



**NOTICE OF PREPARATION
OF AN SEIR AND SCOPING MEETING FOR THE
PROPOSED GOP 4 DENSITY TRANSFER PROJECT
MODIFYING THE PREVIOUSLY APPROVED GATEWAY
BUSINESS PARK MASTER PLAN PROJECT**

SCH #2008062059

To: Agencies, Organizations, and Interested Parties

From: City of South San Francisco, Economic and Community Development Department

Subject: Notice of Preparation (NOP) of a Focused Supplemental Environmental Impact Report (SEIR) in Compliance with Public Resources Code section 21166 and section 15163 of Title 14 of the California Code of Regulations (CEQA Guidelines). The City of South San Francisco (City) is the Lead Agency under CEQA for the proposed project identified below. The City will prepare an SEIR focused on transportation issues (including Vehicle Miles Traveled) for the proposed project identified below.

Project Title and Description: The Project is entitled the "GOP 4 Density Transfer Project." This Project would modify the previously-approved Gateway Business Park Master Plan project. The GOP 4 Density Transfer Project proposes to transfer up to 120,221 square feet of development potential from some undeveloped adjacent property, and use it to expand one of the buildings approved for Phase 4 of the Gateway Business Park Master Plan project ("GOP 4") by that amount, to be configured in four additional floors. Additional details are set forth below.

Project Location: GOP 4 is located at 850 and 900 Gateway Boulevard, southeast of the intersection of Gateway Boulevard and Oyster Point Boulevard, in the City of South San Francisco, County of San Mateo. Modifications to the GOP Master Plan, which also encompasses 1000 Gateway (GOP 1), 750 Gateway (GOP 2), and 700 Gateway (GOP 3), will be required to implement the GOP 4 Density Transfer Project. Conforming amendments to or repeal of the Gateway Specific Plan would also be required. The Specific Plan encompasses the area generally bounded by Oyster Point Boulevard on the north, East Grand Avenue on the south, Forbes Boulevard extending northerly along a line generally west of and parallel to Eccles Avenue on the east, and Poletti Way on the west.

Prior Environmental Review: The Gateway Business Park Master Plan project was studied in an EIR, SCH #2008062059. The City Council certified the EIR and adopted CEQA findings in Resolution No. 18-2010. The project was subsequently modified to reconfigure the layout and update the architecture. The City Council found the EIR adequate for the modified Master Plan project and for a Precise Plan for Phase 1, and re-adopted CEQA findings, in Resolution No. 43-2013. The Planning Commission later adopted Addenda addressing Precise Plans for Phases 2, 3 and 4 of the Master Plan project, in Resolutions No. 2834-2018 and No. 2858-2020.

Current Environmental Review: The Supplemental EIR will supplement the prior EIR with a project-level discussion of the transportation impacts of the 120,221 square foot expansion proposed by the GOP 4 Density Transfer Project. The SEIR also will include evaluations of all other resource areas, for which it is probable there will be no new or more severe significant environmental impacts, to demonstrate that no supplemental or subsequent analysis is required for those resource areas. The SEIR will be prepared in compliance with CEQA and the CEQA Guidelines. An Initial Study has not been prepared. Further details are provided below.

Please note that there are three ways to comment during the meeting:

1. ***Send a comment via email to Billy.Gross@ssf.net.*** City staff will monitor emails during the meeting and any email comment received during the meeting will be read into the record. Your email should be limited so that it complies with the 3-minute time limitation for public comment.
2. ***Call the Planning Division Hotline at (650) 829-4669.*** Voice Messages will be monitored during the meeting and read into the record. Your voicemail should be limited so that it complies with the 3-minute time limitation for public comment.
3. ***Submit a comment via the "chat" function in the Zoom meeting app.*** City staff will monitor the chat and will read comments and questions into the record.

