

# Peninsula Crossing

**BCDC Permit Application No. 2025.004.00**

October 1, 2026

Lia Bobay

# Project Overview: Location

## Project Vicinity




## Project Site



# Project Overview: Location and Ownership



# Project Overview: Site Plan



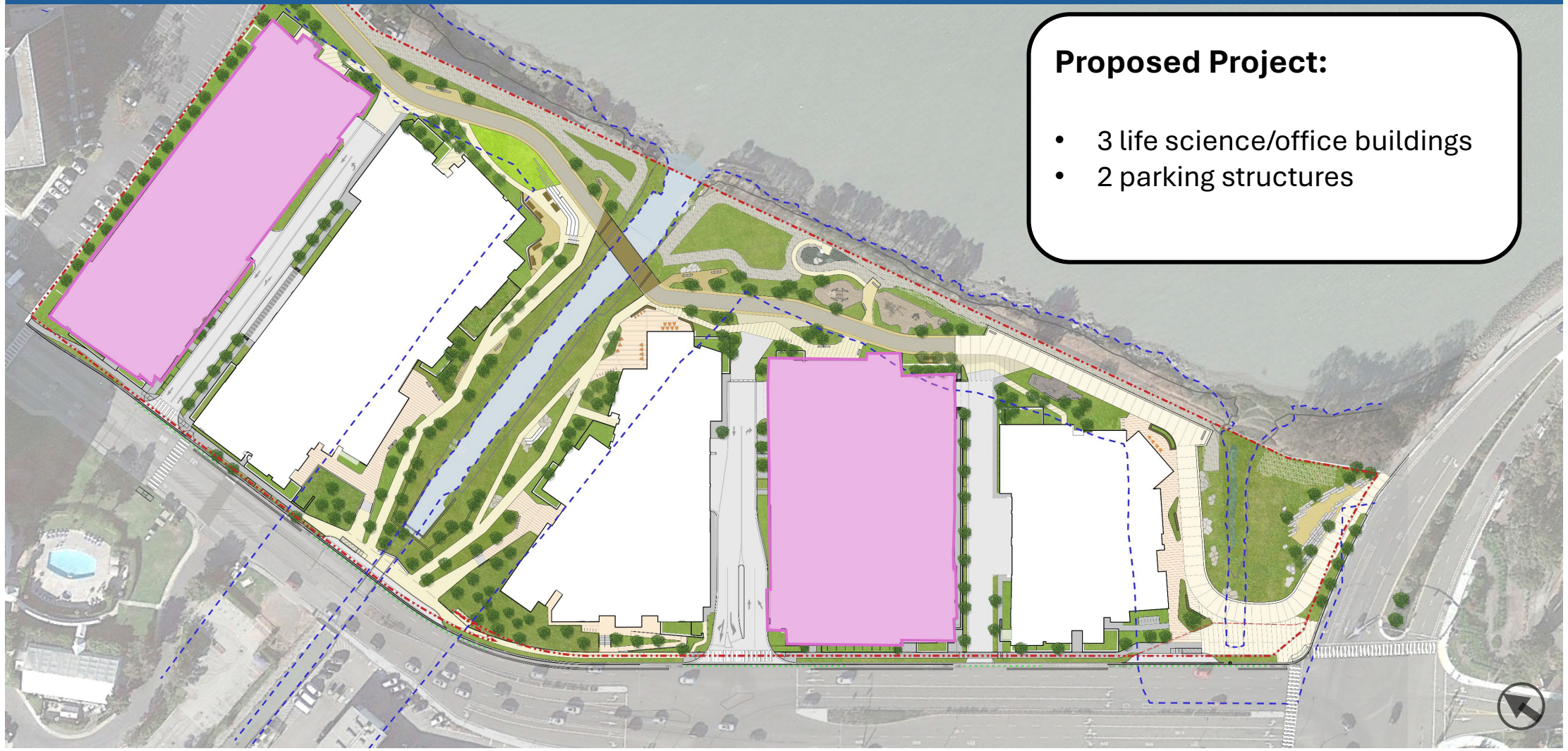
# Project Overview: Life Science/Office Buildings



