



# NOTICE OF DETERMINATION

TO:  County Clerk  
 County of San Mateo  
 555 County Center, 1st Floor  
 Redwood City, California 94063

FROM: CITY OF BURLINGAME  
 Planning Division, Community Development Dept.  
 501 Primrose Road  
 Burlingame, CA 94010

**SUBJECT:** Notice of Determination – The City of Burlingame has approved the below referenced project on November 14, 2022 and has determined this project to be covered by the previously certified General Plan EIR and does not require further environmental review under CEQA Guidelines Section 15183

777 Airport Boulevard- Office / R&D Project

**Project Title**

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N/A	Catherine Keylon	(650) 558-7252
<b>State Clearinghouse Number</b> <i>(If submitted to Clearinghouse)</i>	<b>Contact Person</b>	<b>Area Code/Telephone</b>

777 Airport Boulevard, Burlingame, CA 94010, San Mateo County

**Project Location** *(include County)*

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**Applicant:** LPC West  
 332 Pine St., Suite 500  
 San Francisco, CA 94133  
 (415) 981-7878

**Project Description:** The project would demolish the existing hotel on-site and redevelop the site with a new 13-story, 907,938 square-foot office/R&D building. The project would include 411,835 square feet of office/R&D space, 926 parking spaces, and a ground-floor amenity area. The project would also widen the existing Bay Trail segment adjacent to the site, improved landscaping, and provide resilience for sea level rise.

**Project Environmental Findings:** The City of Burlingame evaluated the proposed project and made the following determinations:

1. The project is consistent with the density established for the site in the City of Burlingame General Plan.
2. A Program Environmental Impact Report was certified for the 2040 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects.
3. Pursuant to CEQA and CEQA Guidelines (Public Resources Code Section 21083.3 and California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15183), environmental review for this project was limited to examination of any significant project-specific environmental effects not analyzed in the prior Environmental Impact Report for the 2040 General Plan. A new environmental impact report was not prepared for this project nor were new or additional findings made pursuant to CEQA Guidelines section 15091 for this project.
4. Project-specific impacts: The project will not result in new significant project-specific environmental effects. Potentially significant project-specific environmental effects will be substantially mitigated by uniformly applied development standards or policies and/or measures proposed as part of the project description, as identified in the 15183 CEQA Checklist prepared for the project. The project will not result in significant project-specific effects, all potential impacts were evaluated by the 2040 General Plan EIR, and the project does not require further environmental review.
5. Mitigation measures: The project is required to comply with relevant mitigation measures from the General Plan Program EIR and MMRP, or such measures are part of the project.
6. A Statement of Overriding Considerations was adopted by City Council for the 2040 General Plan, finding that the significant environmental effects of citywide development under the 2040 General Plan were outweighed by the benefits of the Plan and therefore deemed acceptable. The Statement of Overriding Considerations remains applicable for the current project.
7. The Program Environmental Impact Report for the 2040 General Plan can be accessed online at [www.burlingame.org](http://www.burlingame.org) or by appointment (650) 558-7250 at the City Planning Division office at 510 Primrose Road Burlingame.

*Catherine Keylon*  
 Catherine Keylon, Senior Planner

*11/18/22*  
 Date