



February 3, 2023

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR  
THE GENESIS & HYUNDAI DEALERSHIP PROJECT, APPLICATIONS AR22-012, PDP22-002, GPA22-001,  
SPA22-001**

**NOTICE IS HEREBY GIVEN** that the City of San Bruno has prepared an Initial Study and intends to adopt a Mitigated Negative Declaration (MND) for the Genesis & Hyundai Dealership project.

**PROJECT SCOPE:** The Genesis & Hyundai Dealership project proposes a General Plan Amendment and Specific Plan Amendment, and related permits including an Architectural Review Permit and Planned Development Permit to facilitate development of a multi-story automobile dealership and service center, parking, landscaping and off-site loading zone and drainage improvements on Commodore Drive.

**PROJECT ADDRESS:** 1010 Admiral Court, San Bruno

**ASSESSOR'S PARCEL NUMBERS:** 020-013-250, 020-013-260, 020-013-220

**PROJECT ZONING:** P-D, Planned Development

**PROJECT LAND USE:** Visitor Services

**REQUESTED CITY PLANNING ENTITLEMENTS:**

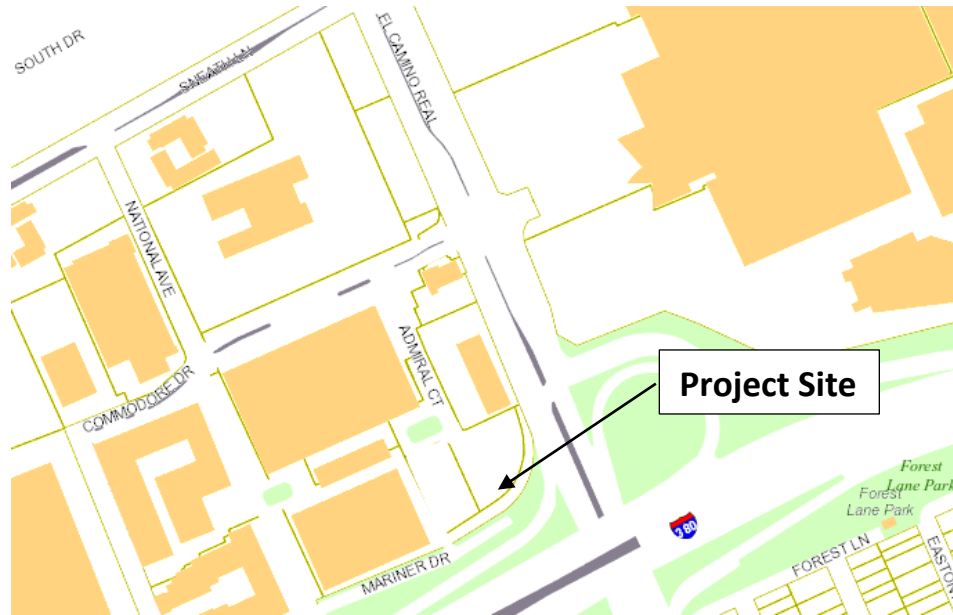
- A. General Plan Amendment
- B. Specific Plan Amendment
- C. Architectural Review Permit per SBMC Chapter 12.108
- D. Planned Development Permit per SBMC Chapter 12.96.190
- E. Building Permit and Certificate of Occupancy
- F. Grading, demolition, construction, encroachment, parking, traffic, erosion, and Storm Water Pollution Prevention Plan permits and approvals
- G. Permits for water lines, water hookups, wastewater lines, wastewater hookups
- H. Fire Code Permit
- I. Improvement of Off-Site Loading Zone and Yellow Zone Curb Striping on Commodore Drive
- J. Lot Merger

**PROJECT PLANNER:** Michael Laughlin, AICP  
Planning and Housing Manager  
(650) 616-7053  
[mclaughlin@sanbruno.ca.gov](mailto:mclaughlin@sanbruno.ca.gov)

**APPLICANT:** Goree + GoreeWhitfield  
Contact: Lee Sumlin, Project Manager  
P:713-660-6102 Email: [L.Sumlin@goree.com](mailto:L.Sumlin@goree.com)

**PROPONENT:** Cardinale Automotive Group  
Contact: Chris Pullara, [cpullara@cardinaleway.com](mailto:cpullara@cardinaleway.com)

**PROPERTY OWNER:** City of San Bruno



**PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:**

The 20-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from **February 3, 2023 to February 23, 2023**. If you wish to comment on the Initial Study/Mitigated Negative Declaration, please submit your written comments to Michael Laughlin, Planning and Housing Manager, Planning Division, 567 El Camino Real, San Bruno, California, 94066, **no later than February 23, 2023 at 5:00 p.m.** Comments may also be submitted via email to [mclaughlin@sanbruno.ca.gov](mailto:mclaughlin@sanbruno.ca.gov).

**AVAILABILITY OF NEGATIVE DECLARATION AND INITIAL STUDY:**

Hard copies are available for review at the Community and Economic Development Department public information counter, located at 567 El Camino Real, San Bruno, CA 94066. The document and project information are also available online on the City’s website at: <https://www.sanbruno.ca.gov/900/The-Crossings-Auto-Dealerships>

This notice is intended to satisfy the notice requirements of CEQA Guidelines §15072. The project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List).