

# CITY OF BURLINGAME

City Hall – 501 Primrose Road  
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division  
PH: (650) 558-7250  
FAX: (650) 696-3790

## NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 1200-1340 BAYSHORE HIGHWAY PROJECT (PENINSULA CROSSING)

The City of Burlingame (“City”) is the lead agency preparing a Draft Environmental Impact Report (EIR) for the 1200-1340 Bayshore Highway Project in Burlingame, California (“Project”). The EIR for the Proposed Project is being prepared in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). The Project description and probable environmental effects that will be analyzed in the Draft EIR for the proposed Project are described below. The City has not prepared an Initial Study (CEQA Guidelines §15063(a)).

**PURPOSE AND DISTRIBUTION:** Upon deciding to prepare an EIR, the City as lead agency must issue a Notice of Preparation (NOP) to inform the Governor’s Office of Planning and Research (OPR), trustee and responsible agencies, and the public of that decision (CEQA Guidelines §15082(a)). Therefore, this NOP is being sent to responsible or trustee agencies and other interested parties. The City is requesting comments regarding the scope and content of the environmental information that is relevant to your area of interest or to your agency’s statutory responsibilities regarding the proposed Project. Public agencies may use this EIR when considering subsequent approvals related to the proposed Project. Once the Draft EIR is published, it will be sent to all responsible or trustee agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy. The Draft EIR will also be available for review at the City of Burlingame at the address identified below.

**SUBMITTING COMMENTS IN RESPONSE TO THIS NOP:** The City encourages comments be submitted electronically via the following link to the City’s website: [www.burlingame.org/1200-1340bayshore](http://www.burlingame.org/1200-1340bayshore). Comments may also be directed in writing by letter or email to:

Catherine Keylon, Senior Planner  
City of Burlingame  
Planning Division 501 Primrose Road  
Burlingame, CA. 94010  
Email: [ckeylon@burlingame.org](mailto:ckeylon@burlingame.org)

**The NOP comment period will begin on August 12, 2022 and end on September 12, 2022, at 5:00 p.m.** Due to the time limit mandated by State law, your response must be sent at the earliest possible date, but no later than **5:00 p.m. on Monday, September 12, 2022.**

Commenters should focus comments on potential impacts of the proposed Project on the physical environment. Commenters are encouraged to identify ways that potential adverse effects resulting from the Proposed Project might be minimized and to identify reasonable alternatives and mitigation

measures for consideration. Please include your name, contact information, and the Project name in your response. Please also include the Project address, 1200 -1340 Bayshore Highway in the subject line of your email.

**EIR PUBLIC SCOPING MEETING:** The City of Burlingame Planning Commission will conduct a public scoping meeting for the EIR for the proposed Project on **Monday, August 22, 2022 at 7:00 p.m.** Pursuant to Resolution 087-2022 and AB 361, the Planning Commission meeting will be held virtually only, via Zoom. Directions for how the public can access the meeting and provide public comments can be found using this link and information:

<https://www.zoom.us/join>

Meeting ID: 816 1801 2426

Passcode: 082306

Phone: 1-346-248-7799

The agenda for the Planning Commission meeting, dated Friday, August 12, 2022 can be found here as well with a link to the staff report which will be available on Friday August 19, 2022.

**PROJECT TITLE:** 1200-1340 Bayshore Highway Project

**PROJECT SPONSOR / PROPERTY OWNER:** DivcoWest

**PROJECT LOCATION:** The Project site is located along the San Francisco Bay shoreline in northeastern Burlingame, approximately 1.2 miles south of the San Francisco International Airport (SFO) and one and a half miles east of the Millbrae Multimodal Transit Center. U.S. Highway 101 (US-101) exists approximately 200 feet west of the site.<sup>1</sup> See **Exhibit 1**. The property is approximately 12 acres and consists of 13 parcels (Assessor's Parcel Numbers [APNs] 026113470, 026113330, 026113480, 026113450, 026142110, 026142140, 026142070, 026142150, 026142160, 026142170, 026142020, 026142030 and 026142180). See **Exhibit 2**.

**EXISTING CONDITIONS** Existing buildings in the project vicinity consist primarily of commercial office, light industrial, and airport-supporting warehouses and surface parking. Unpaved segments of the San Francisco Bay Trail (Bay Trail) approach and terminate at the north and south ends of the Project site. The property includes eight existing 1- to 3-story commercial buildings surrounded by asphalt parking lots. Operation of existing uses on the site involve approximately 83 employees. Easton Creek, tidal salt marsh areas, and an unnamed remnant tidal channel run west to east through the Project site to the Bay. The site is within the Bayfront Commercial General Plan land use designation and within the Bayfront Commercial (BFC) zoning district. The project site is not included on the Cortese List pursuant to Government Code Section 65962.5.

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<sup>1</sup> Consistent with the City of Burlingame's protocol and for purposes of describing the Project site and its geographic setting, the San Francisco Bay shoreline, Bayshore Highway, and U.S. 101 are assumed to run in a north-south direction.

**PROJECT DESCRIPTION:** Conceptual plans for the proposed Project are shown in **Exhibit 3** and **Exhibit 4**. The proposed Project would include demolition of the site's existing structures and surface parking lots and construction of three (3) life science/ office buildings totaling approximately 1.46 million gross square feet and two parking structures containing a total of 3,525 parking spaces. Each life science/office building would be 11 stories above grade and approximately 213 feet in height to parapets (229 feet to top of mechanical penthouse). Parking structures would be 10- to 10.5-stories above grade and two stories below grade, and a maximum of approximately 115 feet in height to parapets.

The Project provides for flexibility in the end use, ranging from an overall building program of 100 percent life science use to a 100 percent professional office use or a combination thereof. The Project also includes various amenities, as well as a total of 5,000 square-foot of café/restaurant space that would be in two different locations on the site in two of the proposed buildings. The Project is estimated to generate between 4,088 and 5,226 net new jobs onsite.