EIR Process: Following the close of the NOP comment period, a Draft Supplemental Focused EIR will be prepared that will take into consideration NOP comments. The Draft Supplemental Focused EIR will be released for public review and comment for the required 45-day review period. Following the close of the public review period, the City will prepare a Final Supplemental Focused EIR that will include responses to all substantive comments received on the Draft Supplemental Focused EIR. The Draft SFEIR and Final SFEIR will be considered by City decisionmakers in making the decision to certify the SFEIR and to approve or deny the components of the proposed project. If certified by the City, the SFEIR may be relied on by other agencies for purposes of carrying out portions of the proposed project within their respective jurisdictions. The certified SFEIR may also be relied upon by the City and other agencies in connection with subsequent activities within the Master Plan project, and to determine the nature and scope of any supplemental or subsequent environmental review.

Project Description, Location and Property Ownership

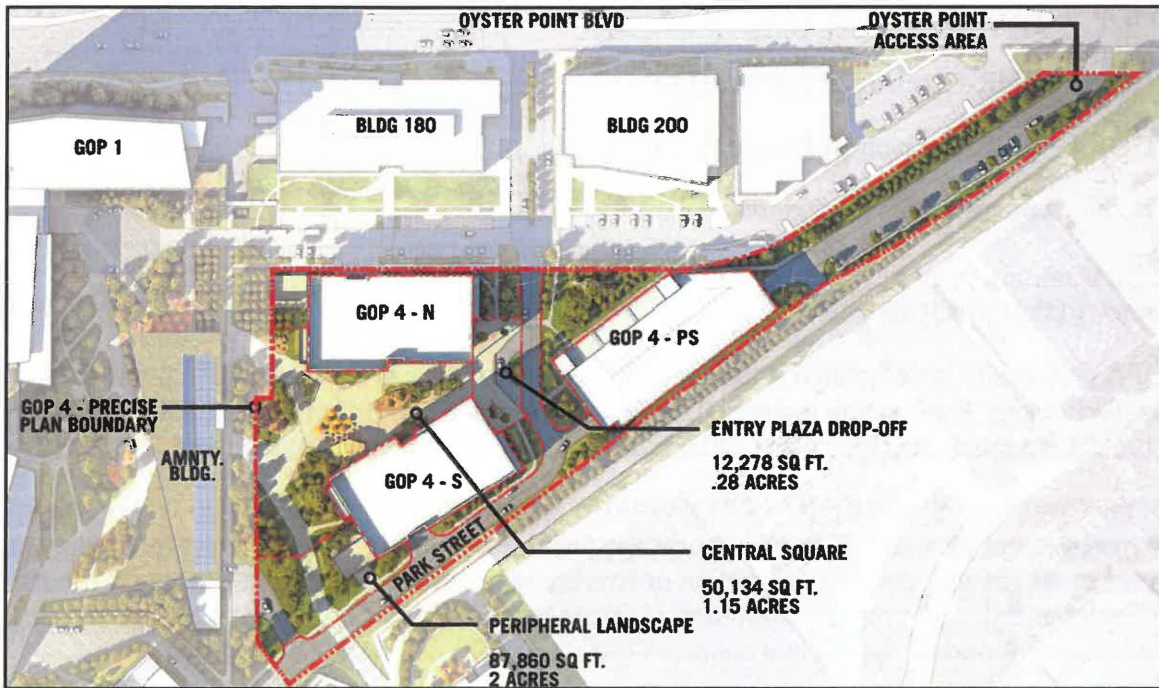
Affiliates of BioMed Realty (BMR) propose to modify the approvals for Phase 4 of the GOP Master Plan project to implement what is, in essence, a transfer of density from some adjacent former rail spur properties included in the separate GOP 5 project. Specifically, BMR proposes to deed restrict the rail spur properties to eliminate development of the transferred FAR. In exchange, BMR has applied to the City to modify the Precise Plan for Phase 4 (GOP 4) to add 4 floors to the northern GOP 4 building. This modification would allow BMR to take advantage of up to 120,221 additional square feet that could otherwise be built on the adjacent rail spur properties.

