



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, October 25, 2021

7:00 PM

Online

- d. 567 Airport Boulevard, zoned AA - Application for Mitigated Negative Declaration, Commercial Design Review and Conditional Use Permits for floor area ratio and building height for a new, eight-story office/research and development building and parking garage. (Peninsula Owner, LLC, applicant and property owner; DES Architects, architect) (43 noticed) Staff Contact: Ruben Hurin

Attachments: [567 Airport Blvd - Staff Report](#)
[567 Airport Blvd - Attachments](#)
[567 Airport Blvd - Response to Comments](#)
[567 Airport Blvd - Revised Traffic Impact Analysis](#)
[567 Airport Blvd - IS/MND](#)
[567 Airport Blvd - MMRP](#)
[567 Airport Blvd - Plans](#)
[567 Airport Blvd - Graphics Package](#)

All Commissioners have visited the project site. Planning Manager Hurin provided an overview of the staff report.

Chair Schmid opened the public hearing.

Tom Gilman, architect, and Chris Kinzel, transportation consultant, represented the applicant and answered questions about the application.

Public Comments:

> Michael Ochoa: I am a field representative for Carpenters Union Local 217. Thank you for giving me the opportunity to speak. Having been a part of the carpenters union for 20 years, I can speak directly on the positive impact it has had on my family and myself. I was able to start my career here in San Mateo County and had the pleasure to work in cities all throughout the county. Having a developer commit to using a union contractor will provide the residents of Burlingame with an opportunity to start a career that does not discriminate on whether you are a woman or man and pay you equally for the work you do. This project will provide hundreds of jobs and will have a direct impact on those workers and their families. Providing a livable wage, health care and benefits. So on behalf of 38,000 members here in Northern California, thank you for your time and I ask that you approve this project.

> Moises Yeda: I am also a field representative for Carpenters Union Local 217. I come to you tonight to urge you to approve the application for Mitigated Negative Declaration, Commercial Design Review and Conditional Use Permit for the 567 Airport Boulevard office research and development project. This project will help to create the much needed work opportunities and much needed jobs. Jobs that will provide access to many opportunities, not just for the workers on the project but also for their families. Jobs and pathways to careers in construction for journeyman carpenters, apprentices, young men and women, single mothers entering the workforce and returning military veterans. The NorCal Carpenters

Apprenticeship program is state certified and it bears no cost to taxpayers. Apprentices will have the opportunity to learn and perform both in class and on the field. Jobs that have family supporting dignified wages. This create benefits and are made available when developers choose responsible family-oriented general contractors to build in our communities. Thank you to Lane Partners for your selection of DevCon Construction to build your vision that is this project. Thank you to DevCon Construction for being a conscientious partner who understands us and important issues as they affect our community and our membership. I urge you to approve the application for Mitigated Negative Declaration, Commercial Design Review and Conditional Use Permit for the 567 Airport Boulevard office research and development project.

> James Rodriguez: Thank you for the opportunity to speak tonight. I am a journeyman carpenter with Local 217. I have been a carpenter for 10 years and majority of my work during my career has me driving an hour plus each way every day. This project will allow myself and other carpenters like me work close to home in a decent livable wage and work towards a respectable retirement all while being able to spend more time with my family. I hope to see this project approved and moving forward soon.

> Jason Rojas: Thanks for the opportunity to speak. I am a third period carpenter apprentice with Local 217. I live in San Mateo. This project will benefit much of my brother and sister carpenters. It will allow me to build something to be proud of in my hometown all the while advancing myself in the trade and working for a respectable retirement. It would also allow me to be closer to home and spend more time with my family. I'm looking forward to see this project move forward.

> Matthew Miller: I am a resident of Burlingame and I am also a member of the carpenters union. I am urging everyone here to approve this project. I think it is a great project. It can provide good jobs for people in the area. Being a carpenter has afforded me a great living and I love the city of Burlingame. I live near Paloma Avenue. I've made a great living through the trade with all my brothers and sisters. We work hard. This will be done by skilled and trained workforce who will make sure that you have a beautiful building for us to look at. It is really exciting to see something like this come into the area. I want to thank everyone for their time. Please consider passing this project.

> David Morrow: I'm a resident of Burlingame for almost 30 years and live on Columbus Avenue. I also represent the International Brotherhood of Electrical Workers, electricians of San Mateo County. Like my brother carpenters, I do believe this is a very good project for all the building trades in general. Also, I do walk out there quite often with my dog and any improvements to that area on the walking trail is greatly needed. I believe using a quality contractor such as DevCon along with Lane partners, I don't think you can get a better group together who can build you a project that will do Burlingame justice. So, I urge all commissioners to approve this project.