**Exhibit 3** illustrates the Project's conceptual site plan, which shows the proposed life science / office buildings and parking structures sited within open landscaped spaces with a variety of public amenities and gathering spaces throughout the property. A new 1,475-foot segment of Bay Trail is proposed to connect the current trail gap along the Project site, and a total of 215,000 square feet (approximately 41 percent) of the Project site would be landscaped and publicly-accessible open space. Open spaces include areas surrounding Easton Creek, the unnamed remnant tidal channel, and the shoreline frontage. The proposed buildings are sited to provide view corridors through the Project to the Bay. A public plaza and seating area is proposed at the intersection of Bayshore Highway and Airport Boulevard/Broadway. The Project proposes sea level rise protection measures in compliance with the requirements of the City of Burlingame Municipal Code.

Proposed off-site improvements include new and enhanced roadway, bicycle and pedestrian facilities along Bayshore Highway. These include lane restriping, new medians, and signal modifications at the California Department of Transportation (Caltrans) intersection of US-101 northbound and southbound off-ramps (at Bayshore Highway and Broadway, respectively). Additional improvements to street lighting and landscaping would be made along Bayshore Highway in the vicinity of the Project site.

The Project is expected to be constructed in three overlapping phases, for a total duration of slightly more than three years.

**ANTICIPATED ENTITLEMENTS AND APPROVALS:** Discretionary approvals required for development of the proposed Project are anticipated to include, but may not be limited to, the following:

- CEQA Environmental Review
- Commercial Design Review
- Tentative Map
- Special Permits for Height above 65 feet and Tier 3 Intensity (per BFC Zone)
- Master Sign Program
- Off-site Improvements
- Development Agreement

Additional approvals and/or permits required for development of the proposed Project may be obtained from the following Responsible or Trustee agencies, including but not necessarily limited to, Caltrans, San Francisco Bay Conservation and Development Commission (BCDC), California Department of Fish and Wildlife (CDFW), San Francisco Regional Water Quality Control Board (RWQCB), and U.S. Army Corps of Engineers.

**PROBABLE ENVIRONMENTAL EFFECTS AND PROPOSED SCOPE OF THE EIR:** The EIR will analyze and disclose the direct and indirect potentially significant impacts that would result from construction and operation of the proposed Project under Existing Plus Project conditions and under Cumulative conditions with the combined effects of past, present, and reasonably foreseeable projects (CEQA Guidelines §§15126.2, 15130). The EIR will evaluate the full range of environmental issues considered under the CEQA Guidelines and discretion of the lead agency, including the following:

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

Where significant impacts are identified, the EIR will describe feasible measures that could minimize the impact (CEQA Guidelines §15126.4). The EIR will also identify and examine a range of reasonable alternatives to the proposed Project, including, but not limited to, a CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects (Guidelines §15126.6).

  
Kevin Gardner AICP, Community Development Director  
Environmental Review Officer  
City of Burlingame Community Development Department

8/12/2022

Date:

Exhibit 1 - Project Location and Context  
Exhibit 2 - Existing Project Site  
Exhibit 3 - Conceptual Site and Landscape Plan  
Exhibit 4 - Conceptual Site Elevation





Source: Bing Aerial Imagery, San Mateo County GIS Data.

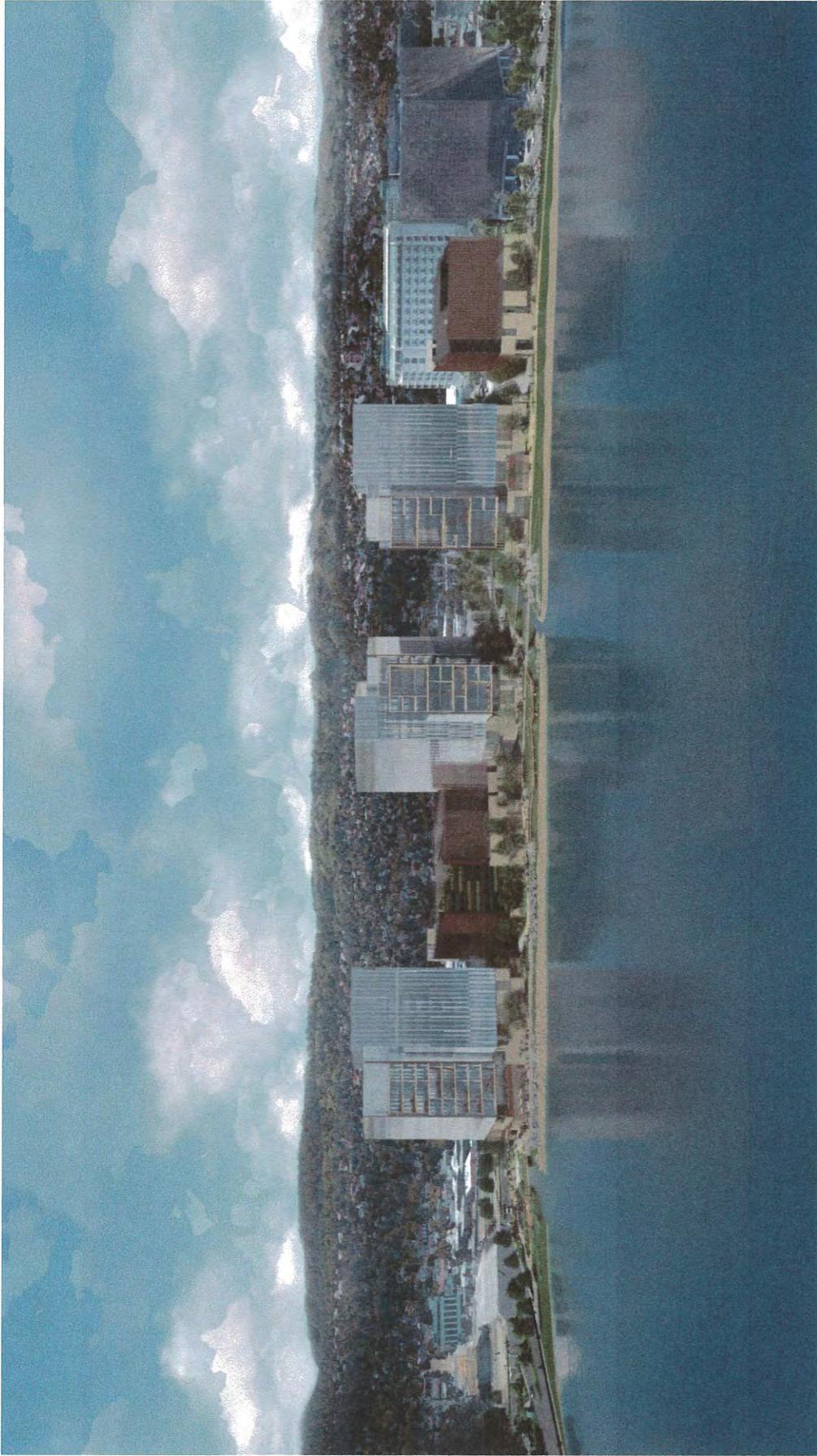




Source: WRNS Studio, 03/04/2022.



