

CITY OF BURLINGAME

PLANNING COMMISSION RESOLUTION 2025- APPROVING AMENDMENT TO PREVIOUSLY APPROVED ENTITLEMENTS FOR COMMERCIAL DESIGN REVIEW AND SPECIAL PERMITS FOR 777 AIRPORT BOULEVARD PROJECT NO. DSRA25-0002

WHEREAS, on November 14, 2022, the Planning Commission conducted a duly noticed public hearing and voted 7-0 to approve the Commercial Design Review and Special Permits for building height and Development under Tier 3/Community Benefits for a new, 13-story office/research and development building at 777 Airport Boulevard in the Bayfront Commercial (BFC) zoning district; and

WHEREAS, an application has been made by DL Burlingame Sub LLC, Applicant and Property Owner, 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 new, 13-story office/research and development building; and

WHEREAS, on August 11, 2025, the Planning Commission of the City of Burlingame held a duly noticed public hearing at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing related to the Amendment application; and

NOW, THEREFORE, the Planning Commission of the City of Burlingame does here by resolve, find, determine and order as follows:

SECTION 1: 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.

SECTION 2: City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant approval of an Amendment upon making certain findings. The Planning Commission finds the following:

COMMERCIAL DESIGN REVIEW FINDINGS (BMC SECTION 25.68.060(H))

1. *The project is consistent with the General Plan and is in compliance with all applicable provisions of Title 25, all applicable design guidelines, all other City ordinances and regulations, and the standards established in BMC Section 25.68.060 (E).*

The project is consistent with the General Plan and is in compliance with all applicable provisions of Title 25, all applicable design guidelines, all other City ordinances and regulations, and the standards established in BMC Section 25.68.060 (E) in that the proposed project will be replacing a dated hotel building with a new office/research and development building that provides a fresh and modern architectural style on a site that is visible from both Highway 101 and Anza and Airport Boulevards; that the new building features a variety of materials including wood soffit materials and stainless steel clad columns on the ground floor promenade with metal panel systems and unitized curtain wall aluminum framing with spandrel glass on the upper body of the building detailed with extruded aluminum fins. The fins, with a geometric pattern, provide visual interest and add detail to the structure; these materials blend with the existing office and hotel buildings in the area and are also compatible with the newer buildings in the surrounding area; that the proposed modification on the north elevation is in keeping with the original design and is consistent with the original approval.

2. *The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development.*

The proposed project, as amended, is being constructed on a site that adequately accommodates the proposed project. That the project respects and promotes pedestrian activity in this district with the overall site design and with the parking entrance located on the south side, not facing the street; with a small number of surface parking spaces provided on-site that are tucked at the rear of the building to serve Bay Trail users; that the proposed project encourages pedestrian activity through improvements to the sidewalk and streetscape on Anza and Airport Boulevards, including a new 8,000 SF public plaza with inviting night lighting, landscaping, and improvements to the Bay Trail. A continuous pedestrian path along the southern edge of the building connects the Airport Boulevard Plaza to the shoreline improvements, and a new accessible path connects the Anza Boulevard streetscape to the shoreline improvements.

3. *The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.*

The proposed project, as amended, has been designed and arranged to provide adequate consideration to ensure public health, safety and general welfare and site features such as fencing, landscaping, and pedestrian circulation are to be provided in a public plaza that will enrich the existing opportunities of the neighborhood. That the site is located on the southern portion of the Bayfront adjacent to a mix of hotels and office buildings. The building heights in this area range from six to nine stories, as well as the campus to the south with office buildings and parking structures ranging from five to eight stories. While the proposed project is 13 stories tall, its prominent corner location acts as an anchor to this gateway intersection at Anza and Airport Boulevards; and that it will be compatible with the mass and bulk of buildings in the area and is consistent with the overall heights envisioned in the General Plan; and that the proposed landscaping on the site, as well as the improvements off-site including the planting of new trees on-site and off-site, enhances this frontage on the Burlingame Lagoon which is prominently viewed from Highway 101 and from Anza and Airport Boulevards; that the proposed project significantly improves the pedestrian experience along Airport Boulevard and the pedestrian and bicyclist experience along the Bay Trail, provides substantial new amenities along the Bay Trail that would be accessible to the public, promotes accessibility to the Bay Trail, and enhances shoreline resilience to and protection from sea-level rise.