> Joe Fitzgerald: I am an assistant business manager for the electricians union here in San Mateo County. Thank you for the opportunity to comment on the upcoming project located at 567 Airport Boulevard. This project is located in an area that continues to be revitalized with new development that will help this part of Burlingame provide good properties for the growing need for bio-tech and life science research facilities. In addition, the developer has agreed to use local union contractors and the members that they employ that live and work along the Peninsula. This provides good paying jobs for the members that help build these type of facilities over the last few decades throughout San Mateo County. By using a local workforce, this will ensure that the wages earned are spent here as opposed to the importing of workers and exporting of wages to another area. I speak in support of this upcoming project.

> Public comment sent via e-mail by Rocky Allen: I would like to express my concern with the future of this building causing further traffic congestion at the Humane Society on-ramp especially once the Facebook building is fully occupied. Caltrans has already taken a lane away on the on-ramp. The traffic is already an issue without this building and Facebook being occupied. What are your plans to resolve this issue should the building pass?

> Gilman: Thank you very much for the several union members who have spoken for the project this

evening. I just want to add that Lane Partners is in fact committed to using all union labor on the project.

Chair Schmid closed the public hearing.

Commission Discussion/Direction:

> This is a terrific project, the refinements are spot on. Thank you for addressing the comments. The graphics package is particularly helpful to make the assessments that we have to make. The project should move forward. It's going to be good for that part of the city.

> Overall, I like the project. It was designed very well. It is a very handsome building and as a unit it could work. However I do have problems with the traffic study. I'm out there enough to know and experience some of the traffic related to those areas. I am not seeing how this will not have a huge traffic impact, not just this project but the other projects as well. It deserves more study and a better look. I can't accept the environmental review because of the traffic study. I like the design, it is a good looking building. It looks really great on the renderings by the water. But we are digging ourselves into a hole that we will have a hard time getting out of with all the development out there.

> I too like the project. I really appreciate the refinements that have been made. Aside from the idea of having a bird safe glazing, I like the idea of the transparency of the glazing and being able to see activity and not having anonymous reflective glass building where you don't really know what is happening inside. Overall, this is an area of increased FAR that we have allotted within our General Plan. We have Traffic Demand Management plans that are being put in place for projects like this. I get what my fellow commissioner is saying in terms of the level of service at intersections. But I have to accept the traffic analysis that shows that this project is not contributing to those existing intersections to the point of significance where we have to do anything further under CEQA. I can accept the findings of the Mitigated Negative Declaration. It is a handsome building. It will not only fit in but will complement and raise the bar for the designs of the buildings in that neighborhood so I can make the findings for the Commercial Design Review. The Conditional Use Permits for the height and the floor area are tending towards what we are already putting in place with the new General Plan and the ordinances that are forthcoming. The project should move forward.

> I agree, the FAR and uses in that area are in line with what we have been looking at and are in line with what we've seen in the adjacent properties. It is a big piece of property and it is being utilized. So, I can make those findings as well. I do appreciate the effort of the design team, it continues to get better each time I see it. I would like to see this move forward as well.

> To revisit the concerns about traffic, the traffic consultant made a statement that the study outcome meets the requirements of the City of Burlingame. There are published requirements by the city and it reads to say "the City of Burlingame General Plan EIR establishes significant impact criteria. Increase in traffic is considered to have a significant impact if it meets one of two criteria: moving a signal intersection from B to D or moving a signal intersection from E to F." That's what we've got to go on. It is important to recognize that we have design criteria that folks have to meet. I share the concern, but this is what we've got.

> I don't agree with it. I believe we are going in the wrong direction with this until some of those roads are widened, the Peninsula on-ramp interchange is developed, and a closer look has taken place.

Commissioner Terrones made a motion, seconded by Vice-Chair Loftis, to accept the findings in the staff report that the requests for Commercial Design Review and Conditional Use Permits for floor area ratio and building height are in accordance with the requirements of the California Environmental Quality Act. The motion carried by the following vote:

Aye: 5 - Terrones, Tse, Loftis, and Schmid

Nay: 1 - Gaul

Absent: 2 - Comaroto and Larios

Commissioner Terrones made a motion, seconded by Vice-Chair Loftis, to approve the

application for Commercial Design Review and Conditional Use Permits for floor area ratio and building height. The motion carried by the following vote:

Yes: 5 - Terrones, Tse, Gaul, Loftis, and Schmid

Absent: 2 - Comaroto, and Larios