### Exhibit 3 Conceptual Site and Landscape Plan



AERIAL VIEW LOOKING WEST TOWARDS BURLINGAME

Source: WRNS Studio, 03/04/2022.

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## Exhibit 4 Concept Plan

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1200-1340 OLD BAYSHORE HIGHWAY PROJECT



# Project Application - Planning Division

**Type of Application:**  Accessory Dwelling Unit  Conditional Use/Minor Use Permit  
 Design Review  Hillside Area Construction Permit  Minor Modification  
 Special Permit  Variance  Other

**Project Address:** 1200-1340 Old Bayshore Highway **Assessor's Parcel #:** See below **Zoning:** BFC

### Project Description:

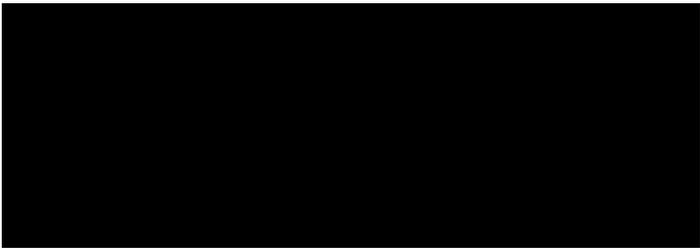
The Project would consist of three office/life science buildings totaling approximately 1.46 million gsf, two parking structures, various amenities including ~3.5 acres of public open space and sea level rise infrastructure, and 5,000 square feet of cafe/restaurant in the southernmost building, at APNs 026113470, 026113330, 026113480, 026113450, 026142110, 026142070, 026142140, 026142150, 026142160, 026142170, 026142020, 026142030, 026142180. (See supplemental environmental evaluation materials for a more detailed project description)

### Applicant

Name: DW Burlingame Venture LLC

### Property Owner

Name: C/O DW Burlingame Venture LLC



Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Architect/Designer

Name: Ben K. Mickus, AIA

Address: WRNS Studio  
501 2nd Street, #502  
San Francisco, CA 94107

Phone: 415-510-5538

E-mail: bmickus@wrnsstudio.com

Burlingame Business License #: 933301

\* Architect/Designer must have a valid Burlingame Business License.

**Authorization to Reproduce Project Plans:**  
 I hereby grant the City of Burlingame the authority to post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.  
 \_\_\_\_\_  
 BKM  
 \_\_\_\_\_ (Initials of Architect/Designer)



\_\_\_\_\_ is true and correct to the best of my

3/24/2022

Date: \_\_\_\_\_

I authorize the above applicant to submit this

3/24/2022

Date: \_\_\_\_\_

**Date Application Received (staff only):** \_\_\_\_\_

## **1200-1340 Old Bayshore Highway – Special Use Permit, Project Consistency with the General Plan**

### Explain how the additional development capacity is consistent with General Plan goals and policies

The General Plan land use map designates the project site as Bayfront Commercial (BFC), which allows a maximum FAR of 3.0. Permitted uses in the BFC designation include restaurants, retail, and higher intensity office uses. Development in the BFC designation should prioritize public access to the waterfront. The Bayfront neighborhood covers approximately 2.5 linear miles of frontage along the Bay. It is characterized by the Bayfront, recreation and open space resources, office buildings, hotel, and restaurants that benefit from their proximity to San Francisco International Airport. The vision for the Bayfront is to be a regional recreation and business destination, with industrial and office uses as preferred uses. The Project's uses are consistent with the BFC designation, with an average FAR of approximately 2.79 across the Project site, below the allowable 3.0 in the General Plan.

The Project will make major contributions to City and regional efforts to combat sea level rise-related policies in the General Plan. The Project has been designed to account for sea level rise, consistent with policies CC-6.7, CS-5.3, HP-5.10, IF-4.3. It will maintain an adequate setback from the Bay, and building and shoreline infrastructure will have a sufficient elevation to account for future sea level rise conditions. The Project also proposes a variety of major shoreline improvements to address sea level rise and flooding both on the project site and beyond, such as enhancing the existing tidal marsh, creating a "soft" or "living" shoreline where feasible, and the construction of earthen berms, sea walls, flood walls, and riprap slopes.

The Project's office space and life science uses are designed to be world-class facilities that will help transform the Bayfront neighborhood into a business destination and economic engine, increasing the number of local jobs and the fiscal impact of new business growth. Specifically, the Project will advance economic development goals and policies, including Goal ED-1 to maintain a diversified economic base that provides a wide range of business and employment opportunities capable of ensuring a healthy and prosperous economy for generations to come. The Project will further Policy ED-1.1, which calls for the City to encourage development of new office, research, and technology spaces to diversify the types of businesses in Burlingame, specifically focusing on the Bayfront. Similarly, the Project will support Policy ED-2.10, which seeks to position the Bayfront area as a location for larger office-based and research and development businesses as a complement to the hospitality business. Consistent with Policy ED-1.6, the Project will provide numerous community benefits to the City, while also expanding the City's economic base.

The Project will construct a critical missing segment of the Bay Trail, creating continuous public access along the Bay from SFO to Redwood Shores, and will provide new and enhanced open spaces, increasing access to the Bay and recreation opportunities for all community members, consistent with Policies CC-5.4, HP-1.3, and

HP-4.12. The proposed landscaping for the Project is native, drought-resistant, climate appropriate, and sustainably designed, consistent with Policy IF-2.13. Additionally, the Project has been designed to increase the pedestrian view corridor width toward the Bay, compared to existing conditions, consistent with Policy CC-6.1 regarding ensuring that new development preserves public views to the waterfront.

