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## CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

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<b>Agenda Item: 7d</b>	<b>Hearing Date: August 11, 2025</b>
Project No.	DSRA25-0002
Location	777 Airport Boulevard APN: 026-344-130
Applicant and Property Owner	DL Burlingame Sub LLC
Architect	M. Arthur Gensler & Associates Inc.
Staff	Catherine Keylon, Senior Planner
General Plan Designation	Bayfront Commercial
Zoning	BFC (Bayfront Commercial)
Lot Area	134,475 SF (3.08 acres)

### PROJECT DESCRIPTION

Review of an application for an Amendment to previously approved entitlements for Commercial Design Review and Special Permits for building height and Development under Tier 3/Community Benefits for changes to a previously approved new, 13-story office/research and development building in the Bayfront Commercial (BFC) zoning district.

### RECOMMENDATION

Staff recommends the Planning Commission, by resolution, approve the Amendment as conditioned.

### BACKGROUND

The project site is located at the southwest corner of Airport and Anza Boulevards. The site is approximately 3.08 acres and contains a five-story hotel. The existing building is currently vacant.

#### *Originally Approved Project*

The Planning Commission approved this project on November 14, 2022. The approved project entitlements include Commercial Design Review and Special Permits for building height and development under Tier 3/community benefits for a new, 13-story office/research building.

The originally approved project was for a new office/research and development (R&D) building, measuring 907,938 gross square feet (GSF) in area and 13 stories in height. The building was designed with the garage on the lower portion of the building and the office/R&D space on the upper portion. The lower six stories of the building, approximately 424,775 square feet (SF), will contain the parking garage, a lobby, a 1,600 SF café, as well as support areas such as a loading dock, utility rooms, trash and refuse area, and a 12,351 SF amenity space on the first floor. The upper six stories will contain 403,400 SF (with exclusions to FAR applied) of office/R&D space (411,835 GSF). The proposed amenity space has not been completely designed but will likely include a wellness/fitness center, conference area, and exhibit areas for future tenants. The café will be a publicly accessible food and beverage establishment with ample outdoor seating. The café will be located midway on the southern portion of the building to attract users of the Bay Trail as well as passers-by along Airport Boulevard. The café will be open to the colonnade with an operable glass wall to enhance the indoor/outdoor use of the space. The building will include a mezzanine floor between the first and second floors. The proposed floor area ratio (FAR) for the site is 3.0 (where 3.0 FAR is the maximum allowed). The proposed building will have a maximum height of 194 feet (as measured to the top of the penthouse parapet).

The BFC zoning includes “tiered” development standards requiring community benefits to be included in projects in order to achieve the highest floor area ratio. The project was approved under Tier 3 with the following four community benefits (minimum of three are required), including providing an 8,000 SF plaza along Airport Boulevard, approximately 24,100 SF of publicly accessible park space at the rear of the property, approximately 24,500 SF of off-site streetscape improvements on the northwest corner within the Anza Boulevard right-of-way, and improvements that will enhance long-term shoreline sea level rise resilience.

### ***Proposed Project***

The applicant is requesting an Amendment to the previously approved Design Review, which includes changes to the top floor along the north elevation of the building. The subject area on the top floor was originally approved with an outdoor amenity space enclosed on three sides with a solid roof above it. The proposed change includes converting approximately 7,200 SF of the office/R&D area to create a larger outdoor amenity space. This change consists of pulling back the building envelope (roof slab) and opening the terrace to the sky. An aluminum trellis canopy over a portion of the top floor terrace would provide shading and visual interest (see detailed rendering on Sheet G1.03B).

This Amendment results in no change to the overall floor area of the building, nor does it impact any other aspects of the building envelope or parking. The building footprint and overall envelope remain unchanged. The proposed Amendment does not change the use of the building, which was either for office or R&D (life science use) uses that were not tenant specific. The project was approved under Tier 3 and the changes proposed as part of this Amendment application have no impact on the community benefits offered and approved under Tier 3.

The following application is requested for this project:

- Amendment to previously approved entitlements for Commercial Design Review and Special Permits for building height and Development under Tier 3/Community Benefits for changes to a previously approved new, 13-story office/research and development building (Code Section 25.68.020.C.3.a.).

### **ANALYSIS**

Staff finds that the proposed change is consistent with the previously approved design of the building that was supported by the Planning Commission. The proposed change adds articulation to the top floor of the building along the north elevation and would provide visual interest to both the public and employees working in the building. Furthermore, the proposed amendment does not alter the overall floor area or building footprint.

### **Design Review Criteria**

The criteria for design review for commercial zoning districts as established in Ordinance No. 2000 adopted by the City Council on December 6, 2021 are outlined as follows:

1. Support of the pattern of diverse architectural styles in the area in which the project is located;
2. Respect and promotion of pedestrian activity in commercial and mixed-use zoning districts by placement of buildings to maximize commercial use of the street frontage and by locating off-street parking areas so that they do not dominate street frontages;

3. For commercial and industrial developments on visually prominent and gateway sites, whether the design fits the site and is compatible with the surrounding development;
4. Compatibility of the architecture with the mass, bulk, scale, and existing materials of surrounding development and appropriate transitions to adjacent lower-intensity development and uses;
5. Architectural design consistency by using a single architectural style on the site that is consistent among primary elements of the structure and restores or retains existing or significant original architectural features; and
6. Provision of site features such as fencing, landscaping, and pedestrian circulation that complement on-site development and enhance the aesthetic character of district in which the development is located.

### **Environmental Review**

David J. Powers prepared a CEQA checklist under Section 15183 of the California Environmental Quality Act (CEQA). This is based on an understanding that the proposed project is consistent with the Burlingame General Plan. CEQA Guidelines Section 15183 allows for the above streamlined review for projects that are consistent with a general plan for which an EIR has been prepared. The proposed modifications to the project would not change the conclusions presented in the 777 Airport Boulevard 15183 CEQA checklist. The conclusions reached remain valid, thereby exempting it from further review under CEQA.

### **Attachments:**

Area Map  
Resolution  
Proposed Plans, dated June 9, 2025/July 29, 2025