**Proposed Project:**

- 3 life science/office buildings

# Project Overview: Parking Structures



**Proposed Project:**

- 3 life science/office buildings
- 2 parking structures

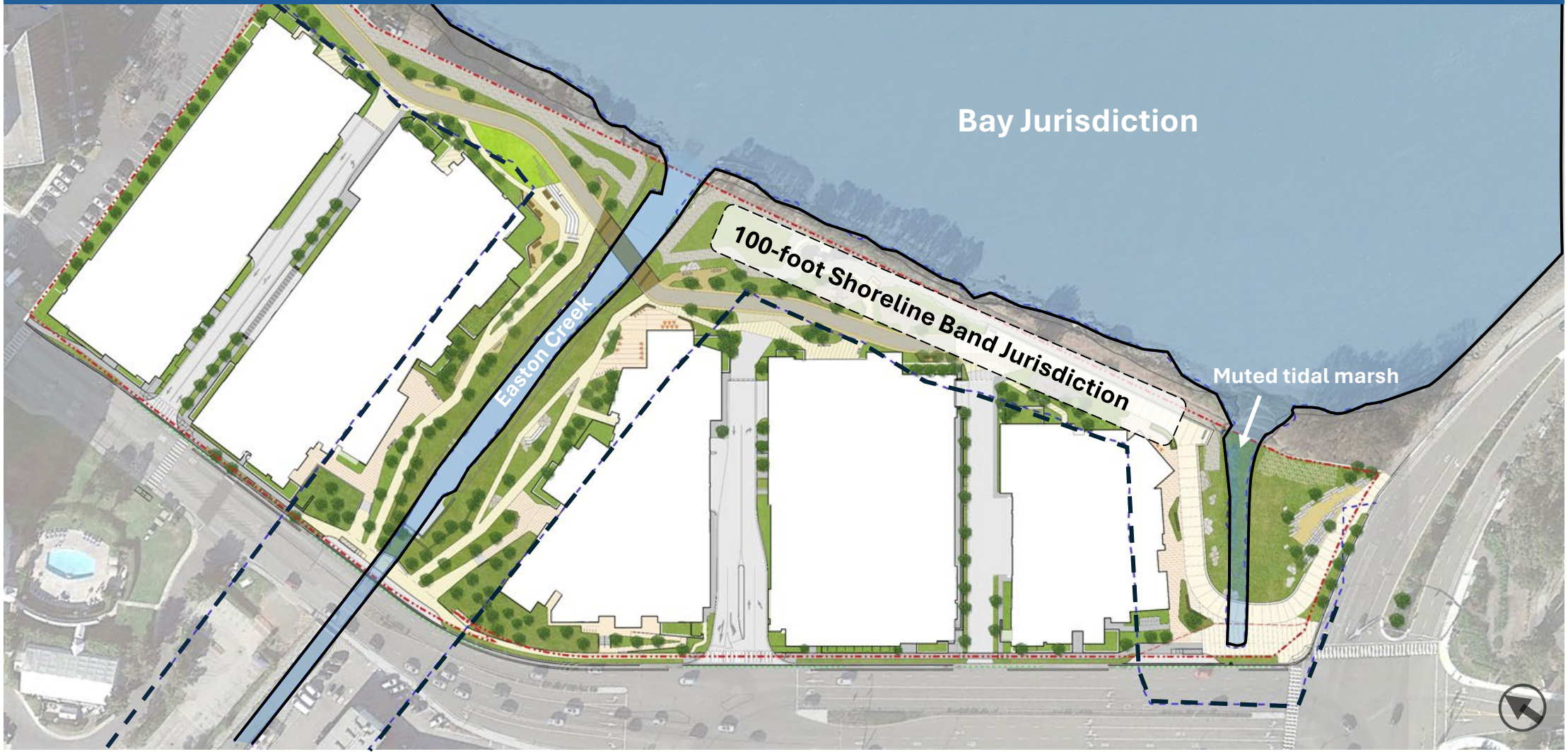