The Project will include features and programs to advance the City's transportation goals and policies, including a robust TDM program and increased shuttle system consistent with Goal M-5 and Policies CC-1.5, M-1.2, M-4.7, M-5.1, and M-8.2. The project will develop local transit and bicycle connections consistent with Policy ED-2.3. The project will expand pedestrian and bicycle access to the Bayfront, including the extension of the Bay Trail, consistent with Policies CC-6.5, M-2.1, and M-14.2. The Project also proposes intersection improvements that will increase pedestrian and bicycle safety, consistent with Policy M-1.3. The project will provide wayfinding signage and support facilities for bicyclists, consistent with Policies M-3.5, M-3.6, and M-14.4. The project will provide electric vehicle parking spaces and infrastructure, consistent with Policy M-8.1.



## City of Burlingame Special Permit Application – Building Height

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The Planning Commission is required by law to make findings as defined by the City's Ordinance (Chapter 25.78). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Refer to the end of this form for assistance with these questions.

**1. Explain how the proposed modification to standards respects and preserves the character of the neighborhood in which the project is located.**

The proposed project includes 5 new structures (3 office/life science buildings, 2 parking garages) and new sitework and landscaping for the entirety of the site around the buildings. The new office buildings are generally consistent with large hotels and commercial buildings in the neighborhood. They are somewhat taller than nearby structures, but their massing and scale is broken down to be similar to the frontage widths of surrounding buildings. Buildings are rotated on the site so their broad faces are perpendicular to Old Bayshore Highway, resulting in an increase in pedestrian view corridor width toward the bay, compared to existing conditions. Each of the buildings is also subdivided into several distinct massing "segments" with architectural reveals, plane changes, and balconies separating one massing segment from the next. The spacing between buildings is such that sunlight hits the ground for a substantial area between buildings for much of the year. The site design and landscaping includes a variety of public paths for both pedestrians and cyclists.

**2. Explain how the proposed modification to standards results in a project that is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring properties.**

The project is designed to increase public health, safety and general welfare compared to the existing conditions that the project will be replacing. The project includes robust sea level infrastructure, contributing to long term flood protection and sea level rise resiliency for the community at large. The project features an extensive network of pedestrian and bicycle improvements including a new Bay Trail segment, supporting recreation and health for visitors and residents. New and improved crosswalks over Old Bayshore Highway will benefit users of the property, but also adjacent users, visitors, and the broader public. In the public health category, the project will provide a central, dedicated indoor garbage, recycling and composting facility in each building, regularly serviced by building maintenance. A comprehensive stormwater management plan will be provided as part of the project, balancing water that flows to the bay with water that flows into city infrastructure. Water and sewer services will follow all applicable codes and regulations. Any hazardous materials brought to the site as part of building operations will follow all applicable codes and regulations. For public safety, the project will include approved automatic fire sprinkler and fire alarm systems and emergency responder radio communication systems. Site lighting and site access will be dramatically improved with clear indications of pathways, directions to the bay trail, and signage throughout for intuitive wayfinding.

**3. Explain how the additional development capacity is consistent with General Plan goals and policies.**

Please see attached details on the project consistency with the General Plan.



## City of Burlingame Special Permit Application – Community Benefits

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The Planning Commission is required by law to make findings as defined by the City’s Ordinance (Chapter 25.78). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Refer to the end of this form for assistance with these questions.

**A. Explain how the value of the community benefits provided is proportional to the value derived from the additional development capacity provided in Tiers 2 and 3.**

The project includes a wide variety of community benefits including, but not limited to the following: a) Public plazas: open area for public use at the intersection of Airport Blvd. The area includes various seating options, an amphitheater, convenience outlets and water to support a wide variety of public programming; b) Park space: the project includes over 3.5 acres of public park with native species and a range of recreation options; c) off-site streetscape improvements including street trees and improved pedestrian and bicycle safety options along Old Bayshore Highway, the Bay trail, and throughout the site; d) Sea Level Rise infrastructure: the project includes 17' crest elevation berms and sea walls along the Bay and 16' crest elevation infrastructure along Easton creek, engineered to provide sea level rise protection with a 100 year time horizon.

**B. Explain how the additional development capacity will not pose adverse impacts on the public health, safety, and general welfare, nor on neighboring properties in particular.**

The project proposes a density below the allowable density in the General Plan, which included environmental evaluation of the impacts of density on neighboring properties. Furthermore, the project proposes significant improvement to transportation infrastructure including reconfiguring of lanes and modified or new signal equipment at multiple intersections; new pedestrian crosswalks; new bike lane and sidewalk along Old Bayshore Highway; a new Bay Trail for bikes and pedestrians; and many new ancillary pathways. In addition, the project's sea level rise infrastructure contribute to flood protection and resilience on a regional scale.

**C. Explain how the additional development capacity is consistent with General Plan goals and policies.**

Please see attached document regarding General Plan consistency.



# ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant when Negative Declaration or Environmental Impact Report is required)

## GENERAL INFORMATION

026113470, 026113330, 026113480, 026113450,  
026142110, 026142070, 026142140, 026142150,  
026142160, 026142020, 026142030, 026142180,  
026142170

Project Address: 1200-1338 Old Bayshore Highway Assessor's Parcel Number: \_\_\_\_\_

Applicant Name: DW Burlingame Venture, LLC DW Burlingame Venture, LLC



Permit applications required for this project (special permit, variance, subdivision map, parcel map, condominium permit, building permit, etc.):

~~Environmental review under CEQA, Commercial Design Review, Tentative and Parcel Map, Building Permit, Special Permit (height and FAR), Master Sign Program removal & replacement, demo, grading, & encroachment permits, Development Agreement, approval of offsite improvements~~

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: FAA, BCDC, SFO Airport Land Use Commission, all applicable permits related to creek and waterways including RWQCB, Army Corps of Engineers, Department of Fish and Wildlife, BAAQMD, Caltrans, ABAG

## SITE INFORMATION

Site size: 11.97 Acres and (521,468 sf) Square Feet Existing Zoning: BFC

Existing use(s) of property: Office, Retail, Restaurant, Hotel, Commercial, Vacant

Total Number of Existing Parking Spaces<sup>1</sup>: 550 Number of Compact Spaces<sup>1</sup>: 0

Number of Existing Structures and Total Square Footage of Each: 8 existing structures. See table on Page 6.

