

San Francisco Bay Conservation and Development Commission

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July 20, 2023

TO: Commissioners and Alternates

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**SUBJECT: Revised Staff Recommendation for Permit Application No. 2022.004.00;
Lincoln Property West, LLC**
(For Commission consideration on July 20, 2023)

Proposed Revisions to Staff Recommendation

Commission staff would like to make the following revisions to the staff recommendation dated July 14, 2023, for BCDC Permit Application No. 2022.004.00, for the 777 Airport Boulevard Life Sciences Redevelopment Project. Note that page numbers below refer to pages in the attached Revised Staff Recommendation, dated July 20, 2023.

Project Description

Page 1:

The description was revised to clarify the existing public access areas on their respective parcels (at 777 Airport Boulevard and at the city right-of-way).

Basis for Staff Recommendation

Pages 1 and 2:

The first bullet point was changed to clarify the amount of existing public access areas on at 777 Airport and the City ROW.

The second bullet point was added to reflect two public access conditions that are included in later sections but were omitted in the “Basis for Staff Recommendation” section.

I. Authorization

Page 2-Authorized Project

The introductory paragraph under *Authorization I.A.* (“Authorized Project”) changed the shortened name for the city right-of-way from “Anza ROW” to “City ROW”.

Authorization I.A.2 (“Shoreline Protection”) adds an authorization for a retaining wall in addition to the riprap revetment. It also corrects the linear footage of the shoreline.

Pages 3-4

Authorization I.D. (“Project Summary”) contains several edits for clarity when discussing project areas in square feet and acres. In the last paragraph of the summary, the term “flood wall” has been corrected to “retaining wall”.

Authorization I.E (“Related Permits”) was corrected to reflect the chain of ownership of 777 Airport Boulevard from Days Inn of America to Red Roof Inn to Lincoln Property West.

II. Special Conditions

Page 5

Special Condition II.A (“Specific Plans and Plan Review”) was changed to reference the most recent and accurate set of project plans. The Erosion Plan listed in the original staff recommendation has been deleted due to its inclusion as part of the Civil Engineering plans.

Pages 6-7

Special Condition II.B.1 (“Total Public Access Area”) was revised with corrected areas (in square feet and acres) of the total dedicated or city-owned public access area that would result from this project. The table provided in this section now includes the existing city-owned public access area to be improved.

Page 9

Special Condition II.B.5.b (“Linear Plaza”) was changed to include its area and add the provision that the plaza may include planting areas and permanent seating elements so long as a minimum 10-foot-wide pathway remains clear at all times.

Pages 10-11

Special Condition II.B.12 (“Maintenance”) was changed to correct the number for the Total Public Access Area and add the plaza connections to the area that must be maintained by the permittee. At the request of the applicant, a sentence has been added to the maintenance condition to direct the permittee to maintain the City ROW area in accordance with its agreements with the City of Burlingame.

III. Findings and Declarations

Pages 20-21

Findings and Declarations III.C.e (“Consistency with Maximum Feasible Public Access”) was changed to include an explanation of the public nature of the City ROW and dedicated public access areas at 777 Airport Boulevard and a comparison of existing and new public access within and outside of the 100-foot shoreline band.

Page 27

Findings and Declarations III.F.2 (“Flood Hazards at Project Site”) has been changed to insert the acronym “NAVD88” after the first mention of projected sea level rise to indicate that the water levels discussed in this permit analysis apply the North American Vertical Datum of 1988 standard.

In addition to the above revisions, staff has also corrected nonmaterial typographical errors. Please see the Revised Staff Recommendation with revisions shown [underlined](#).