# Project Overview: Public Access



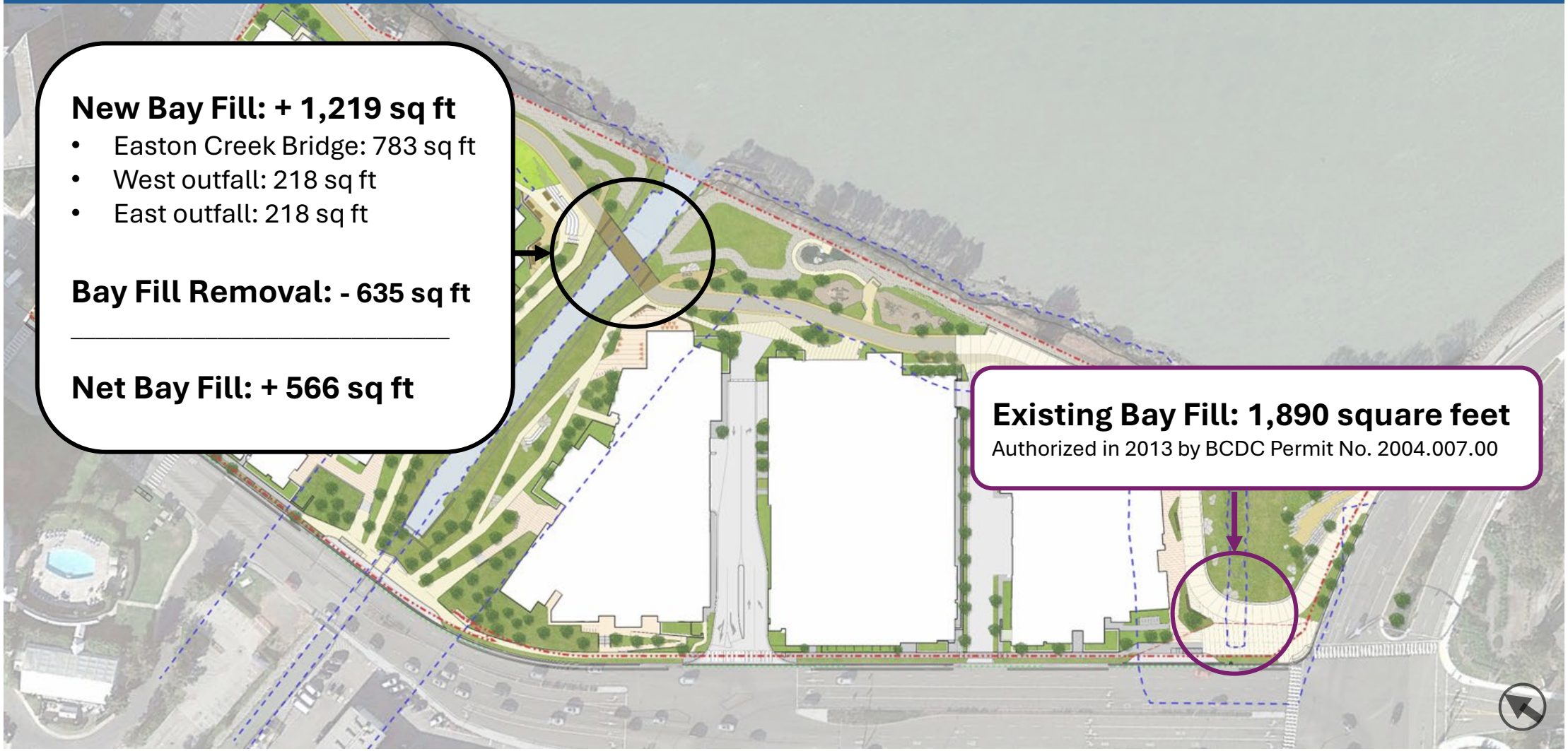
**Proposed Project:**

- 3 life science/office buildings
- 2 parking structures
- 5.2 acres of dedicated public access and open space