Will any structures be demolished for this project?  Yes  No

Size and use of structures to be demolished: All

Number and size of existing trees on site<sup>2</sup> 63 trees. See ENT -L-001

Will any of the existing trees be removed?  Yes  No

If Yes, list number, size and type of trees to be removed: 63 trees to be removed, 17 of which are large enough to qualify as protected. Types include red ironbark gum, bushy yate, Bailey's acacia, Ngiaio, windmill palm & others.

Are there any natural or man-made water channels which run through or adjacent to the site?

Yes  No If Yes, where? Easton Creek, between 1290 and 1300 Old Bayshore Hwy  
Unnamed remnant tidal channel at 1200 Old Bayshore Hwy

<sup>1</sup> City of Burlingame minimum standard parking space size is 9'x20'. The minimum size for compact parking spaces is 8'x17'. Refer to City of Burlingame Zoning Ordinance C.S. 25.70 for parking requirements for particular uses.

<sup>2</sup> Refer to the City of Burlingame's Urban Reforestation and Tree Protection Ordinance (C.S. 11.06) for tree removal permit and tree planting requirements.

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Describe in general the existing surrounding land uses to the:

North One Bay Plaza office building and associated parking lots

South Airport Boulevard and Highway 101

East San Francisco Bay

West Old Bayshore Highway and commercial and industrial development

**PROPOSED PROJECT**

Project Description:

The proposed Project includes three buildings of commercial development designed to accommodate Office / Life Science and accessory uses, loading, circulation, access components, and cafe/restaurant. Two parking structures (above and below-grade) will be integrated with the architectural and site design. The proposed site includes shoreline improvements, public open space and landscaped areas, pedestrian and bicycle infrastructure throughout, and a resilient sea level rise strategy along the shore and creek. Foundation systems will include auger cast piers.

**Residential Projects:**

Number of Dwelling Units: 0

Size of Unit(s): N/A

Household size (number of persons per unit) expected: N/A

**Commercial/Industrial Projects:**

Type and square footage of each use: Office/Life Science - 1,455,000 gsf; Cafe/restaurant - 5,000 gsf  
Structured Parking - 3525 stalls

Estimated number of employees per shift: 4,171 to 5,309

Will the project involve the use, disposal or emission of potentially hazardous materials (including petroleum products)? X Yes        No

If Yes, please describe: Use and disposal of hazardous materials during construction and during office and life sciences operation will follow industry guidelines and comply with all applicable regulations.

**Institutional Projects (public facilities, hospitals, schools):**

Major function of facility: N/A

Estimated number of employees per shift: N/A

Estimated Occupancy: N/A

**For all Projects:**

**Flood Hazard:** Is this site within a special flood hazard area? X (Partial) Yes        No

**Land Use:** If the project involves a conditional use permit, variance or rezoning application, please explain why the applications are required<sup>3</sup>: A special permit is required to allow the proposed building heights and floor area ratio (FAR).

<sup>3</sup> Please fill out and submit the appropriate application form (variance special permit, etc.)

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Building gross square footage: Existing: 119,000 gsf Proposed: 1,460,000 gsf  
Number of floors of construction: Existing: 1-3 stories Proposed: 11 stories

**Traffic/Circulation:** Standard and compact off-street parking spaces provided:

Existing: Standard 550 Proposed: Standard 3399  
Compact \_\_\_\_\_ Compact 126  
Total 550 Total 3525

**Grading:** Amount of dirt/fill material being moved (check one):

\_\_\_\_\_ 0-500 cubic yards \_\_\_\_\_ 5,000-20,000 cubic yards  
\_\_\_\_\_ 500-5,000 cubic yards  Over 20,000 cubic yards(indicate amount) 129,436

Note: If fill is being placed over existing bay fill, provide engineering reports which show the effect of the new fill on the underlying bay mud.

**Storm water runoff:** Indicate area of site to be covered with impervious surfaces (parking lot paving, etc.): 216,329 sf (less than 424,000 sf under existing conditions)

Is the area with impervious surfaces less than 200 feet away from a wetland, stream, lagoon or bay?

Yes \_\_\_\_\_ No

**Noise:** Describe noise sources and timing of activity generated by your project during construction: \_\_\_\_\_  
Heavy equipment (jackhammers, demo, excavators, auger drilling, concrete pumps and trucks), crane safety horns & equipment back up safety notification, Steel framing hammering & shot pins, metal cutting. No pile driving.

Noise sources generated during operation of facility: Noise generated during facility operation will be consistent with industry best practices. All noise sources will be constructed and shielded per applicable regulations.

**Vibration:** Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: No.

**Exterior Lighting:** Please describe any proposed exterior lighting of the facility<sup>4</sup>: \_\_\_\_\_  
Street lighting, site/landscape lighting, building entrance lighting, building identification/signage lighting

**Water:** Expected amount of water usage:

Domestic \_\_\_\_\_ gal/day Peak use \_\_\_\_\_ gal/min  
Commercial 186,000 gal/day Peak use 520 gal/min  
Expected fire flow demand \_\_\_\_\_ gal/min

As per the C.3 regulations set forth by the California Regional Water Quality Control Board, please respond to the following questions:

1. Would the proposed project result in an increase in pollutant discharges to receiving waters?  
No. With implementation of required C.3 stormwater treatment measures, the proposed project would treat stormwater prior to discharge, thus reducing pollutant discharges. The project would also include bioretention areas and reduce the amount of impervious surfaces from existing conditions.

<sup>4</sup> Refer to City of Burlingame Exterior Illumination Ordinance (No. 1477) regarding requirements which limit exterior illumination in both residential and commercial zones.

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2. Would the proposed project result in significant alteration of receiving water quality during or following construction? No. Project will implement construction best management practices from the SWPPP and post construction stormwater treatment measures so as not to impact receiving water quality.

