4, 2016 at 5:00 p.m.** Written comments may also be submitted via email to tschimpp@cityofsanmateo.org, in person at City Hall, or via fax to (650) 522-7201.

AVAILABILITY OF MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY:

Copies of the Initial Study/Mitigated Negative Declaration are available at the Planning Division – Public Service Counter at San Mateo City Hall (330 West 20th Ave.) and at the City’s Main Library (55 West 3rd Ave, Reference Desk). It is also available online on the City’s website at <http://www.cityofsanmateo.org/whats happening>

NOTICE OF PLANNING COMMISSION HEARING:

On **Tuesday, January 26, 2016 at 7:30 pm**, the City of San Mateo Planning Commission will hold a public hearing in the City Hall - City Council Chambers, 330 W. 20th Avenue, San Mateo, California, to review the project, conduct a public hearing and make a recommendation to the City Council on this project.

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, prior to, the public hearings.

AMERICANS WITH DISABILITIES ACT - In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (650) 522-7202.