



Block 20 Mixed Use Project

500 E. 4th Avenue
(PA-2023-003)

Environmental Impact Report (EIR)
Scoping Meeting

Planning Commission Special Meeting
October 5, 2023

AGENDA

- 1) Introductions
- 2) Meeting Purpose
- 3) Project Overview
- 4) CEQA and EIR Overview
- 5) Public Comments
- 6) Next Steps



Rendell Bustos, Senior Planner
Carol Johnson, Contract Planner



Connor Tutino, Project Manager
Akoni Danielsén, Principal Project Manager

MEETING PURPOSE

What a *Scoping Meeting* is:

- An opportunity for the community and public agencies to comment on the scope and content of the Environmental Impact Report

What a *Scoping Meeting* is not:

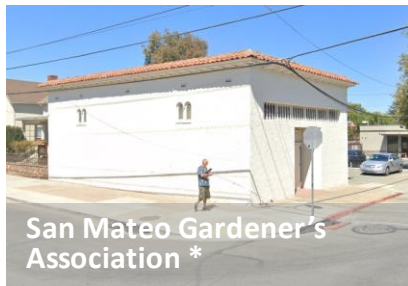
- An approval hearing
- A forum for open debate between the public, the applicant, and the City



PROJECT SITE



- (5) Existing parcels on full block:
 - S. Delaware Street
 - E. 4th Avenue
 - S. Claremont Street
 - E. 5th Avenue
- 1.16 Acres (50,499 sq. ft.)
- General Plan Land Use – Downtown Retail Core Support
- CBD/S (Central Business District Support)



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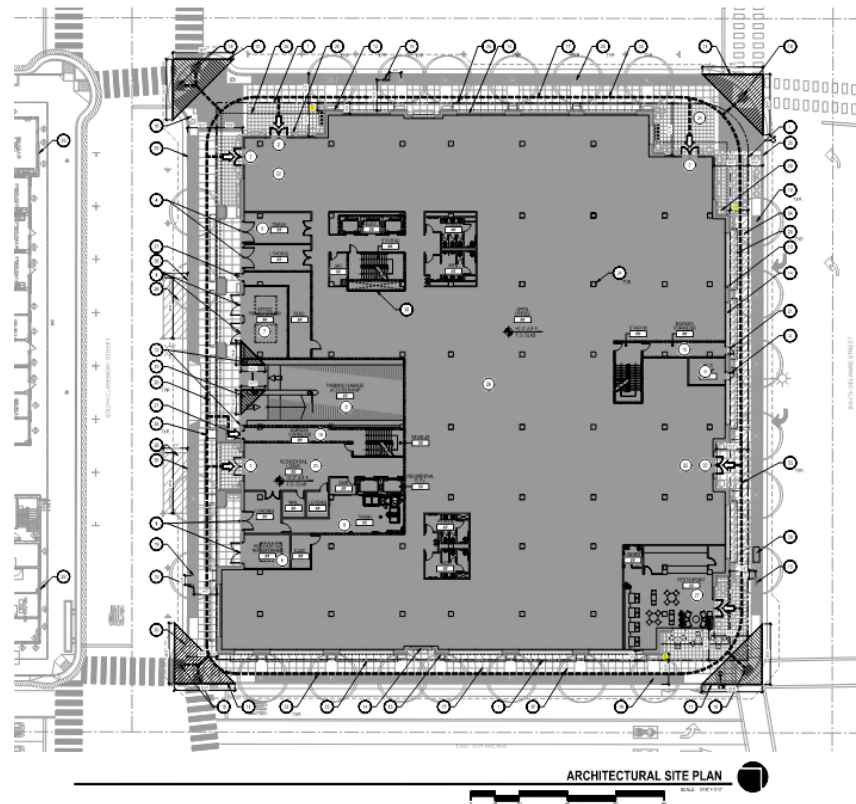
* Qualify as historic resources

PROJECT DESCRIPTION



“Block 20” Mixed Use Project

- 138,000 sq. ft. of office uses
- 86 Residential units - 15% Very Low (9 units)
- 1,600 sq. ft. of restaurant/café use
- 75-foot building height. 6 Stories and 2 levels of parking
- Total Floor Area: 209,955 sq. ft.



EIR OVERVIEW

CEQA Overview

EIR Process Overview

EIR Contents and Issues Analyzed

Historic Resources

Project Alternatives

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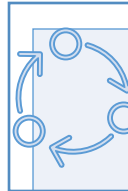
California Environmental Quality Act (CEQA)



Provide information to decision makers and the public regarding **environmental impacts** of projects



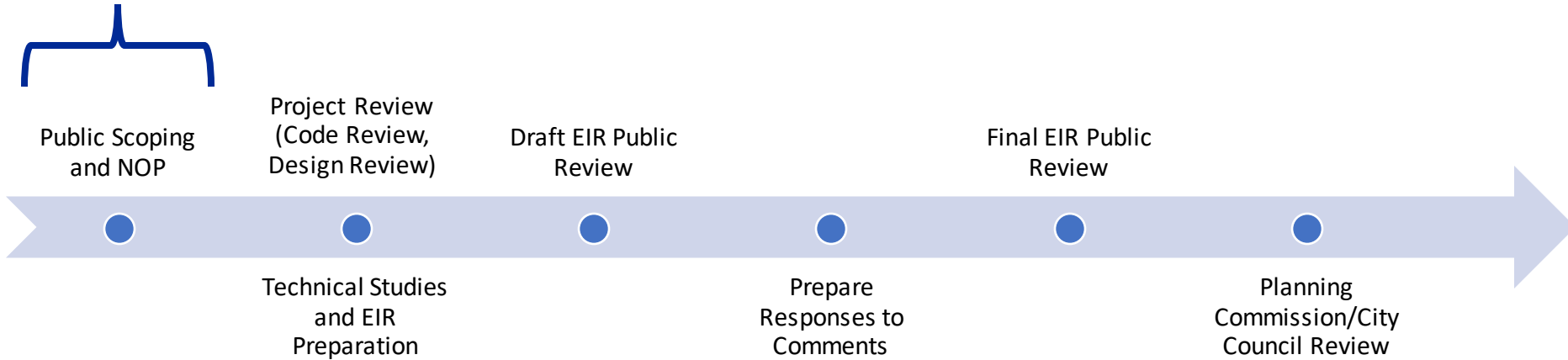
Identify ways to **mitigate or avoid** those impacts