3. Would the proposed project result in increased impervious surfaces and associated increased runoff? No. The project will decrease impervious area and implement detention measures so that runoff will not be increased.

4. Would the proposed project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates volumes? No.

5. Would the proposed project result in increased erosion in its watershed? No. The improvements to the shoreline will reduce the chance of future erosion on the project site.

6. Is the project tributary to an already impaired water body, as listed on the Clean Water Action Section 303(d) list? If so will it result in an increase in any pollutant for which the water body is already impaired? Project is tributary to the Lower San Francisco Bay. Project will be reducing the amount of impervious areas and treating stormwater runoff from all proposed impervious areas, so increased discharge of pollutants is not expected.

7. Would the proposed project have a potential significant environmental impact on surface water quality, to marine, fresh, or wetland waters? No. Surface water quality will not be impacted compared to existing conditions since all stormwater runoff will be treated prior to discharging from site, as required by C.3 regulations.

8. Would the proposed project have a potentially significant adverse impact on ground water quality? No.

9. Will the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? No. Surface water and ground water will be managed and properly treated per the project SWPPP.

10. Will the project impact aquatic, wetland, or riparian habitat? Two pedestrian/bike bridges and one boardwalk will cross over aquatic, wetland and/or riparian habitats, but will be designed to span across all protected habitats without touching down within them. The project will obtain all necessary regulatory permits.

**Sewer:** Expected daily sewer discharge 177,000 gallons per day

Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.) Office/Life Science Buildings. Wastewater will be generated by restrooms and laboratories, and potentially tenant kitchens and cafeterias, and the proposed 5,000 sf of cafe/restaurant uses.

**General:**

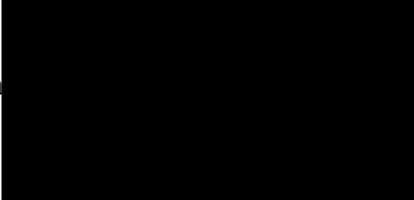
Are the following items applicable to the project or its effects? Provide attachment to explain nature of all items checked 'yes'. Please refer to following page for explanation of all 'YES' responses below.

Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	YES	
Change in scenic views or vistas from existing residential areas or public lands or roads.	YES	_____
Change in pattern, scale or character of general area of project.	YES	_____
Significant amounts of solid waste or litter.		NO
Change in dust, ash, smoke fumes or odors in vicinity.		NO
Change in bay, lagoon, stream, channel or groundwater quality or quantity, or alteration of existing drainage patterns.	YES	_____
Substantial change in existing noise or vibration levels in the vicinity (during construction and/or during operation).		NO
Site on filled land or on slope of 10 % or more.	YES	_____
Use or disposal of potentially hazardous materials, such as toxic substances, flammable materials or explosives.	YES	_____
Substantial change in demand for municipal services (police, fire water, sewage)		NO
Substantial increase in fossil fuel consumption (oil, natural gas, etc.).		NO
Relationship to a larger project or series of projects.		NO

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 3/24/2022

Signature  ael Carp

**ENVIRONMENTAL INFORMATION FORM**  
**Appendix**

from Page 2:

**Site Information**

Square Footage of Existing Structures:

<u>Address/Description</u>	<u>SF</u>	<u>Stories</u>	<u>Total SF</u>	<u>Use</u>
1338 & 1340 Bayshore Highway	11,963	1	11,963	Office
1310 Bayshore Highway	9,177	2	18,354	Mixed Restaurant/Office
1300 & 1308 Bayshore Highway	37,307	2	74,614	Mixed Restaurant/Office
1290 Bayshore Highway	9,030	2	18,060	Office
1250 Bayshore Highway	24,791	3	74,373	Hotel
1250 Bayshore Highway	7,322	1	7,322	Restaurant
1288 Bayshore Highway	1,598	1	1,598	Office
1240 Bayshore Highway	8,200	3	24,500	Office

**Explanations for 'YES' items from Page 5:**

**Change in existing features of bays, tidelands, beaches, or substantial alteration of ground contours: YES**

The project will alter ground contours, raising parts of the site and new Bay Trail as part of sea level rise and resilience strategies.

**Change in scenic views or vistas from existing residential areas or public lands or roads: YES**

Refer to sheet AS-151 in the Entitlement set for a view corridor comparison between existing and proposed. The proposed project will increase scenic vistas from Old Bayshore Highway.

**Change in pattern, scale or character of general area of project: YES** The existing site is characterized by several low-rise buildings and extensive surface parking lots, with minimal landscape area. The proposed project will have fewer, taller buildings (approx. FAR 2.50), creating views in between buildings. Parking will be consolidated in 2 above-grade structures, which will create a significant amount of site area for landscaping and public access. Increasing density for office/life science uses, while simultaneously creating more ground level open space for public use are both consistent with Burlingame policy objectives for the area as described in the General Plan and BFC Zoning Ordinance.

**Change in bay, lagoon, stream, channel or groundwater quality or quantity, or alteration of existing drainage patterns: YES**

The project will improve existing drainage patterns by reducing impervious surface area compared to existing conditions and will add bioretention areas. Furthermore, the project will comply with SWPPP requirements and C.3 regulations. Overall, the project is designed to not negatively affect water quality.

**Site on filled land or on slope of 10 % or more: YES**

Refer to preliminary geotechnical reports, which indicate the presence of fill throughout much of the site.

**Use or disposal of potentially hazardous materials: YES**

As mentioned on Page 2, hazardous materials used during construction and during office and laboratory operation will follow industry guidelines and comply with all applicable regulations.

**Additional explanations for 'NO' items from Page 5:**

**Significant amounts of solid waste or litter: NO**

The project will generate waste amounts consistent with other projects of this size and program. The project will follow applicable guidelines and regulations for waste management and reduction.



## City of Burlingame Climate Action Plan Consistency Checklist for New Development

The purpose of this Checklist is to ensure that development projects comply with Burlingame’s 2030 Climate Action Plan Update (CAP) and may be eligible for streamlining the greenhouse gas (GHG) analysis for California Environmental Quality Act (CEQA) review.

