



# Block 20 Mixed Use Project

500 E. 4<sup>th</sup> 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



Downtown Caltrain Station

Project Site

# PROJECT SITE



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



Taco Bell



Vacant Lot



Safari Kid Preschool



San Mateo Gardener's Association \*



Japanese American Community Center \*



Single Family Dwelling

# PROJECT SITE

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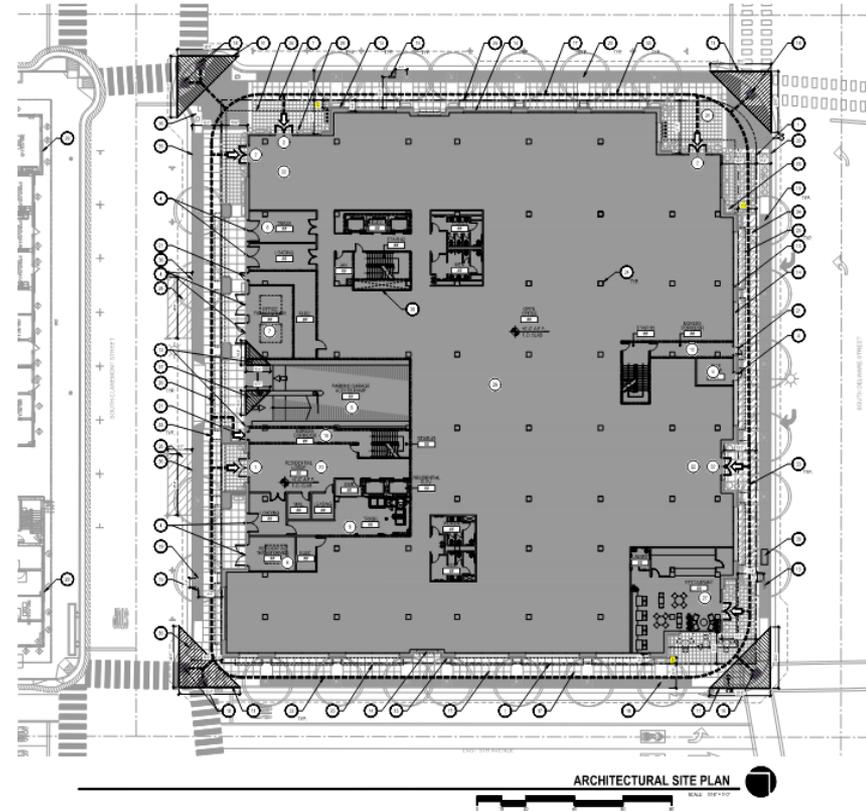
\* Qualify as historic resources

# 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

## California Environmental Quality Act (CEQA)

# EIR OVERVIEW

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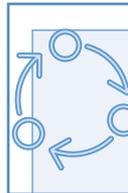
Project Alternatives



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



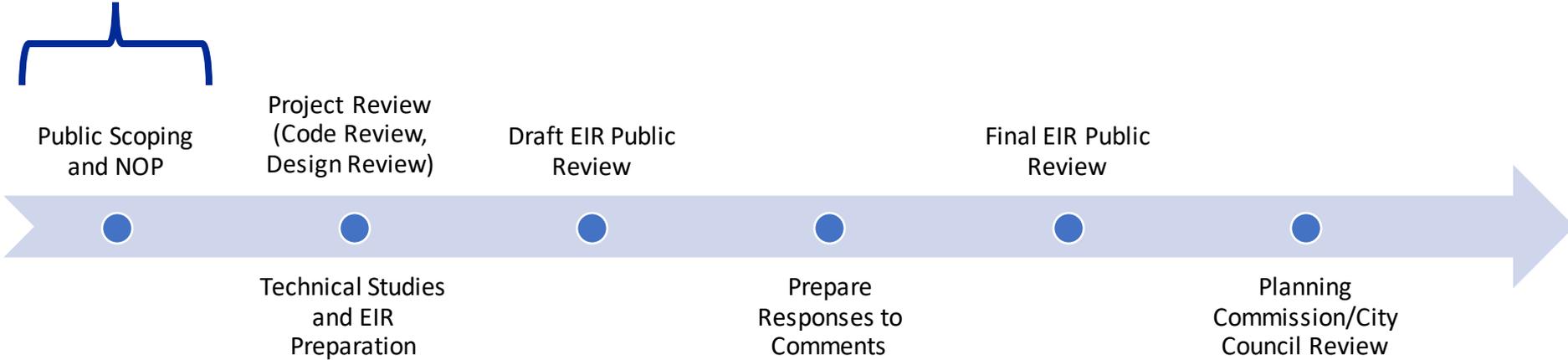
Identify ways to **mitigate or avoid** those impacts



