

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Burlingame

Project Title: 1499 Bayshore Highway Project

Project Location: Burlingame San Mateo
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project site is located at 1499 Bayshore Highway in Burlingame. The project consists of demolishing all existing structures on the 2.19 acre site at , to construct a new, 11-story, 404 guestroom hotel; an attached above-grade four-level parking structure for 289 spaces; and a one-story, 2,900 square foot free standing restaurant. The project in total would consist of approximately 400,000 gross square feet. The hotel would have a maximum height of 136 feet. The building footprint would cover 57,665 square feet of the 95,396 square foot site (60.4 percent of the lot). The project would require Design Review and a Conditional Use Permit to implement the project.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The 1499 Bayshore Highway Project could result in one or more of the following environmental effects: Air Quality; Biological Resources; Cultural Resources; Hazardous and Hazardous Materials; Noise; Transportation; and Tribal Cultural Resources.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration has been prepared.

Thirteen (13) mitigation measures have been identified, all of which would be required Conditions of Approval. Please refer to the Mitigated Negative Declaration.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

An environmental scoping meeting was held on November 27, 2017. The following issues were raised by members of the public:

- Jobs/housing balance, and assurance that the project would be subject to commercial linkage fees to fund affordable housing programs;
- Geological issues with bayfill land;
- Potential impacts on birds.

Each of these items has been addressed in the Mitigated Negative Declaration.

The project was reviewed by the San Francisco Bay Conservation and Development Commission (BCDC) Design Review Board on May 7, 2018 and June 10, 2019. In the meetings the board expressed concerns with the site planning and massing of the project in relation to Mills Creek, and the project's resiliency to sea level rise. The design of the project was subsequently revised to respond to the input. These items have been addressed in the Mitigated Negative Declaration.

Please provide a list of the responsible or trustee agencies for the project.

Responsible Agency: City of Burlingame

Permits and Approvals required from:

- San Francisco Bay Conservation and Development Commission (BCDC)
- Federal Aviation Administration (FAA)
- City/County Association of Governments of San Mateo County, Airport Land Use Commission
- City/County Association of Governments of San Mateo County, Congestion Management Agency