SECTION 3: The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** DSRA25-0002 subject to the following conditions:

CONDITIONS OF APPROVAL

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped April 30, 2025, sheets G0.0 through G0.5, sheets AC-1 through AC-4, sheets C-1 through C-6, L0.1 through L5.2 and sheets A1.0 through A5.07 with the approved amendments to the top floor, north elevation, and minor modifications to the landscaping as shown on the plans submitted to the Planning Division date stamped July 29, 2025, sheets A0.01 through A2.10, sheets G1.03A through G1.07, and landscaping plans, sheets L0.006 through IR9.004;
2. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the City Council; which shall remain a part of all sets of approved plans throughout the

construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;

3. that any changes to the size or envelope of the building, which would include expanding the footprint or floor area of the structure, replacing or relocating windows or changing the roof height or pitch, shall be subject to Planning Commission review (FYI or amendment to be determined by Planning staff);
4. that the applicant shall apply for a tentative and final condominium map with the Public Works, Engineering Division for processing in conformance with the Subdivision Map Act;
5. that should the applicant provide one of the required three community benefit options under this Tier 3 approval as the “zero net energy” option, then the applicant shall provide validation of enrollment in Peninsula Clean Energy’s (PCE) ECO 100 program to the Planning Division prior to building permit issuance; this enrollment verifies that the project shall provide 100% of total building energy load (net zero) through an arrangement of providing power to the entire building via Peninsula Clean Energy’s (PCE) ECO 100 program. The ECO 100 program through PCE is an opt-up program option that uses 100% renewable energy;
6. that the project shall include six (6) affordable units to households of “Moderate” category, as defined as earning a maximum of 120% of the San Mateo County Area Median Income; the City Manager shall be authorized to execute an agreement with the applicant and the applicant shall enter into an agreement for the administration of the sale, rent or lease of the affordable units at least 120 days before the final inspection;
7. that the required affordable dwelling units shall be constructed concurrently with market-rate units;
8. that the six (6) income restricted affordable units shall remain restricted and affordable to the designated income group for a minimum period of fifty-five (55) years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program);
9. that the six (6) restricted affordable units shall be built on-site and be dispersed within the development and shall include 2 two-bedroom units and 4 one-bedroom units; except that the applicant may include a higher proportion of restricted affordable units with more bedrooms. The design and construction of the affordable dwelling units shall be consistent with the design, unit layout, and construction of the total project development in terms of appearance, exterior construction materials, and unit layout;
10. that the applicant shall enter into a regulatory agreement with the City; the terms of this agreement shall be approved as to form by the City Attorney’s Office, and reviewed and revised as appropriate by the reviewing City official; this agreement will be a form provided by the City, and will include the following terms:
 - (a) The affordability of very low, lower, and moderate income housing shall be assured in a manner consistent with Government Code Section 65915(c)(1);
 - (b) An equity sharing agreement pursuant to Government Code Section 65915(c)(2);
 - (c) The location, dwelling unit sizes, rental cost, and number of bedrooms of the affordable units;

- (d) A description of any bonuses and incentives, if any, provided by the City; and
- (e) Any other terms as required to ensure implementation and compliance with this section, and the applicable sections of the density bonus law;

