



COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT, AND NOTICE OF PUBLIC HEARING ON THE 751 GATEWAY BOULEVARD PROJECT

NOTICE IS HEARBY GIVEN: that the City of South San Francisco Planning Division has prepared a Draft Environmental Impact Report (Draft EIR) for the 751 Gateway Boulevard Project. This Draft EIR is now available for public review and comment. The Draft EIR may be accessed on the City's website at <https://weblink.ssf.net/weblink/> under Planning Division/Environmental Reports (direct link here: <https://weblink.ssf.net/weblink/Browse.aspx?dbid=0>). Copies of the Draft EIR and all documents incorporated by reference in the Draft EIR are available for review at the Planning Division at 315 Maple Avenue. Due to the COVID-19 Pandemic, the Planning Division is not open to members of the public. If you would like to review a physical copy of the Draft EIR, please call the Planning Division at 650-877-8535 to make arrangements to review the document.

PROJECT LOCATION: The project site is within the City of South San Francisco's Gateway Specific Plan area, within the East of 101 area. The Gateway Specific Plan area consists of approximately 23 acres of land and is bounded by Oyster Point Boulevard to the north, Eccles Avenue to the east, East Grand Avenue to the south, and the Caltrain right-of-way to the west. The project site is in an area referred to as the Gateway Campus (consisting of eight buildings at 601, 611, and 651 Gateway Boulevard; 681 to 685 Gateway Boulevard; 701 Gateway Boulevard; 801 Gateway Boulevard; and 901 to 951 Gateway Boulevard). The project site is bounded by a commercial and office building (901 Gateway Boulevard) and a surface parking lot to the north, Gateway Boulevard to the east, a surface parking lot to the south, and commercial and office buildings to the west. The 7.4-acre project site (Assessor's Parcel Numbers 015-024-290 and 015-024-360) currently consists of an existing six-story, approximately 170,235-square-foot office building at 701 Gateway Boulevard and a surface parking lot with approximately 558 parking spaces. The proposed project would be constructed on the existing surface parking lot. The location of the project site is shown in the attached Figure 1.

PROJECT DESCRIPTION: The proposed project would maintain the existing zoning designation of Zone IV under the Gateway Specific Plan District. The existing zoning allows for development at a maximum floor area ratio (FAR) of 1.25, or a maximum of 402,930 square feet, within the project site. The building at 701 Gateway Boulevard is approximately 170,235 square feet. Based on the zoning, 232,695 square feet of unrealized FAR remains available for the project site, a portion of which the proposed project would utilize. The total proposed FAR for the site, including both the existing building at 701 Gateway Boulevard and the proposed building at 751 Gateway Boulevard, would be 1.18.

The proposed project involves construction of a 148-foot-tall, seven-story building with approximately 208,800 square feet of space (60 percent research and development [R&D] uses and 40 percent office uses). The new building would be constructed on the existing surface parking lot. The existing office building at 701 Gateway Boulevard would remain. The proposed project site plan is shown in the attached Figure 2. The ground floor of the proposed building would include a "through lobby" with access from the north and south; the lobby would include an amenity space for tenants. An entry plaza and landscaped visitor lot would be constructed north of the proposed building. An entrance and screened service yard would be constructed south of the proposed building. The proposed project would improve pedestrian connections between the nearby Gateway Campus buildings at 701, 901, 951, and 801 Gateway Boulevard by creating a pedestrian hub central to the campus. The proposed project would also include surface parking lots with a total of 418 parking spaces on-site (including approximately 42 parking spaces in a lot north of the proposed building), for use of the tenants on-site and within the Gateway Campus. Construction of the proposed project, following approval of the entitlements, would begin in 2020 and occur over approximately 18 months, with an anticipated completion date in 2021.

ENVIRONMENTAL IMPACTS: The Draft EIR identifies that the proposed project would result in significant and unavoidable project-level impacts and cumulatively considerable contributions to significant and unavoidable cumulative impacts related to transportation and circulation (vehicle miles traveled) and greenhouse gas emissions (during operation and conflict with an applicable plan, policy, or regulation). All other potentially significant environmental effects of the project would be reduced to less than significant levels through implementation of either existing regulatory requirements or mitigation measures as recommended in the Draft EIR.

Governor's Office of Planning & Research

OCT 05 2020

STATE CLEARINGHOUSE

PUBLIC REVIEW COMMENT PERIOD: The City of South San Francisco is soliciting comments regarding the analysis contained in the Draft EIR. **All comments must be received by the City of South San Francisco Planning Division no later than 5:00 PM on November 8, 2020.** Written comments on the Draft EIR may be sent via U.S. mail and addressed to:

Adena Friedman, Senior Planner
City of South San Francisco
Economic and Community Development Department
315 Maple Street
South San Francisco, California, 94080

Comments may also be sent via email to: adena.friedman@ssf.net

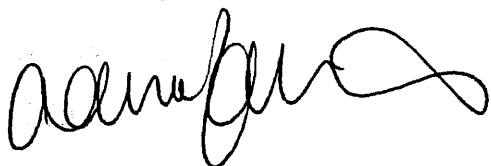
For comments sent via email, please include "EIR Comments: 751 Gateway Project" in the subject line and the name and physical address of the commenter in the body of the email. All comments on environmental issues received during the public comment period will be considered and addressed in the Final EIR, which is anticipated to be available for public review around January 2021.

