

CITY OF BURLINGAME

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



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
PH: (650) 558-7250
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Interested Individuals
County Clerk of San Mateo

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

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration (ND-604-P)
Project Title: 1095 Rollins Road Apartments Project
Project Location: 1095 Rollins Road Burlingame, CA 94010

Project Description: The project would include demolition of the existing structures on-site (a restaurant and elevated tennis courts) and construction of a new six-story, approximately 75-foot-tall multifamily residential building containing 150 dwelling units. The building would total 195,000 gross square feet. The building would include a mix of studio, one-bedroom, two-bedroom and three-bedroom apartments. Ten percent of the apartment units would be designated as affordable housing for moderate income households. The building frontage along Rollins Road would have a setback of 9 to 10 feet from the property line. The building's massing would be broken into several components through depth articulation along the façade, and a mix of building materials would present a varied façade to the street. The project would include a podium courtyard of up to 6,899 square feet and three roof decks totaling 2,245 square feet of occupiable space. These open spaces would be available to all residents.

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 for the project listed above. A mitigated negative declaration 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 Mitigated Negative Declaration and Initial Study that are available for public review at City Hall, 501 Primrose Road, Burlingame, California, 94010 or online at https://www.burlingame.org/business_detail_T54_R116.php

Comment Period: As mandated by State Law, the minimum comment period for this document is 30 (thirty) days and begins on October 25, 2019 and ends on November 25, 2019. 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:

Kevin Gardiner, Community Development Director
City of Burlingame Community Development Department
Planning Division
501 Primrose Road
Burlingame, CA 94010-3997
Fax: (650) 696-3790 / Email: kgardiner@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 review the proposed application for the Mitigated Negative Declaration, General Plan Amendment, Rezoning, Design Review, Conditional Use Permit, Density Bonus, and Vesting Tentative and Final Map for a New 6-story, 150-unit residential apartment development at 1095 Rollins Road has been tentatively scheduled for December 9, 2019 at 7:00 p.m. in the Council Chambers of City Hall, 501 Primrose Road, Burlingame, California. Please check the Planning Division's major projects page, the Planning Commission meeting and agenda page, or call the Planning Division (650) 558-7250 for updates on the tentative hearing date.

Posted: October 25, 2019.