



STAFF REPORT

AGENDA NO: 8d

MEETING DATE: February 3, 2020

To: Honorable Mayor and City Council

Date: February 3, 2020

From: Kevin Gardiner, Community Development Director – (650) 558-7253

Subject: Adoption of a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with ICF Jones & Stokes, Inc. in the Amount of \$124,998.60 to Perform Environmental Review Services Related to the Proposed Development of a New Seven-Story Mixed-Use Building at 1766 El Camino Real

RECOMMENDATION

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with ICF Jones & Stokes, Inc. (ICF) for environmental review services in the amount of \$124,998.60 related to the development of a new seven-story mixed-use building at 1766 El Camino Real.

BACKGROUND

The applicant is proposing construction of a new seven-story, mixed-use building. The project would include 7,588 SF of retail uses on the ground floor (to be determined), four floors (floors 2-5) of office totaling 148,057 SF, and two floors (floors 6 & 7) of residential (60-units). The overall height would be 89'-6" to the top of the parapet and 95' to the top of the elevator penthouse. The project would provide a total of 385 on-site parking spaces located in two levels of below-grade parking, with the remaining spaces located at grade in the portion of the lot that connects directly to California Drive.

The entitlement application includes a request for a Zoning Code Amendment to reduce the parking ratio for office uses in the North Burlingame Mixed Use (NBMU) zone to one parking space per 400 square feet. The proposed on-site parking is based on this ratio of one space per 400 square feet of office, where the existing zoning regulations require one parking space per 300 square feet of office. The applicant has provided parking studies to justify the requested amendment. Further reductions are proposed as part of a Transportation Demand Management (TDM) program.

DISCUSSION

The Community Development Department circulated a Request for Proposals (RFP) to three environmental consultants qualified to provide environmental review services for development projects, and all three firms responded to the RFP. After reviewing the proposals, the Community Development Department selected ICF to perform the environmental review required for the

proposed mixed use project. Staff assessed the proposals carefully, and the final selection of the CEQA consultant was based on the combination of the consultant's previous experience in preparing CEQA documents for similar projects (some in Burlingame) and experience with some of the sub consultants, as well as the thoroughness of the technical studies that were included in this scope of work. The proposal also had the lowest budget.

Environmental review is a duty imposed on the lead agency under state law, but such review is funded by the development applicant. Therefore, although the contract is with the City of Burlingame, the applicant will pay \$124,998.60 to the City to cover the costs of the environmental review. The City will administer the contract and will pay the consultant on a monthly basis as services are rendered.

Attached is a draft Agreement for Professional Services with ICF to perform the environmental review services for the proposed project, in an amount not to exceed \$124,998.60 including optional services for an operational health risk assessment (HRA) as well as a construction health risk assessment (HRA), both of which would be required if the standard modeling shows potential impacts that would warrant further analysis. Because the cost of the agreement exceeds \$100,000, Council approval is required. The Scope of Work for services to be provided by ICF is included in the proposal attached to this report as Exhibit 3.

FISCAL IMPACT

Funding for the project's environmental review is provided by the project applicant. Therefore, there will be no fiscal impact to the City's budget.

Exhibits:

- Resolution
- Draft Agreement for Professional Services with ICF
- Scope of Work for CEQA Review – ICF Proposal for 1766 El Camino Real, Burlingame