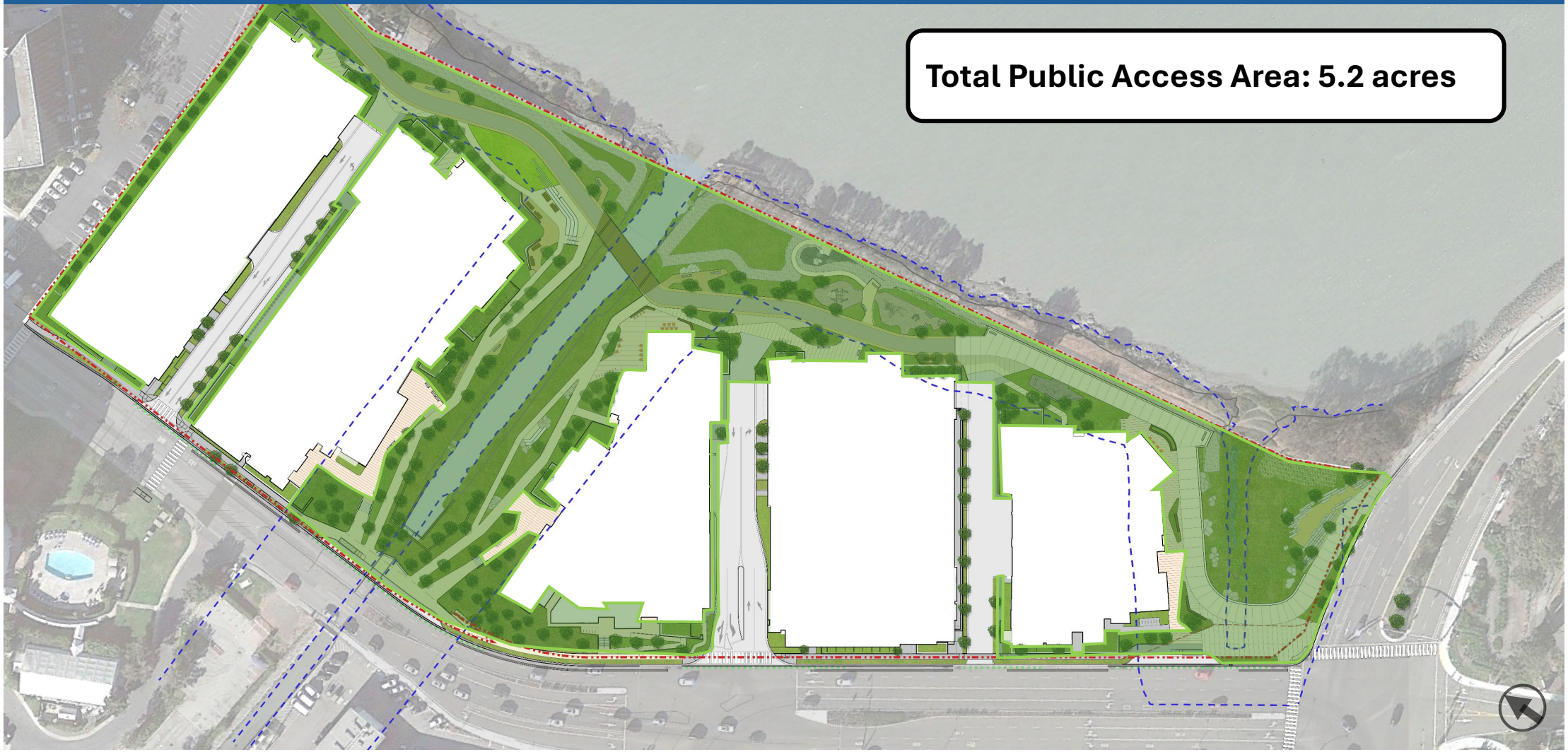
# Project Overview: BCDC Jurisdiction



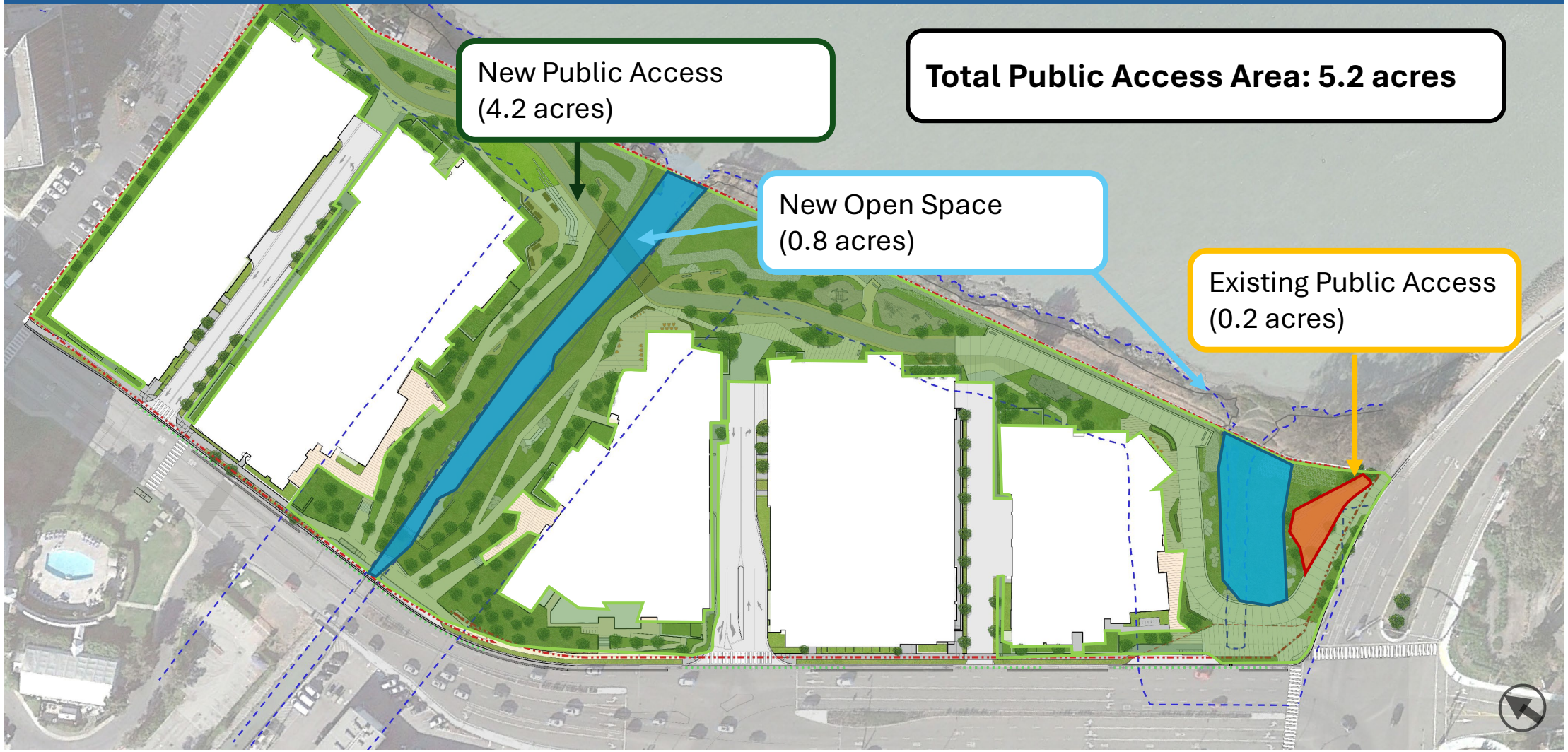