11. that the above noted regulatory agreement regarding the six (6) restricted affordable units shall be binding on all future owners and successors in interest; the agreement is hereby a condition of all development approvals and shall be fully executed and recorded prior to the issuance of any building or construction permit for the proposed project;
12. that prior to issuance of a building permit for the project, the project applicant shall pay the first half of the North Burlingame/Rollins Road Development Fee in the amount of \$17,365.25, made payable to the City of Burlingame and submitted to the Planning Division;
13. that prior to scheduling the final framing inspection, the project applicant shall pay the second half of the North Burlingame/Rollins Road Development Fee in the amount of \$17,365.25, made payable to the City of Burlingame and submitted to the Planning Division;
14. that prior to final inspection or the date the certificate of occupancy is issued, whichever occurs first, the project applicant shall pay the Public Impact Fees (final fee amount to be calculated based on the fee schedule in effect at the time of building permit issuance); fees shall be payable to the City of Burlingame and submitted to the Planning Division;
15. that the project shall include the Transportation Demand Management Measures as proposed in the Transportation Impact Analysis, prepared by Hexagon Transportation Consultants, Inc., dated November 9, 2020;
16. that a TDM annual report shall be prepared by a qualified, independent consultant and paid for by the owner and submitted to the City of Burlingame annually; with the initial, or baseline, commute survey report to be conducted and submitted one (1) year after the granting of a certificate of occupancy for 75 percent or more of the project and annually after that;
17. that the TDM annual report shall provide information about the level of alternative mode-uses and in the event a 25 percent reduction in peak-hour vehicle trips and reduction in overall parking demand is not met, the report shall explain how and why the goal has not been reached; in such a circumstance the annual report shall identify a work plan, to be approved by the City of Burlingame, which describes additional or alternative measures for implementation that would be necessary to enhance the TDM program to attain the TDM goal of 20 percent mode split;
18. that the City may consider whether the owner/tenant has made a good faith effort to meet the TDM goals and may allow the owner a six-month "grace period" to implement additional TDM measures to achieve the 20 percent vehicle trip reduction;
19. that prior to the issuance of building permits, a covenant agreement shall be recorded office with the San Mateo County Assessor and Recorder's Office to provide constructive notice to all future owners of the property of any ongoing programmatic requirements that discloses the required Transportation Demand Management (TDM) provisions and any conditions of approval related herein to compliance and reporting for the TDM;
20. that the public plaza shall be owned, operated, and maintained by the developer or property manager in accordance with an approved maintenance plan to be reviewed and approved by the Community Development Director;

21. that the public plaza shall be open to the public, without charge, each day of the year, except for temporary closures for necessary maintenance or public safety;
22. that if the City determines that the structure interferes with City communications in the City, the property owner shall permit public safety communications equipment and a wireless access point for City communications to be located on the structure in a location to be agreed upon by the City and the property owner. The applicant shall provide an electrical supply source for use by the equipment. The applicant shall permit authorized representatives of the City to gain access to the equipment location for purposes of installation, maintenance, adjustment, and repair upon reasonable notice to the property owner or owner's successor in interest. This access and location agreement shall be recorded in terms that convey the intent and meaning of this condition, prior to installation of any public safety communications equipment, if it is deemed necessary;
23. that the applicant shall be required to comply with the real estate disclosure requirements of State law and General Plan as outlined in Policy IP-1 of the SFO ALUCP and that the following statement must be included in the notice of intention to offer the property for sale or lease:
"Notice of Airport in Vicinity"
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase or lease and determine whether they are acceptable to you.";
24. that the project applicant shall be required to evaluate potential airport noise impacts if the project is located within the 65 CNEL contour line of San Francisco International Airport (as mapped in the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport). All projects shall be required to mitigate impacts to comply with the interior and exterior noise standards established by the Airport Land Use Compatibility Plan;
25. prior to issuance of a building permit, the project sponsor shall file a Form 7460-1, Notice of Proposed Construction and provide an FAA determination of no hazard to air navigation approval letter;
26. that during construction, the applicant shall provide fencing (with a fabric screen or mesh) around the project site to ensure that all construction equipment, materials and debris is kept on site;
27. that storage of construction materials and equipment on the street or in the public right-of-way shall be prohibited;
28. that the applicant shall prepare a construction staging and traffic control plan for the duration of construction for review and acceptance by the City Engineer prior to the issuance of a building permit; the construction staging plan shall include construction equipment parking, construction employee parking, timing and duration of various phases of construction and construction operations hours; the staging plan shall address public safety and shall ensure that worker's vehicles and construction equipment shall not be parked in public parking areas with exceptions for construction parking along the street frontages of the project site;
29. that the project applicant and its construction contractor(s) shall develop a construction management plan for review and approval by the City of Burlingame. The plan must include at