The Checklist applies to projects 10,000 sq. ft. and larger and/or six units or more. To be considered consistent with Burlingame’s CAP, projects must comply with the land use designations in Burlingame’s General Plan and implement at minimum the required CAP measures listed in the Checklist. Projects may then rely on the City’s CAP and related environmental review for the impact analysis of GHG emissions, as allowable under CEQA.

The Checklist contains measures from the CAP that pertain to new development. Each measure is noted as either required or voluntary. Required measures are mandated by local or state ordinances. The voluntary measures represent goals of the City and projects are encouraged to address them.

Proposed project that require a General Plan amendment or rezoning and/or do not address the required measures may have to prepare a project-specific GHG analysis and identify appropriate mitigation measures.

Burlingame’s Climate Action Plan: <https://www.burlingame.org/departments/sustainability/>

Burlingame’s General Plan: <https://www.burlingame.org/departments/planning/>

Burlingame’s Reach Codes: [www.burlingame.org/reachcode](http://www.burlingame.org/reachcode)

For questions regarding this Checklist or the CAP, please contact Sigalle Michael, Sustainability Coordinator at [smichael@burlingame.org](mailto:smichael@burlingame.org)

### **Contact Information**

Project Name: [1200-1340 Old Bayshore Highway](#)

Property Address: [1200-1340 Old Bayshore Highway, Burlingame, CA 94010](#)

If a consultant was used to complete this checklist, please provide their contact information:

Consultant Name & Company: [WRNS Studio, Contact: Ben Mickus](#)

Consultant Phone & Email: [415-510-5538](tel:415-510-5538) [bmickus@wrnsstudio.com](mailto:bmickus@wrnsstudio.com)

### **Project Information**

Proposed land use (residential, commercial, industrial, mixed use, or other): [Commercial](#)

Brief project description: [\(3\) Office/Life Science Buildings, 2 structured parking garages, 5+ acres of new public open space](#)

Project size (sq. ft. and/or unit size): [1,460,000 gsf](#)

Is the proposed project seeking a General Plan amendment or rezoning?  Yes  No

If yes, briefly explain why: \_\_\_\_\_

Climate Action Plan Measure	Project Compliance
<b>REQUIRED MEASURES</b>	
<p><b>Green Building Practices and Standards (CAP Measure 11):</b> Support, enforce, and expedite green building practices and standards.</p> <p>Burlingame’s reach codes:  <a href="http://www.burlingame.org/reachcode">www.burlingame.org/reachcode</a></p>	<p><b><u>Required Measure</u></b>  Does the project comply with the City’s green building requirements in the reach codes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will the project request any exceptions? If so, briefly explain. <b>No exceptions are necessary. See attached clarification summarizing an earlier discussion with the City confirming the project’s consistency with the reach codes.</b></p>
<p><b>Alternatively-Powered Residential Water Heaters (CAP Measure 15):</b> Support transition from traditional to solar and electrically powered water heaters.</p> <p>Burlingame’s reach codes:  <a href="http://www.burlingame.org/reachcode">www.burlingame.org/reachcode</a></p>	<p><b><u>Required Measure</u></b>  Does the project include a solar or electrically powered water heater as required in the reach code?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>Solar Power (CAP Measure 14):</b> Encourage installation of photovoltaic systems.</p> <p>Burlingame’s reach codes:  <a href="http://www.burlingame.org/reachcode">www.burlingame.org/reachcode</a></p>	<p><b><u>Required Measure</u></b>  Does the project include a photovoltaic system as required by CALGreen and/or the City’s reach code?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <b>Per Reach Code section 110.10.a.4, only nonresidential buildings with fewer than 3 stories need to comply.</b></p>
<p><b>Electric Vehicle Infrastructure and Initiatives (CAP Measure 6):</b> Support the electric vehicle (EV) network by incentivizing use of EVs and installations of charging stations.</p> <p>Burlingame’s reach codes:  <a href="http://www.burlingame.org/reachcode">www.burlingame.org/reachcode</a></p>	<p><b><u>Required Measure</u></b>  Does the project comply with the City’s EV charging requirements in the reach code? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>List total number and type of EV chargers to be installed:  <b>353 Level-2 EVCS installed on Day-1 (10% of 3525 parking stalls on the project) . Based on 100% office occupancy.</b></p>
<p><b>Zero Waste (CAP Measure 18):</b> Reduce organic and recyclable materials going to the landfill and achieve the City’s diversion goals.</p>	<p><b><u>Required Measure</u></b>  Does the project include facilities for collecting recycling and composting?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe any composting and recycling strategies used in the project :  <b>Each building will include loading docks with centralized roll-off collection containers for recycling and compost.</b></p>