Public Review Schedule:

Public Release of Draft EIR	September 22, 2020
Planning Commission Public Review Hearing, via Teleconference:	October 15, 2020
Join Zoom Meeting	beginning at 7:00 PM or later
https://us02web.zoom.us/j/88231380027?pwd=Z3NGeVdTMFB0Uk5hTWFKWmtodFhhQT09	
Meeting ID: 882 3138 0027	
Password: 365780	
One tap mobile:	
+16699006833,,88231380027#,,,0#,,365780# US (San Jose)	
+13462487799,,88231380027#,,,0#,,365780# US (Houston)	
Dial by your location:	
+1 669 900 6833 US (San Jose)	
+1 346 248 7799 US (Houston)	
+1 253 215 8782 US (Tacoma)	
+1 301 715 8592 US (Germantown)	
+1 312 626 6799 US (Chicago)	
+1 929 205 6099 US (New York)	
833 548 0282 US Toll-free	
877 853 5257 US Toll-free	
888 475 4499 US Toll-free	
833 548 0276 US Toll-free	
Find your local number: https://us02web.zoom.us/j/88231380027?pwd=Z3NGeVdTMFB0Uk5hTWFKWmtodFhhQT09	

45 Day Review Period End Date	November 8, 2020
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For additional information please contact Adena Friedman, Senior Planner at (650) 877-8535.