least the following items and requirements to reduce, to the maximum extent feasible, traffic and parking congestion during construction:

- a. A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes;
 - b. Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular, bicycle and pedestrian traffic, circulation and safety, and specifically to minimize impacts to the greatest extent possible on streets in the project area;
 - c. Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur;
 - d. Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant; and
 - e. Designation of a readily available contact person for construction activities who would be responsible for responding to any local complaints regarding traffic or parking. This coordinator would determine the cause of the complaint and, where necessary, would implement reasonable measures to correct the problem.
30. that if construction is done during the wet season (October 1 through April 30), that prior to October 1 the developer shall implement a winterization program to minimize the potential for erosion and polluted runoff by inspecting, maintaining and cleaning all soil erosion and sediment control prior to, during, and immediately after each storm even; stabilizing disturbed soils throughout temporary or permanent seeding, mulching matting, or tarping; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels and other chemicals;
31. that trash enclosures and dumpster areas shall be covered and protected from roof and surface drainage and that if water cannot be diverted from these areas, a self-contained drainage system shall be provided that discharges to an interceptor;
32. that this project shall comply with the state-mandated water conservation program, and a complete Irrigation Water Management and Conservation Plan together with complete landscape and irrigation plans shall be provided at the time of building permit application;
33. that all site catch basins and drainage inlets flowing to the bay shall be stenciled. All catch basins shall be protected during construction to prevent debris from entering;
34. that this proposal shall comply with all the requirements of the Tree Protection and Reforestation Ordinance adopted by the City of Burlingame in 1993 and enforced by the Parks Department; complete landscape and irrigation plans shall be submitted at the time of building permit application and the street trees will be protected during construction as required by the City Arborist;
35. that project approvals shall be conditioned upon installation of an emergency generator to power the sump pump system; and the sump pump shall be redundant in all mechanical and electrical aspects (i.e., dual pumps, controls, level sensors, etc.). Emergency generators shall be housed so that they meet the City's noise requirement;
36. that prior to issuance of a building permit, the applicant shall prepare and submit to the Department of Public Works – Engineering Division a sanitary sewer analysis that assesses the impact of this project to determine if the additional sewage flows can be accommodated by

the existing sewer line. If the analysis results in a determination that the existing sewer line requires upgrading, the applicant shall perform the necessary upgrades as determined by the Engineering Division;

37. that a Protected Tree Removal Permit shall be required from the City of Burlingame Parks Division to remove any existing protected size trees on the subject property and that the project shall comply with the Tree Protection and Reforestation Ordinance adopted by the City of Burlingame and enforced by the Parks Department; complete landscape and irrigation plans shall be submitted at the time of building permit application and the street trees will be protected during construction as required by the City Arborist;
38. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
39. that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
40. that the applicant shall comply with Ordinance 1503, the City of Burlingame Storm Water Management and Discharge Control Ordinance;
41. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, as amended by the City of Burlingame;
42. that all construction shall abide by the construction hours in the City of Burlingame Municipal Code;
43. that this project shall comply with Ordinance No. 1477, Exterior Illumination Ordinance;
44. that construction access routes shall be limited in order to prevent the tracking of dirt onto the public right-of-way, clean off-site paved areas and sidewalks using dry sweeping methods;

The following five (5) conditions shall be met during the Building Inspection process prior to the inspections noted in each condition:

