



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE: November 14, 2016 **Director's Report**

TO: Planning Commission **Meeting Date:** November 14, 2016

FROM: Kevin Gardiner, Planning Manager

SUBJECT: **REPORT REGARDING AN ADDENDUM TO THE ENVIRONMENTAL REVIEW (MITIGATED NEGATIVE DECLARATION) FOR A PREVIOUSLY APPROVED 4-STORY COMMERCIAL BUILDING AT 225 CALIFORNIA DRIVE, ZONED HMU (HOWARD MIXED USE).**

Summary: An application for Commercial Design Review and Environmental Review for a four-story, 43,235 square foot commercial building at 225 California Drive, zoned HMU (Howard Mixed Use), was approved by the Planning Commission on April 11, 2016. All required building permits have been issued and project construction is underway.

An Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared to evaluate the potential environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA)(attached). The IS/MND was approved by the Planning Commission concurrently with the project approval.

Since the approval of the project and adoption of the IS/MND, the project applicant has proposed to change the operational land use from "General Office" to "Medical Office". "Health Care Services" (Medical Office) is a Permitted Use in the HMU zoning district (C.S. 25.33.020 (i)(1)). As such, the use may be accommodated without amendment to the project entitlement provided the required parking can be provided.

The parking requirement for General Office is one space for each 300 square feet of gross floor area, whereas the parking requirement for Health Services is one space for each 250 square feet of gross floor area (C.S. 25.70.040). For the project gross floor area of 43,235 square feet, the Health Services use requires 26 more parking spaces than the General Office use. Under the Downtown Specific Plan, the parking requirement may be satisfied either with on-site parking spaces, or by payment of parking in-lieu fees. In this instance, the project proponent will pay a parking in-lieu fee in the amount of \$1,334,614.84 (\$51,331.34 per space) for the additional 26 parking spaces required for the Health Services use. Provided the in-lieu payment is received for the additional 26 parking spaces, no discretionary approval or action is required for this change to the operational land use for the project.

The IS/MND evaluated the potential environmental impacts of General Office use in the project, but did not evaluate Health Services/Medical Office. Since the land use change would alter the operational analysis for some topics in the IS/MND document, CEQA requires evaluation of these changes to determine whether they are significant or otherwise substantially affect the conclusions in the previously adopted environmental document. An Addendum to the MND has therefore been prepared pursuant to (CEQA) (attached). The Addendum provides substantial evidence for the administrative record to demonstrate that no changes to the significance findings have occurred, nor have new significant impacts been identified to warrant preparation of a supplemental MND.

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Given that the change in the operational use of the building is permitted pursuant to the HMU zoning district regulations and the Addendum to the MND has found no substantial evidence that this change in use results in new significant project impacts, no Planning Commission action is warranted. This memorandum is provided for informational purposes only.

Kevin Gardiner
Planning Manager

Attachments:

- Addendum to an Initial Study/Mitigated Negative Declaration, 225 California Drive Project (City File #: ND-588-P), October 2016