

# CITY OF BURLINGAME

City Hall – 501 Primrose Road  
Burlingame, California 94010-3997



## COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division  
PH: (650) 558-7250

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Interested Individuals  
County Clerk of San Mateo

From: City of Burlingame  
Community Development Dept., Planning Division  
501 Primrose Road, Burlingame, CA 94010

**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration (MND)  
**Project Title:** 1499 Old Bayshore Highway Project  
**Project Location:** 1499 Old Bayshore Highway, and 810 and 825 Mahler Road  
**Applicant:** Helios Real Estate Partners  
44 Montgomery Street, 3rd Floor, San Francisco, CA, 94104

**Project Description:** The Project would demolish two buildings, merge the two parcels, and construct an office/research-and-development (R&D) building with parking at the Project site. The proposed office/R&D building would be sited at the front of the Project site, along Bayshore Highway; the height would be eight stories tall, and the area 314,921 gross square feet (gsf). Parking would be provided behind the proposed building, along Mahler Road, in a standalone, seven-story, 208,423-gsf aboveground parking garage with 639 parking spaces. The parking structure would also include 60 long-term bicycle spaces, and 12 short-term bicycle spaces, for a total of 72 bicycle parking spaces. Project development would include 5,642 gsf of ground floor lobby and tenant amenity space, including a café, and provide a 6,900-gsf public plaza open space courtyard. To address flooding issues, the Project would raise the site's base elevation to 13 feet above sea level and install a permanent sea wall at 15.5 feet above sea level along Mills Creek, which would provide a 1.5-foot-tall wall from the open space courtyard. The Project is proposed as a Tier 3 project. Tier 3 projects within this zone and with frontage along Old Bayshore Highway may reach a maximum FAR of 2.75 and may exceed a maximum height of 65 feet with approval of a Special Permit by the Burlingame Planning Commission. Project operation is anticipated to generate approximately 756 employees between the office, R&D, and café uses.

**Notice of Intent to Adopt a Negative Declaration:** In accordance with Section 15072(a) of the California Environmental Quality Act (CEQA) Guidelines, notice is hereby given of the City's intent to adopt a Mitigated Negative Declaration (MND) for the project listed above. A MND is a negative declaration prepared for a project when the initial study has identified potentially significant effect on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid effect or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in the light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. The City of Burlingame has completed a review of the proposed project, and on the basis of an Initial Study and mitigations, finds that the project will not have a significant effect upon the environment. The City has prepared a proposed MND; a copy of the document may be reviewed on the City's Planning Division web page at: <http://www.burlingame.org/1499oldbayshore> and the MND is available for public review at the City of Burlingame Planning Department at City Hall, 501 Primrose Road, Burlingame, California, 94010.

**Comment Period:** As mandated by State Law, the minimum comment period for this document is 30 (thirty) days and begins on January 10, 2024 and ends on February 9, 2024. Comments may be submitted during the review period. Persons having comments concerning this project, including objections to the basis of the determination set forth in the Initial Study/Mitigated Negative Declaration, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to:

Catherine Keylon, Senior Planner  
City of Burlingame - Community Development Department, Planning Division  
501 Primrose Road, Burlingame, CA 94010-3997  
Email: [ckeylon@burlingame.org](mailto:ckeylon@burlingame.org)

Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the Initial Study/Mitigated Negative Declaration will be limited to those issues presented to the City during the public comment period and/or during any duly noticed public hearings.

**PUBLIC HEARING:** The Planning Commission hearing to consider adoption of the MND and entitlements following the comment period at its tentatively scheduled meeting on April 8, 2024. Please check the Planning Division's Planning Commission page here: <http://www.burlingame.org/planningcommission> for details on accessing this upcoming Planning Commission meeting and agenda page, or contact project planner, Catherine Keylon at [ckeylon@burlingame.org](mailto:ckeylon@burlingame.org) or (650) 558-7252 for updates on the tentative hearing date.

Posted: January 10, 2024