45. that prior to scheduling the foundation inspection a licensed surveyor shall locate the property corners, set the building envelope;
46. that prior to scheduling the framing inspection, the project architect, engineer or other licensed professional shall provide architectural certification that the architectural details such as window locations and bays are built as shown on the approved plans; if there is no licensed professional involved in the project, the property owner or contractor shall provide the certification under penalty of perjury. Certifications shall be submitted to the Building Division;
47. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division;
48. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans;

Mitigation Measures from the Environmental Impact Report

Air Quality

49. **MM AQ-1: Implement BAAQMD Basic Construction Mitigation Measures:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD. The emissions reduction measures shall include, at a minimum, the following:
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day.
 - All haul trucks shall be covered when transporting soil, sand, or other loose material offsite.
 - All visible mud or dirt track-out material on adjacent public roads shall be removed using wet-power vacuum-type street sweepers at least once a day. The use of dry-power sweeping is prohibited.
 - All vehicle speeds shall be limited to 15 miles per hour on unpaved roads.
 - All roadways, driveways, and sidewalks that are to be paved shall be paved as soon as possible. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible-emissions evaluator.
 - Idling times shall be minimized, either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure).
 - Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
50. **MM AQ-2: Use Tier 4 Equipment:** The applicant shall ensure that all off-road diesel-powered equipment used during construction is equipped with engines that meet EPA Tier 4 "final" emission standards.

Biological Resources

51. **MM BIO-1: Pre-construction Nesting Bird Surveys and Protection Measures:** The applicant shall implement the measures that follow prior to structure demolition and tree removal or trimming. Construction shall avoid the avian nesting period (March 15 through August 31) to the extent feasible. If it is not feasible to avoid the nesting period, a survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than 7 days prior to construction. The area surveyed shall include all clearing/construction areas as well as areas within 250 feet of the boundaries of these areas or as otherwise determined by the biologist. In the event that an active nest is discovered, clearing/construction shall be postponed within 50 feet of a passerine nest and 250 feet of a raptor nest until the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts;
52. **MM BIO-2: Implement Bird-safe Design Standards into Project Buildings and the Lighting Design:** The applicant, or contractor, shall implement the following measures to minimize hazards for birds:
- Reduce large areas of transparent or reflective glass.
 - Locate water features, trees, and bird habitat away from building exteriors to reduce reflection.

- Reduce or eliminate the visibility of landscaped areas behind glass.
- Turn non-emergency lighting off at night, especially during bird migration season (February–May and August–November).
- Include window coverings that adequately block light transmission from rooms where interior lighting is used at night and install motion sensors or controls to extinguish lights in unoccupied spaces.
- Design and/or install lighting fixtures that minimize light pollution, including light trespass, over-illumination, glare, light clutter, and skyglow, and use bird-friendly colors for lighting when possible. The City of San Francisco's *Standards for Bird-safe Buildings*¹ provides an overview of building design and lighting guidelines to minimize bird/building collisions that could be used to guide the applicant.

Cultural Resources

53. **MM CR-1: Prepare and Submit Historical Documentation of 1868–1870 Ogden Drive:** The Project sponsor shall retain a professional who meets the Secretary of the Interior's Qualification Standards for Architectural Historian or Historian (36 Code of Federal Regulations Part 61) and a photographer with demonstrated experience in Historic American Buildings Survey (HABS) photography to prepare written and photographic documentation for the building at 1868–1870 Ogden Drive. The HABS documentation package for the resource shall be reviewed and approved by the staff of the Burlingame Planning Division, which may require the services of a professionally qualified architectural historian or historian hired by the City to perform this review, prior to the issuance of any demolition, site, or construction permit for the Project. Documentation may be used in the interpretive display or signage described in Mitigation Measure CR-2.