Identify and **evaluate alternatives** to the proposed project

Documented in
Environmental Impact Report (EIR)

Current Step



EIR PROCESS

EIR OVERVIEW

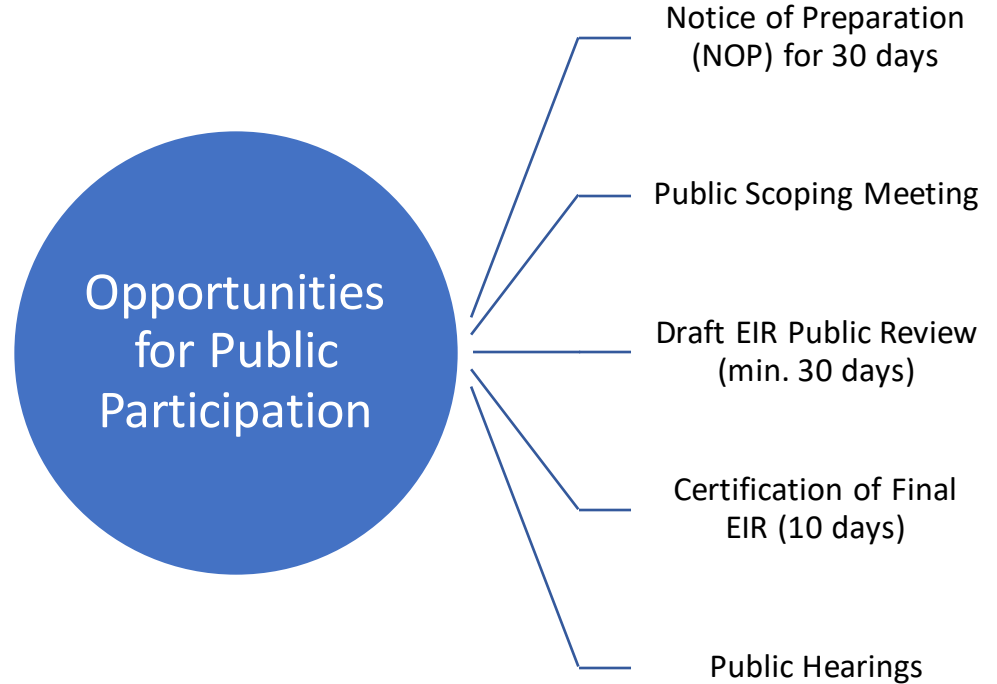
CEQA Overview

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EIR OVERVIEW

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Project Alternatives

EIR Contents

Project Description

Environmental Setting

Significant Environmental Effects

Unavoidable Significant Adverse Effects

Mitigation Measures

Alternatives

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Historic Resources

Project Alternatives

Environmental Categories

- Aesthetics
- Agriculture and Forestry Resources
- **Air Quality**
- Biological Resources
- **Cultural Resources**
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- **Hazards and Hazardous Materials**
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- **Noise and Vibration**
- Population and Housing
- Public Services
- Recreation
- **Transportation**
- Tribal Cultural Resources
- Utilities and Service Systems

EIR OVERVIEW

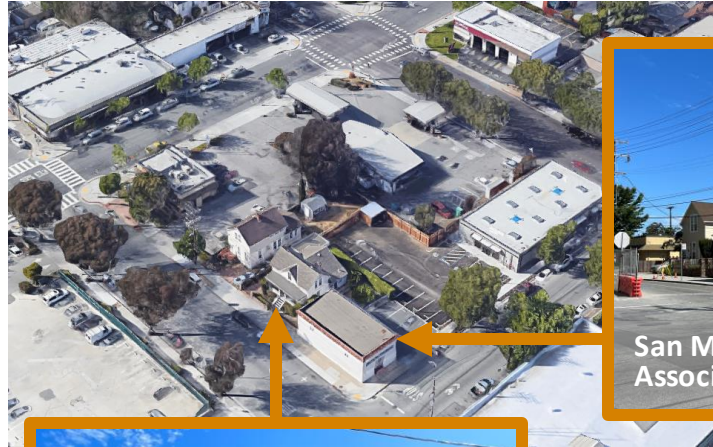
CEQA Overview

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Historic Resources

- Architectural Integrity
- Cultural Association
- Association to each other

EIR OVERVIEW

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Historic Resources

Project Alternatives

Attain most basic project objectives, but avoid or reduce the significant environmental project effects

No Project Alternative

- Maintain site in its current condition
- Assumes re-occupancy of existing structures

Design Alternatives

- Determined based on Historic Preservation Alternatives Analysis
- Identify ways to avoid or reduce impacts by redesign

PUBLIC COMMENTS

Provide oral comments during public comment period

Submit written comments until October 18, 2023

Notice of Preparation available online at
www.cityofsanmateo.org/Block20

Submit written comments to staff contact:



Rendell Bustos, Senior Planner
330 W. 20th Avenue
San Mateo, CA 94403
(650) 522-7211
rbustos@cityofsanmateo.org

Current Step