# Project Elements: Bay Fill



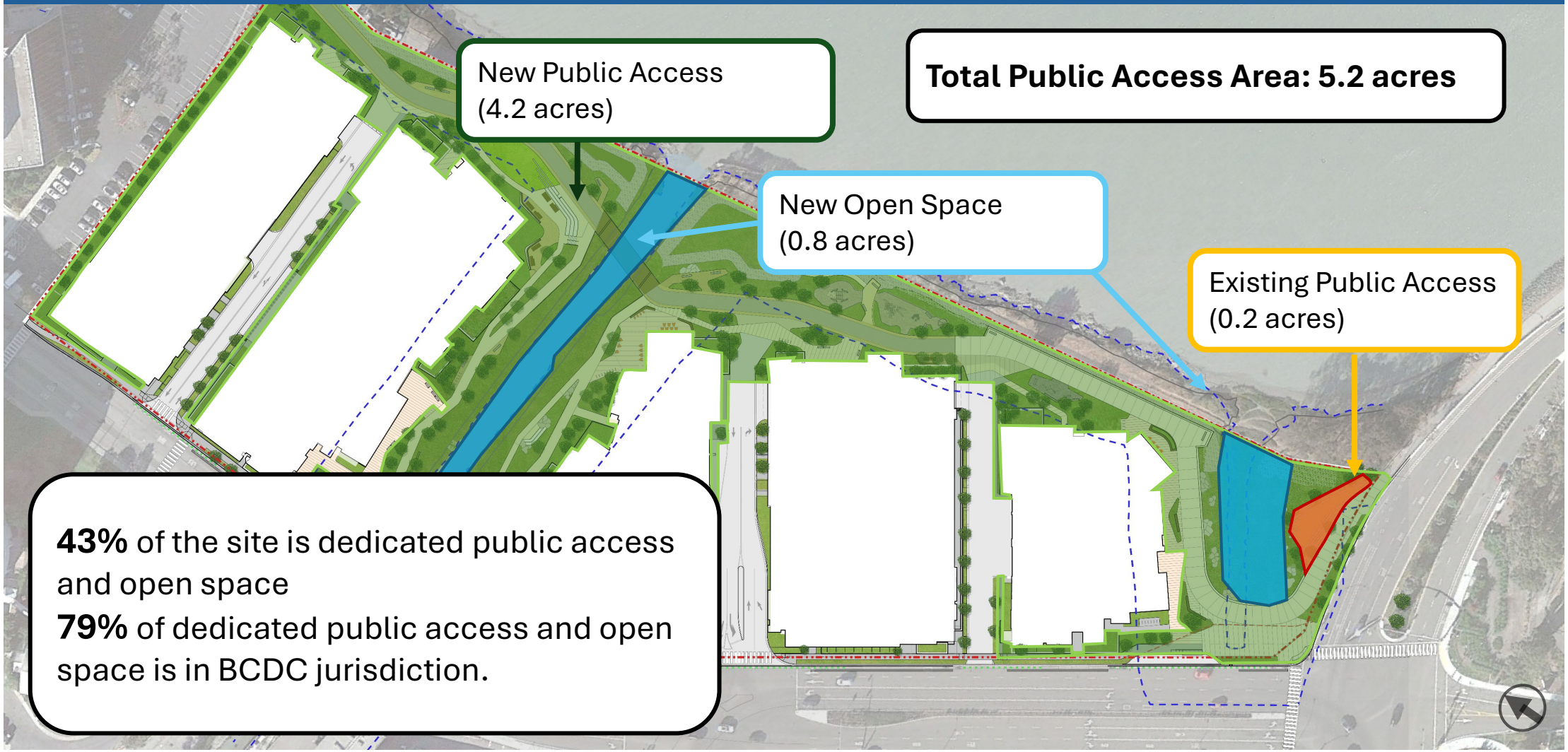
# Project Elements: Total Public