<p><b>Transportation Demand Management (TDM) (CAP Measure 2):</b> The City shall require new multi-unit residential developments of 10 units or more and commercial developments of 10,000 sq. ft. or more to incorporate TDM strategies that reduce trip generation rates below the standard rate published in the latest Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> edition), or other reputable source. TDM measures may include but are not limited to: shuttles, carpool, transit incentives, and car and/or bike share programs. Residential projects of 100 units or more and commercial projects of 100,000 sq. ft. or more shall have a designated TDM coordinator and provide a report to city staff annually on the effectiveness of the TDM plan.</p> <ul style="list-style-type: none"> <li>▪ GreenTRIP: <a href="http://www.transformca.org/landing-page/greentrip">http://www.transformca.org/landing-page/greentrip</a></li> <li>▪ City/County Association of Governments of San Mateo County, <a href="http://ccag.ca.gov/programs/transportation-programs/transportation-demand-management/">http://ccag.ca.gov/programs/transportation-programs/transportation-demand-management/</a></li> </ul> <p>City of San Francisco TDM Tool, <a href="https://sfplanning.org/resource/transportation-demand-management-tdm-tool">https://sfplanning.org/resource/transportation-demand-management-tdm-tool</a></p>	<p>1. Will the project have a TDM program that meets the 20% reduction in trip generation rates when compared to standard ITE trip generation rates?</p> <p>■ Yes <input type="checkbox"/> No</p> <p>2. Briefly describe the project’s TDM Plan: <a href="#">The TDM plan will include a range of strategies, which will be further developed in coming months. In addition, we will further refine with future tenants. The plan will include a range of strategies, including carpool ridematching, transit subsidies and passes, and a funded (free to riders) shuttle from the site to Millbrae Caltrain and BART station. The project will partner with Commute.org to ensure the shuttle operates on time intervals of 15 minutes or less during peak commute hours, ensuring convenient and free connectivity to mass transit. With further development of the TDM plan, the project is aiming to exceed the 20% reduction.</a></p>
<p><b>Parking Pricing, Parking Requirements, and Creative Parking Approaches (CAP Measure 7):</b> Implement parking reduction strategies including, but not limited to, parking lifts, shared parking, and unbundling of parking costs.</p>	<p><b><u>Required Measure</u></b> Does the project meet the parking requirements in the zoning code or TDM plan as applicable?</p> <p>■ Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p>Describe any parking reduction strategies used in the project: <a href="#">By including a TDM plan, the project is incorporating the allowable 20% reduction of required parking. Refer to sheet G-002 for parking ratios at each building.</a></p>
<b>VOLUNTARY MEASURES</b>	
<p><b>Peninsula Clean Energy ECO100 (CAP Measure 13):</b> Increase enrollment in PCE’s standard option, ECOplus, for 100% GHG free energy; or PCE’s premium option, ECO100 for 100% renewable energy.</p> <p><a href="https://www.peninsulacleanenergy.com/opt-up/">https://www.peninsulacleanenergy.com/opt-up/</a></p>	<p><b><u>Voluntary Measure</u></b> Will the project enroll in PCE? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><a href="#">The project team cannot commit to this at this time, not knowing the future tenant(s) who would be responsible for enrolling and paying.</a></p> <p>Which PCE option, ECOplus or ECO100?</p>

<p><b>Complete Streets (CAP Measure 3):</b> Develop a network of complete streets that support pedestrian and bicycle accessibility.</p>	<p><b><u>Voluntary Measure</u></b>  Does the project include on-site pedestrian, transit, or cycling improvements, such as enclosed bike storage or employee showers?</p> <p>■ Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p>What is the project’s walkscore (<a href="http://www.walkscore.com">www.walkscore.com</a>)?  Walkscore – 42  Bikescore – 73</p> <p>Describe any pedestrian/bicycle friendly measures used in the project:  New segment of the Bay Trail, new pedestrian paths throughout the site, new bike lanes, new pedestrian and bike wayfinding signage, new public bike parking racks, new secure interior bike storage for employees, new showers for employees.</p>
<p><b>Burlingame Shuttle Service (CAP Measure 8):</b> Increase awareness and use of local shuttles.</p> <p>Burlingame shuttle map:  <a href="https://www.burlingame.org/departments/sustainability/shuttles.php">https://www.burlingame.org/departments/sustainability/shuttles.php</a></p>	<p><b><u>Voluntary Measure</u></b>  Is the project located near a shuttle station?</p> <p>■ Yes <input type="checkbox"/> No</p> <p>How will shuttle information be distributed to occupants?  The tenant companies will help distribute information to the occupants, collaborating with Commute.org.</p>
<p><b>Water Conservation for New Residential Developments (CAP Measure 17):</b> Implement water conservation elements beyond CALGreen requirements, such as efficient landscaping and Energy Star rated appliances.</p> <p>Water Conservation Resources,  <a href="https://www.burlingame.org/departments/public_works/water_conservation/index.php">https://www.burlingame.org/departments/public_works/water_conservation/index.php</a></p>	<p><b><u>Voluntary Measure</u></b>  Does the project use Energy Star® rated dishwashers and clothes washers or go beyond CALGreen?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No ■ NA</p> <p>Describe any water conservation elements in the project:  Low-flow plumbing fixtures throughout  Project-wide stormwater management program</p>
<p><b>Construction Best Management Practices (CAP Measure 10):</b> Require projects to implement the Air District’s Best Practices for Construction; and use electrically-powered construction equipment as available and feasible.</p>	<p><b><u>Voluntary Measure</u></b>  Will the project use any electric off-road construction equipment?</p> <p>■ Yes <input type="checkbox"/> No</p>

If yes, describe what electric construction equipment will be used: [Man lifts and tower cranes will be electric. Gator vehicles will be electric.](#)

**Increase the Public Tree Population (CAP Measure 20):**  
Increase the number of trees in Burlingame.

**Voluntary Measure**  
Will the project be adding new trees?  Yes  No  NA  
  
How many trees will be planted in the public right-of-way (like sidewalks)?  
[26 trees in the public right-of-way.](#)  
How many trees will be planted on private property?  
[236 trees on private property.](#)



CITY OF BURLINGAME  
COMMUNITY DEVELOPMENT DEPARTMENT  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010  
PH: (650) 558-7250  
www.burlingame.org

**Project Site: 1200-1340 Bayshore Highway,  
zoned BFC**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, August 22, 2022 at 7:00 P.M.** You may access the meeting online at [www.zoom.us/join](http://www.zoom.us/join) or by phone at (346) 248-7799:

Meeting ID: 816 1801 2426	Passcode: 082306
---------------------------	------------------

**Description:** Environmental Scoping to solicit input on a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for redevelopment of a 12 acre site with three, 11-story office/life science buildings totaling 1.46 million square feet with two, 10-story parking structures each with two levels of below grade parking. Info at [www.burlingame.org/1200-1340bayshore](http://www.burlingame.org/1200-1340bayshore)

Members of the public may provide written comments by email to: [publiccomment@burlingame.org](mailto:publiccomment@burlingame.org).

Mailed: August 12, 2022  
(Please refer to other side)

**PUBLIC HEARING  
NOTICE**

**City of Burlingame - Public Hearing Notice**

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or (650) 558-7250 by 10 am on the day of the meeting.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

Kevin Gardiner, AICP  
Community Development Director

(Please refer to other side)

**1200-1340 Bayshore Highway  
300' notching**

**APNs: 026-142-180, 026-142-030, 026-142-020, 026-142-170, 026-142-160, 026-142-150, 026-142-140, 026-142-070,  
026-142-110, 026-113-450, 026-113-480, 026-113-330 & 026-113-470**