I. Background.

The GOP Master Plan project and the adjacent GOP 5 project are both located in the City's East of 101 Area. Though the entitlements for each project remain separate, the physical development is intended to integrate the two projects into one life sciences campus connected by pedestrian pathways and a grand staircase. As currently entitled, the GOP Master Plan project and GOP 5 project are as follows, with GOP 4 highlighted in blue:

4. GOP 4.

The GOP 4 Precise Plan was approved by Planning Commission Resolution No. 2859-2020 in 2020. Neither demolition nor construction have commenced. GOP 4 was approved for two five-story buildings and a parking structure of 6 levels, with a partial floor on the 6th level. The approved GOP 4 Precise Plan allows the following development:



5. GOP Master Plan Parking Ratio.

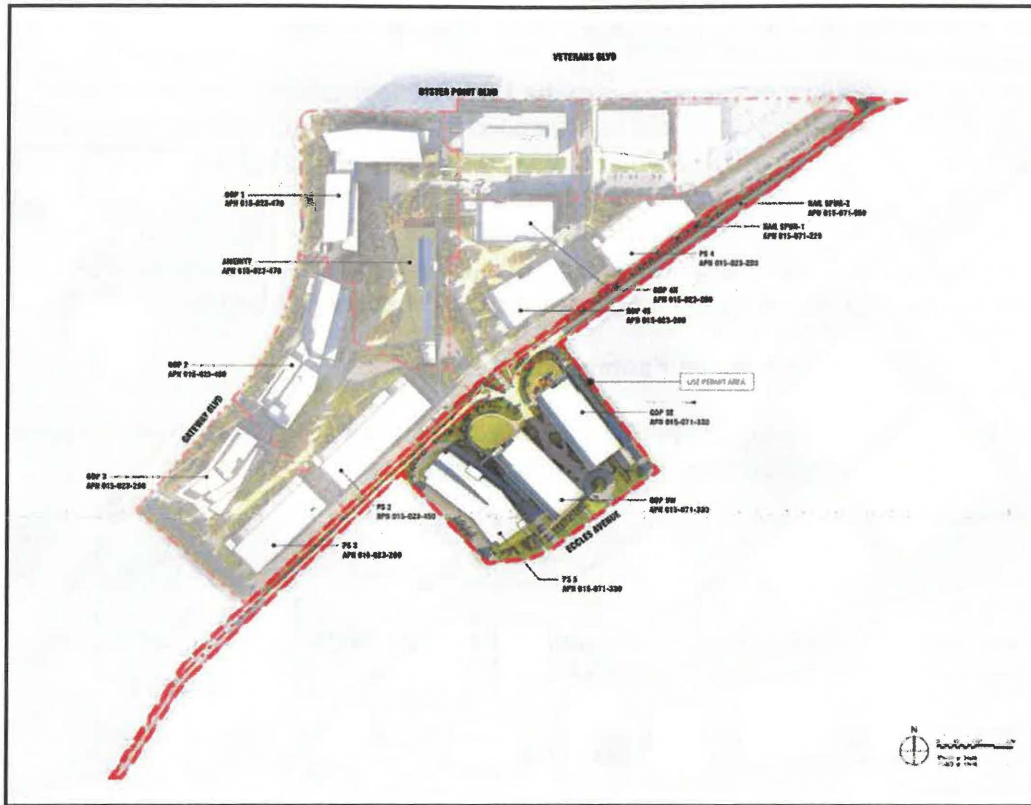
The GOP Master Plan and the Phase 1 Precise Plan were approved in 2013 subject to condition of approval A.2, which states:

The parking ratio for the Master Plan and Precise Plan project shall not exceed 2.73 spaces per 1,000 square feet at any time. The current and all future Precise Plan applications shall include site development plans that specify the campus-wide parking ratio does not exceed 2.73 spaces per 1,000 square feet. If the campus-wide ratio exceeds the 2.73 spaces per 1,000 square feet ratio, the developer shall provide a site plan that indicates how parking spaces on the entire campus will be allocated and used.

Accordingly, GOP 1 through 4, as currently entitled, are parked at a ratio of 2.73 spaces per 1,000 square feet of Floor Area. The total number of parking spaces built, under construction or approved is 3,776.

6. Prior GOP Master Plan Environmental Review.

The GOP Master Plan was approved based upon a comprehensive EIR the City re-certified in 2013. For each Precise Plan approval, the City relied upon an Addendum to that EIR, which had been prepared to address any changes that had arisen since the EIR was certified. The City determined that there were no changes to the project or the surrounding circumstances, and no significant information, that showed any new or more severe impacts. The most recent such decision was made in Resolution 2858-2020, adopted on August 6, 2020 in connection with approval of the GOP 4 Precise Plan. No challenges were filed against that Resolution.



