



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE: January 23, 2017 **STUDY ITEM: 6a**

TO: Planning Commission **Meeting Date: January 23, 2017**

FROM: Erika Lewit, Senior Planner

SUBJECT: **BACKGROUND MEMORANDUM RE: SCOPING HEARING - Revisions to the Master Plan for the Peninsula Wellness Community Located at 1819 Trousdale Drive, Zoned T-W and Unclassified**

Summary: On February 8, 2016 the Commission held an Environmental Scoping for public hearing related to the proposed Master Plan for the Peninsula Wellness Community at the intersection of Marco Polo Way and Trousdale Drive. At this hearing, the Commission identified potential environmental impacts to be studied in an EIR for the project (see the attached February 8, 2016 Planning Commission Meeting Minutes).

In the past year, the Peninsula Healthcare District has proposed revisions to the Master Plan that Planning Staff has determined should be presented to the Planning Commission for a second Environmental Scoping so that these revisions might be appropriately addressed in the EIR.

Attached is a revised Staff Report for the Master Plan, as well as a revised Peninsula Wellness Community Master Plan Narrative. The proposed changes to the original plan include (but are not limited to):

1. The site size has been revised from 9.25 acres to 8.29 acres to reflect more accurate survey data;
2. The phasing for the projected has been reduced from a maximum of 20 years to a 5-15 year range; the number of construction phases has been reduced from 5 to 4 phases;
3. The number of new buildings on site has been revised from 8 to 7 buildings;
4. An additional 150 parking spaces have been included in the parking areas beneath the buildings (650 spaces previously proposed, 800 spaces currently proposed);
5. Based on flight information for the helipad recently installed at the Peninsula Healthcare Medical Center (PHMC) located adjacent to the Eastern boundary of the project site, the massing of the proposed buildings has been altered. The tallest building (the Professional Offices and Research building) will be located at the Southeast corner of

the project site and in general, the more massive buildings proposed are located at the Eastern side of the site, adjacent to the PHMC parking lots;

6. The proposed number of Senior Housing units has increased from a maximum of 300 units to a maximum of 400 units;
7. The square footage for each of the proposed uses has been altered as follows:
 - The professional and research offices have been increased from 200,000 SF to 250,000;
 - The hub/flex floor area space that could potentially be used for community events or for additional offices has been decreased from 50,000 SF to 20,000 SF and the 15,000 SF café area proposed is now located in the Hub building where it was previously a separate building; and
 - The senior support areas have been reduced from 150,000 SF to 100,000 SF.

At this time, the Planning Commission should identify any additional potential environmental issues that may result from the revised elements of the project. A Notice of Preparation of an Environmental Impact Report was filed on January 6, 2017.

Erika Lewit
Senior Planner

Attachments:

- January 23, 2017 Staff Report