The documentation shall consist of the following:

- Historic American Buildings Survey–level Photographs: HABS standard digital photography shall be undertaken to document the building at 1868–1870 Ogden Drive and its surrounding context. Large-format negatives are not required. The scope and number of photographs shall be reviewed and approved by the staff of the Burlingame Planning Division prior to documentation, and all photography shall be conducted according to the current National Park Service HABS standards.
 - The photograph set shall include the following: distant views to capture the extent and context of the resource, contextual views of each façade of the building, façade details showing the character-defining exterior features of the building, and general interior views documenting current interior conditions.
 - All views shall be referenced on a key map of the resource that includes a photograph number with an arrow to indicate the direction of the view.
 - The draft photograph contact sheets and key map shall be provided to the Burlingame Planning Division, or professionally qualified reviewer hired by the City, for review and approval to determine the final number of photographs and views for inclusion in the final dataset.
- Written Historic American Buildings Survey Narrative Report: A written historical narrative shall be prepared in accordance with HABS Historical Report Guidelines. The HABS historical narrative should incorporate content from the DPR 523A and 523B form set for 1868–1870 Ogden Drive. Historic photographs identified in previous studies and updated research shall also be collected, scanned as high-resolution digital files, and reproduced in the dataset.

¹ City and County of San Francisco. 2011. *Standards for Bird-safe Buildings*. San Francisco Planning Department. July 14. Available: http://www.sf-planning.org/ftp/files/publications_reports/bird_safe_bldgs/Standards_for_Bird_Safe_Buildings_7-5-11.pdf. Accessed: July 17, 2020.

Format of Final Dataset:

- The Project sponsor shall contact the Burlingame Historical Society; Northwest Information Center; California Historical Society; University of California, San Diego Library; and no fewer than two additional research repositories with existing collections related to labor and ethnic history in California to inquire as to whether the repositories would like to receive a hard or digital copy of the final dataset. Labeled hard copies and/or digital copies of the final photograph sets and narrative report shall be provided to these repositories in their preferred format.
- The Project sponsor shall prepare documentation, along with the final HABS dataset, for review and approval by Burlingame Planning Division staff members that records the outreach, response, and other actions taken with regard to the repositories listed above. The documentation shall also include the research conducted to identify additional interested groups and the results of that outreach.

54. **MM CR-2: Develop and Implement and Interpretive Program:** The Project sponsor shall install and maintain a permanent onsite interpretive display commemorating the historical significance of the building at 1868–1870 Ogden Drive in relation to labor conflicts between the Western Conference of Teamsters and the United Farm Workers of America during the 1960s and 1970s. The interpretive program shall include the creation of a permanent display with photos of the building at 1868–1870 Ogden Drive and a description of its historical significance in a publicly accessible location on the Project site. The interpretive display can feature interactive or dynamic media, such as video, but, at a minimum, must include one display board containing narrative and visual materials to interpret the history of the building. Development of the interpretive display shall be overseen by a qualified professional who meets the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations Part 61) for Historian or Architectural Historian. The Project sponsor shall prepare an outline of the format, location, and general content of the interpretive display to be reviewed and approved by Burlingame Planning Division staff members prior to issuance of a demolition permit or site permit. The Project sponsor shall submit an illustrated memorandum that specifies the format, location, content (draft text and images), specifications, and maintenance of the interpretive displays for review by the Burlingame Planning Division prior to the issuance of any building permits for the Project. The approved display shall be fabricated and installed onsite prior to the issuance of the occupancy permit for the Project.
55. **MM-CR-3: Pre-construction Archaeological Sensitivity Training:** A qualified archaeologist shall conduct a pre-construction archaeological sensitivity training session for the excavation crew. This training shall include an overview of what cultural resources are and provide information regarding why such resources are important, archaeological terms (such as site, feature, deposit), Project site history, the types of cultural resources that are likely to be uncovered during excavation, the laws that protect cultural resources, and the protocol for unanticipated discoveries (see Mitigation Measure CR-4). All crew members conducting ground disturbance shall attend archaeological sensitivity training. A sign-in sheet shall be provided to track who has attended the training. An “Alert Sheet” shall also be posted in conspicuous locations on the Project site to alert personnel to the procedures and protocols to follow any discovery of potentially significant prehistoric archaeological resources.
56. **MM-CR-4: Unanticipated Discovery Protocol:** In the event that archaeological resources are encountered during construction, work shall be halted within 100 feet of the discovery and the area avoided until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, shall develop a treatment plan, which could include site avoidance, capping, or data recovery.