Because the GOP 5 project does not include any development that would take advantage of the 1.0 FAR applicable to the rail spurs, the Development Agreement the City entered into for GOP 5 recognizes that:

L. WHEREAS, the modified development proposal is 262,287 square feet . . . based on the application of an FAR of approximately 1.0 to the [475 Eccles parcel], and does not include the density that could be available to Owner based on the application of allowable FAR to the [rail spurs]; and

M. WHEREAS, by entering into this Agreement, Owner has not waived any right it may have for future additional development on the Property based on the application of allowable FAR to the Property.

The rail spurs consist of two legal parcels. APN 015-071-220 has 39,802 square feet (0.91 acres) and APN 015-071-340 has 80,419 square feet (1.85 acres). Together, this totals 120,221 square feet, or 2.76 acres. Accordingly, the 1.0 FAR allows an additional 120,221 square feet of development that was not used in the GOP 5 project.

II. Proposed GOP 4 Density Transfer Project.

A. Deed Restriction To Reduce FAR of Rail Spurs.

BMR proposes to deed-restrict the rail spur property to eliminate the 1.0 FAR development potential on the rail spurs. The deed restriction would not allow any of the density transferred to GOP 4 to be constructed on the rail spur property. This deed restriction would be required by a condition of approval to the GOP 4 Density Transfer Project approvals. This deed restriction would be recorded in favor of the City and bind the land. Accordingly, the practical effect of this deed restriction would be to reduce the current FAR at the rail spurs to zero.

2. Resulting Parking.

The GOP 4 parking structure was approved at 6 levels (including 5 full floors and a partial level on the 6th floor) and 531 stalls. The parking structure would be expanded by 2.5 floors and 240 stalls, resulting in a structure of 8 levels and 771 stalls. These additional spaces will park the increment of additional square footage at 2.0 spaces per 1,000 square feet of Floor Area. The remainder of the approved GOP Master Plan campus will remain subject to the 2.73/1,000 parking ratio limitation of the Master Plan. After development of the GOP 4 Density Transfer Project, the blended parking ratio for the GOP Master Plan campus as a whole will be 2.67 spaces per 1,000 SF.

C. Approvals Requested.

The approvals anticipated for the GOP 4 Density Transfer Project are:

1. Minor General Plan Amendment to Allow Density Transfer.

A minor amendment to the General Plan would be required to allow a density transfer. Specifically, BMR seeks to add text to the notes in General Plan FAR tables 2.2-1 and 2.2-2 that apply to the Business Commercial land use. The notes would be amended to add the following underlined text:

The Gateway Business Park Master Plan and the Oyster Point Specific Plan are permitted to develop up to a FAR of 1.25 with a TDM, and are allowed to develop additional density to the extent such density would otherwise be available on immediately adjacent property that is (a) subject to an FAR limitation of 1.25 or less; (b) part of the same research & development campus; and (c) deed-restricted to preclude development of the transferred FAR.

2. Specific Plan Repeal or Amendment.

Because the Gateway Specific Plan may be considered outdated, and because the relevant components of the Specific Plan have already been incorporated into the applicable zoning district regulations, the Specific Plan could be repealed. Barring repeal, the Specific Plan would be amended to allow a transfer of density from adjacent property into the Specific Plan area, using the same text as quoted above.

3. Zoning Text Amendment.

The Gateway Specific Plan Zoning District regulations would be amended to allow a transfer of density from an adjacent zoning district, using the same text as quoted above.

4. GOP Master Plan Amendment.

The GOP Master Plan would be amended to allow a transfer of density from adjoining property, using the same text as quoted above.

5. GOP 4 Precise Plan Modification and Design Review.

The GOP 4 Precise Plan would be modified to incorporate an additional 120,221 square feet, with four additional floors on the GOP 4 North building, and 2.5 additional floors on the parking structure. The modifications would undergo associated design review.