

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 1214 Donnelly Avenue Project

Lead Agency: City of Burlingame Contact Person: Ruben Hurin, Planning Manager
Mailing Address: 501 Primrose Road Phone: (650) 558-7250
City: Burlingame Zip: CA County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Burlingame
Cross Streets: Donnelly Avenue Zip Code: 94010

Longitude/Latitude (degrees, minutes and seconds): 37 ° 34 ' 46 " N / 122 ° 20 ' 52 " W Total Acres: 0.36

Assessor's Parcel No.: APN 029-151-150, APN 029-151-160, APN 029-151-170 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 82 Waterways: Burlingame Creek, Ralston Creek, Terrace Creek
Airports: San Francisco International Airport Railways: Caltrain Schools: McKinley Elementary School, Burlingame High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Specific Plan/Zoning Amendment

Development Type:

Residential: Units 14 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 4,704 Acres _____ Employees 12 Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential / Donnelly Avenue Commercial (primarily retail and office uses)

Project Description: (please use a separate page if necessary)

See separate page, attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input checked="" type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 5/15/2020 Ending Date 6/15/2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Circlepoint</u>	Applicant: <u>Britton Trust</u>
Address: <u>46 South First Street</u>	Address: <u>1345 Mission Street</u>
City/State/Zip: <u>San Jose, CA 95113</u>	City/State/Zip: <u>San Francisco, CA 94103</u>
Contact: <u>Andrew Metzger</u>	Phone: _____
Phone: <u>408-715-1502</u>	

DocuSigned by: Kevin Gardiner Date: 5/15/2020
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

The project site encompasses three parcels with addresses of 1214, 1218, and 1220 Donnelly Avenue (Assessor Parcel Number (APN) 029-151-150, -160, and -170), referred to collectively in this document as 1214 Donnelly Avenue. 1214 Donnelly Avenue is in the southern portion of Burlingame, San Mateo County, California. The project site is located within the downtown area of Burlingame and within walking distance of the Burlingame Caltrain Station. The 0.36-acre project site is predominantly flat. The site has frontage on Donnelly Avenue, and the western, northern, and eastern property lines are adjacent to surrounding development. The project site is within the "Donnelly Avenue Area" of the Burlingame Downtown Specific Plan (DSP). The Donnelly Avenue Area consists of properties on either side of Donnelly Avenue between Primrose Road and Lorton Avenue. The project site is in the Donnelly Avenue Commercial (DAC) zoning district, which the DSP designates primarily for retail and office uses. Existing residential uses may remain and be improved, but the zoning district regulations do not allow new residential uses (Zoning Code Section 25.36.020). Accordingly, one of the project approvals required will be an Amendment to the DSP and DAC District to allow for residential use (with a conditional use permit) on properties within the DAC zone that lie north of Donnelly Avenue and that have sole frontage on Donnelly Avenue.

In November of 2013, a fire destroyed the existing structure at 1218 Donnelly Avenue. In February of 2015, a demolition permit was issued to demolish the existing building at 1218 Donnelly Avenue, as well as an existing single-story building at the rear of the site. The fire also spread to a portion of the building at 1214 Donnelly Avenue, commonly known as the "Gates House." The structures at 1220 Donnelly Avenue were not damaged by the fire.

1214 Donnelly Avenue is vacant following demolition of the Gates House in 2018. The majority of the site is covered in concrete. 1218 Donnelly Avenue contains the foundation of the building that was destroyed by the 2013 fire. 1220 Donnelly Avenue contains a two-story residential structure at the front of the lot and a detached accessory residential structure at the rear of the lot. The two-story structure includes three residential units, and the accessory structure contains one residential unit. The front of the lot at 1220 Donnelly Avenue is used for informal parking by occupants of the residential building. There are four existing trees located at the front of the property at 1214 Donnelly Avenue. One of these trees, a 20-inch Brisbane box, qualifies as a protected size tree. Aside from these trees and some minimal landscaping, the three parcels are paved. There is one existing London plane tree with a diameter of 21.5-inches located in the planter strip within the right-of-way in front of 1214 Donnelly Avenue.

The project would include demolition of the existing structures on site and construction of a new three-story, 43-foot 10-inch tall mixed-use building containing commercial and multi-family uses totaling 35,075 gross square feet. Commercial uses totaling 4,704 gross square feet would be located on the ground floor, with two levels of residential uses above. The building would include 14 residential units, including 12 two-bedroom units and 2 one-bedroom units. The project plans are included in Appendix A of this initial study (IS)/mitigated negative declaration (MND).