57. **MM-CR-5: Stop Work If Human Remains Are Encountered during Ground-disturbing Activities:** *If human remains are unearthed during construction, pursuant to Section 50977.98 of the Public Resources Code and Section 7050.5 of the State Health and Safety Code, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains. The county coroner shall be informed to evaluate the nature of the remains. If the remains are determined to be of Native American in origin, the lead agency shall work with the NAHC and the applicant to develop an agreement for treating or disposing of the human remains.*

Geology and Soils

58. **MM GEO-1: Stop Work in Case of Discovery of Paleontological Resources:** *Discovery of a paleontological specimen during any phase of the Project shall result in work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by the professional paleontologist, shall be implemented to mitigate the impact prior to the continuation of work.*

Noise

59. **MM NOI-1: Construction Noise Control Plan:** *The applicant shall develop a set of site-specific noise attenuation measures. Prior to commencement of construction activities, the applicant shall submit the construction noise control plan to the City for review and approval. Noise attenuation measures shall be identified in the plan and implemented to reduce noise levels to the greatest extent feasible. Noise measures may include, but are not limited to, the following:*
- *Using smaller equipment with lower horsepower or reducing the hourly utilization rate of equipment on the site to reduce noise levels at 50 feet to the allowable level.*
 - *Locating construction equipment as far as feasible from noise-sensitive uses.*
 - *Requiring that all construction equipment powered by gasoline or diesel engines have sound control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.*
 - *Prohibiting gasoline or diesel engines from having unmuffled exhaust systems.*
 - *Not idling inactive construction equipment for prolonged periods (i.e., more than 5 minutes).*
 - *Constructing a solid plywood barrier around the construction site and adjacent to operational businesses, residences, or other noise-sensitive land uses.*
 - *Using temporary noise control blanket barriers.*
 - *Monitoring the effectiveness of noise attenuation measures by taking noise measurements.*
 - *Using "quiet" gasoline-powered compressors or electrically powered compressors and electric rather than gasoline- or diesel-powered forklifts for small lifting.*

Transportation

60. **MM TRA-1: Traffic Control Plan:** *Prior to issuance of grading and building permits, the applicant shall submit a Traffic Control Plan to the City. The requirements of the Traffic Control Plan include, but are not limited to, the following: Truck drivers shall be notified of and required to use the most direct route between the site and U.S. 101, as determined by the City Engineering Department; all site ingress and egress shall occur only at the main driveways to the Project site; specifically designated travel routes for large vehicles shall be monitored and*

controlled by flaggers; warning signs, indicating frequent truck entry and exit points, shall be posted on adjacent roadways, if requested; and any debris or mud on nearby streets caused by trucks shall be monitored daily, which may require instituting a street cleaning program.

SECTION 4: The Amendment approval shall be subject to revocation if the applicant fails to comply with the conditions listed herein at any time. If, at any time, the Community Development Director or Planning Commission determine that there has been or may be a violation of the findings or conditions of this approval, or of the Zoning Regulations, a public hearing may be held before the Planning Commission to review this approval pursuant to Zoning Regulation Section 25.88.050. At said hearing, the Planning Commission may add conditions, or recommend enforcement actions, or revoke the approval entirely, as necessary to ensure compliance with the Zoning Regulations, and to provide for the health, safety, and general welfare of the community.

PASSED AND ADOPTED this 11th day of August 2025.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 11th day of August 2025 by the following vote:

Secretary

Exhibits:

Exhibit A - Project Plans dated July 29, 2025