*Community Development Department*

# PLANNING COMMISSION STAFF REPORT

| **APPLICATION FOR AMENDMENT OF THE DESIGN REVIEW APPROVAL FOR AN OFFICE/LIFE SCIENCE DEVELOPMENT ("BURLINGAME POINT")** | Meeting Date: January 25, 2016 |
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| | STUDY ITEM |
| | Item No: 6(a) |

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| **PROPERTY ADDRESS:** 300 Airport Boulevard | **APN:** 026-350-130 |
| **APPLICANT/ARCHITECT/DESIGNER:** Arent Fox (Applicant), Gensler (Architect) | |
| **PROPERTY OWNER:** Burlingame Point LLC | |
| **GENERAL PLAN/ZONING:** Commercial Uses: Office Use; Bayfront Specific Plan Anza Point Area; Anza Point North (APN) Zoning | **LOT AREA:** 18.13 AC |

## PROJECT DESCRIPTION

On June 18, 2012 the City Council approved an application for development of a new office/life science campus at 300 Airport Boulevard (also known as 350 Beach Road), zoned APN (Anza Point North). The proposed project consists of two 5-story buildings, one 7-story building and one 8-story building dedicated to office/life science uses with retail and food services on the first floor; these buildings total 730,000 square feet. In addition, there would be a two-story amenities building (37,000 SF), which would include a child care facility, an indoor and outdoor exercise facility and cafeteria. Parking would be provided in a 5-story parking structure, in a podium level parking area below the four office/life science buildings, and in smaller parking lots scattered throughout the site. This site is currently vacant, but was formerly developed with a drive-in movie theater.

The project site is bounded by the existing Airport Boulevard to the north, Airport Boulevard and the Bay to the east, existing light-industrial buildings along Beach Road to the south, and Sanchez Channel to the west. The 18.13-acre project site consists of the subject property and adjacent State of California leased lands.

The amenities building will also provide a child care facility which would be available to employees and general public. In addition, the project would include incidental food establishments and retail services available to employees and general public

Airport Boulevard would be realigned through the project site. The project also includes public access shoreline improvements where the project adjoins the San Francisco Bay frontage and along Sanchez Channel.

***Request for Design Review Amendment.*** The property and project were acquired by Burlingame Point LLC and its parent company, Genzon Group, in early 2015. The current applicant is proposing design refinements to the previously approved project. The revised project will retain the overall development program with four office/life science buildings, an amenities building with fitness/childcare, and a 5-story parking structure, as well as subsurface and surface parking. Total building area would remain 767,000 square feet (0.97 FAR).

Proposed revisions to the design include adjustments to building locations and footprints, and changes to building forms and architectural treatments. Heights of the office buildings would be unchanged. Vehicular and loading access and pedestrian circulation would be changed to create an improved pedestrian space between the four office buildings. The approved parking count would be maintained at 2,318 parking spaces, though the applicant proposes minor adjustments to the parking space distribution within the project site. The landscape plan would be revised, including new shoreline improvements along the Sanchez Channel, and there would be an adjustment to the realignment of Airport Boulevard.

The applicant has provided a detailed summary of the design amendments in a letter dated January 15, 2016 (attached).

## DISCUSSION

The proposed design amendments will be presented to the Planning Commission in two separate study meetings before returning for action. In this first study meeting the applicant will present the design concept for initial Commission input and direction. The application will then return as a Design Review Study meeting with detailed building elevations and design elements. Finally, the application will return to the Planning Commission for action.

The City Council approval in 2012 included certification of an Environmental Impact Report (EIR) for the project. As part of the Design Review Amendment application, an addendum to the EIR will be prepared. The addendum will address potential impacts of the revised design as they may relate to the findings and conclusions of the certified EIR. The Planning Commission will review the EIR Addendum in conjunction with its action on the Design Review Amendment application.

## PLANNING COMMISSION ACTION

The Planning Commission should conduct a public hearing to review the revised design concepts and consider public testimony. No action shall be taken; the comments provided during the discussion are advisory to the applicant.

The application will subsequently return to the Planning Commission as a Design Review Study item, and later for final action once the EIR Addendum has been prepared.

Prepared by: Kevin Gardiner, Planning Manager

c. Arent Fox, applicant
Burlingame Point LLC, property owner

Attachments:

- Applicant Letter of Explanation, dated January 15, 2016
- Application to the Planning Commission
- Notice of Public Hearing - Mailed January 15, 2016

Provided Separately:

- Applicant presentation document (40 pages)