Access Area



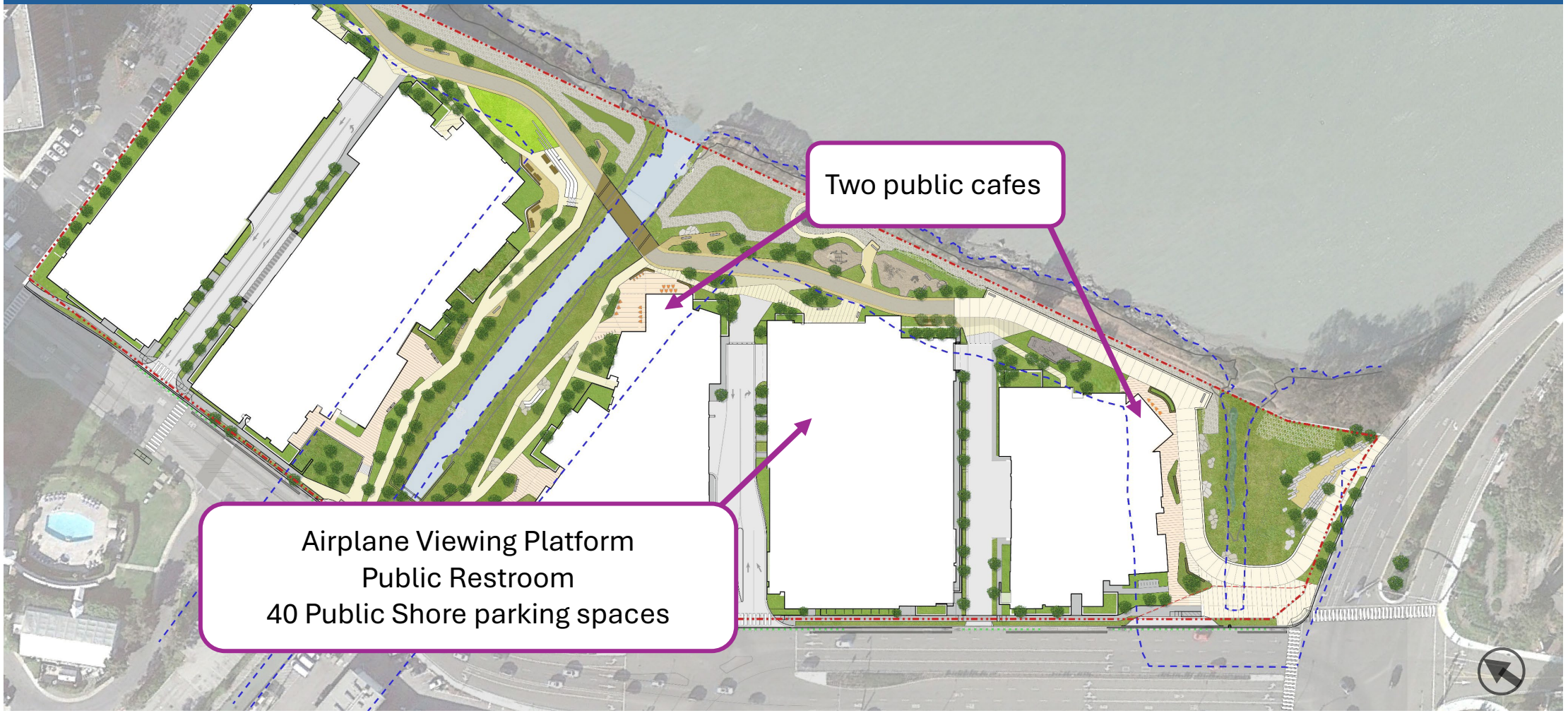
# Project Elements: Total Public Access Area Breakdown