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

Documented in  
**Environmental  
Impact Report  
(EIR)**

## Current Step



# EIR PROCESS

# EIR OVERVIEW

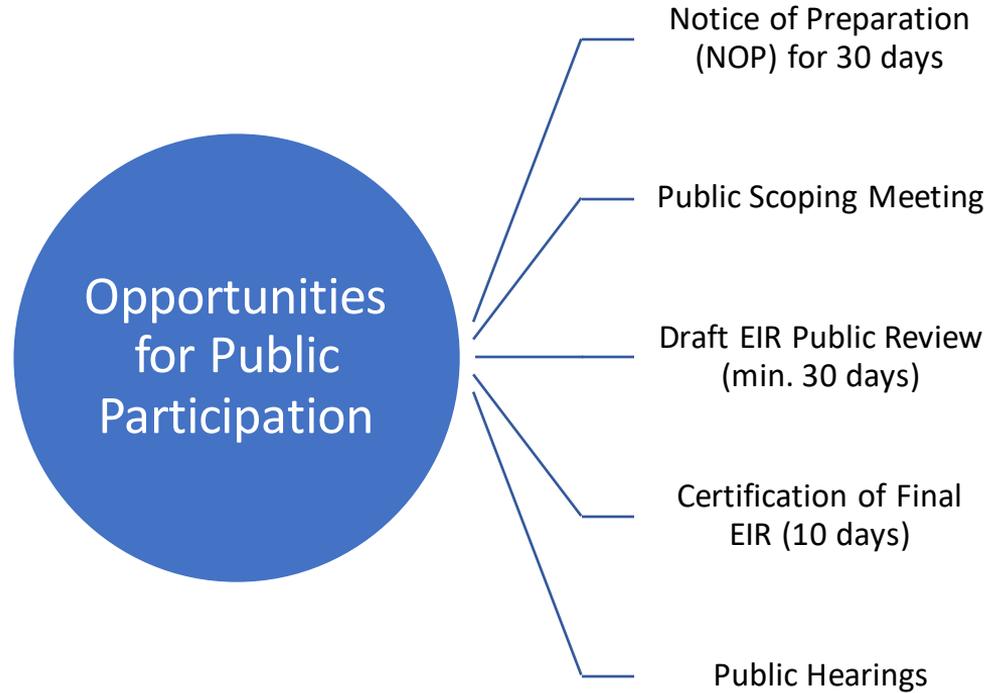
CEQA Overview

## **EIR Process Overview**

EIR Contents and Issues Analyzed

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# EIR OVERVIEW

CEQA Overview

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**EIR Contents** Project Description

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Environmental Setting

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Significant Environmental Effects

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Unavoidable Significant Adverse Effects

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Mitigation Measures

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Alternatives

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## 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

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San Mateo Gardener's Association



Japanese American Community Center

## Historic Resources

- Architectural Integrity
- Cultural Association
- Association to each other

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**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

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Provide oral comments during public comment period

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Submit written comments until October 18, 2023

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Notice of Preparation available online at  
[www.cityofsanmateo.org/Block20](http://www.cityofsanmateo.org/Block20)

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Submit written comments to staff contact:



Rendell Bustos, Senior Planner  
330 W. 20<sup>th</sup> Avenue  
San Mateo, CA 94403  
(650) 522-7211  
[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)

**Current Step**