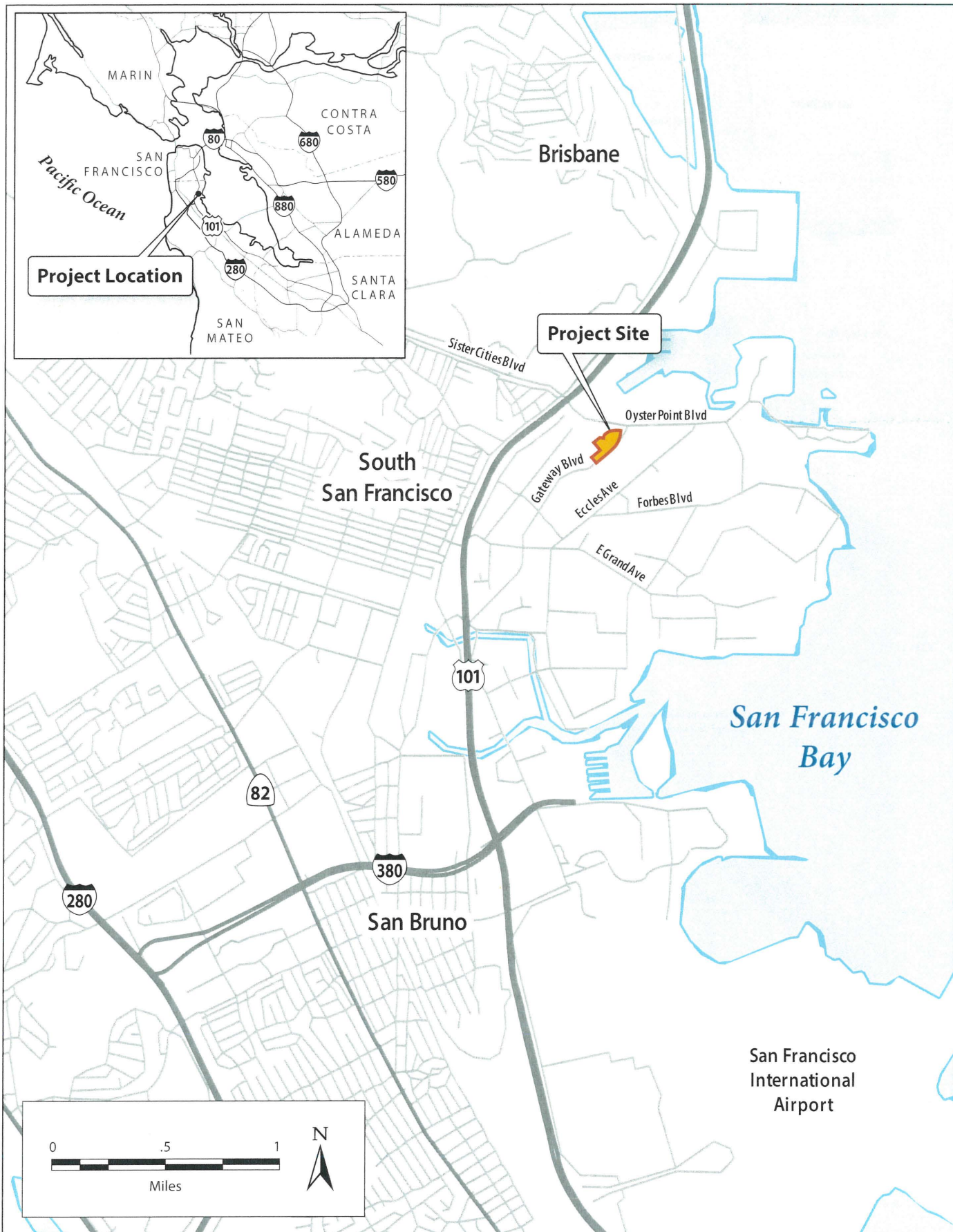


Figure 1
Project Location
751 Gateway Boulevard Project

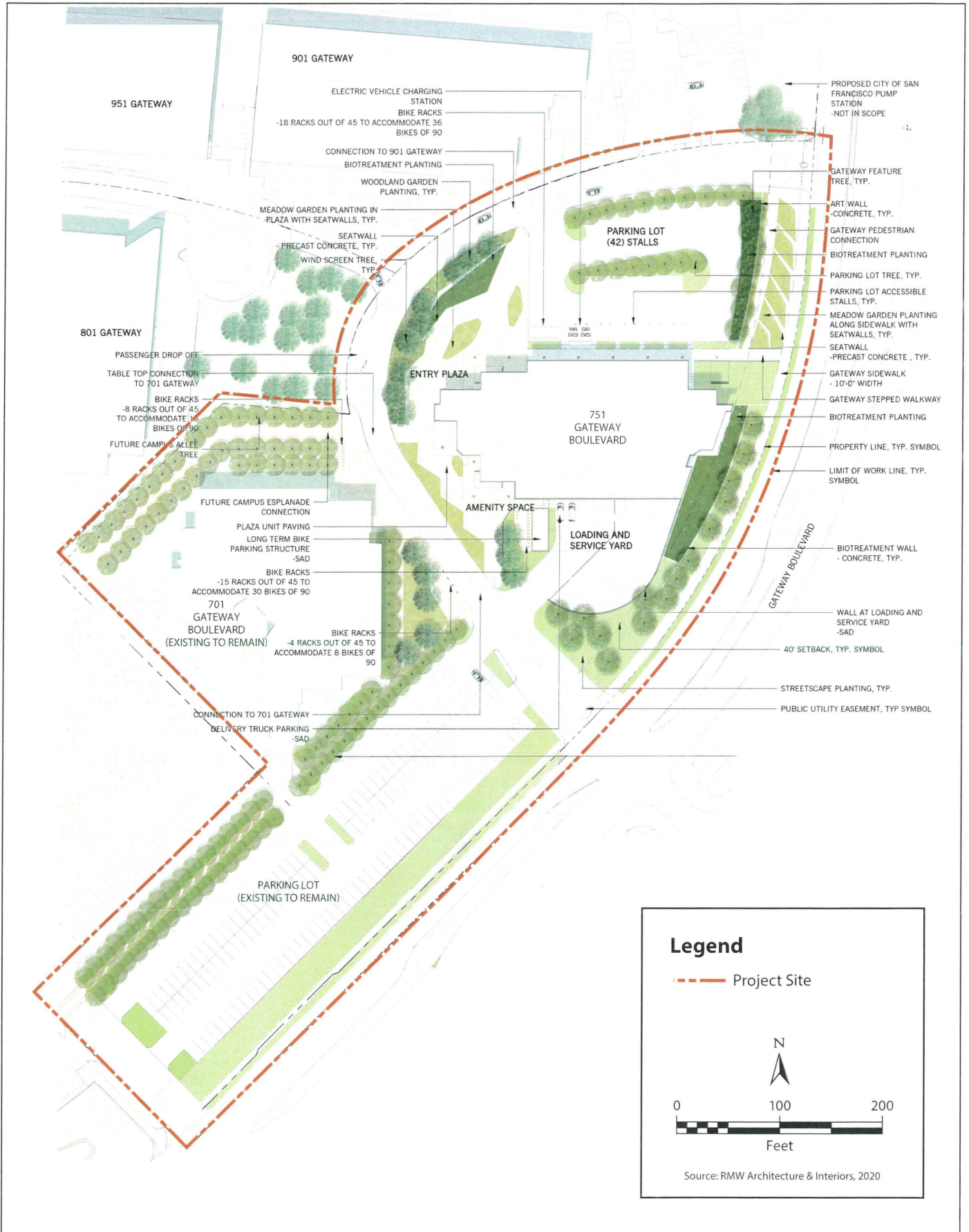


Figure 2
Conceptual Project Site Plan
751 Gateway Boulevard Project