# Project Elements: Total Public Access Area Summary

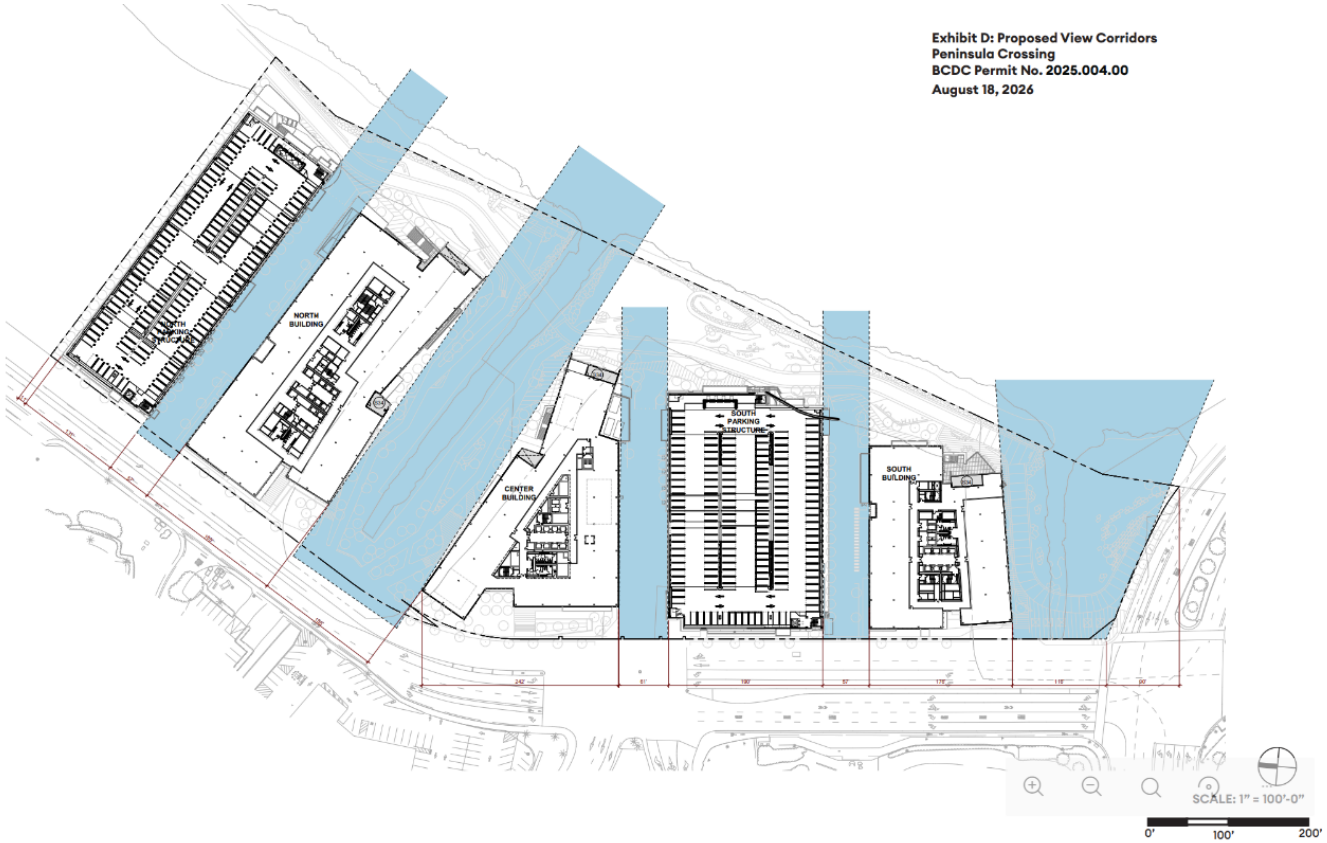


# Project Elements: Other Amenities



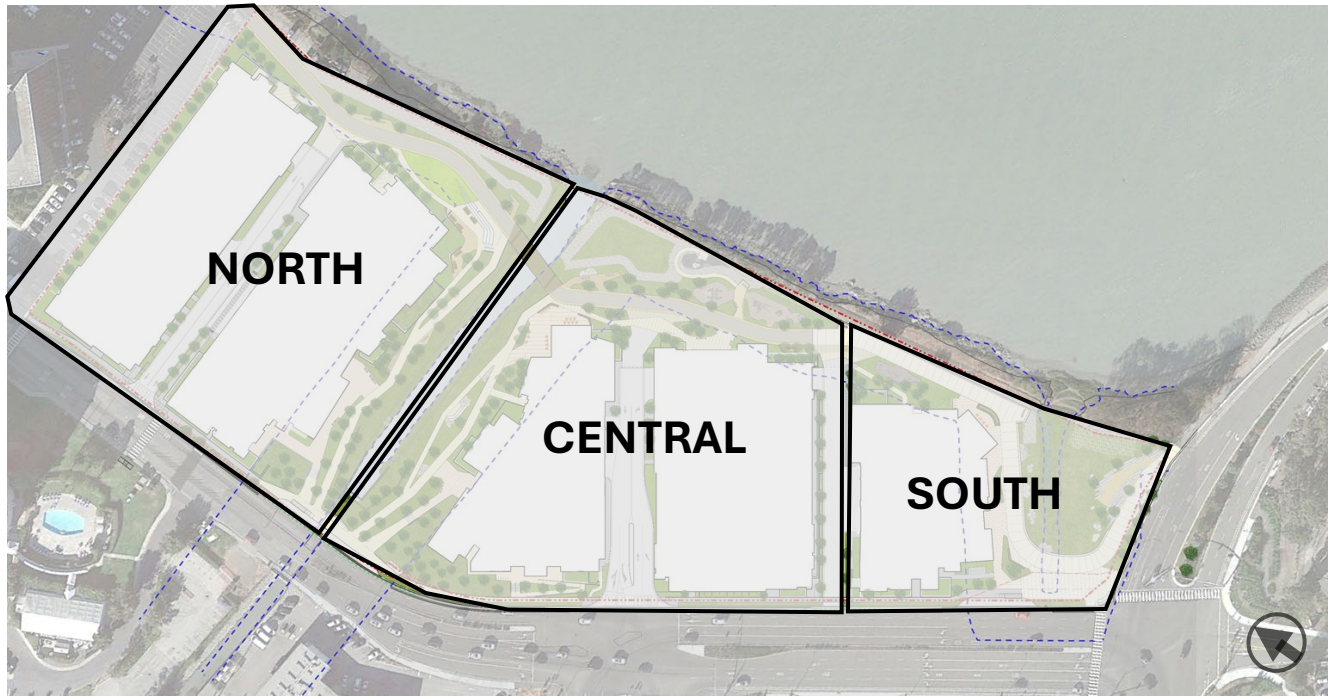
# Project Elements: Visual Access

- The project offers 5 view corridors on site
  - View corridors must remain undeveloped
- The project also creates new lookout spots
  - Airplane viewing platform
  - Picnic area
  - Cobble beach



# Project Elements: Project Development

- Building development is expected between 2029-2051
- 3 Development Zones (North, Central, South)
- Zones will develop separately, in any order
  - When buildings in a zone develop, so will public access improvements



# Project Elements: Sea Level Rise Adaptation

- Current shoreline elevations on site: 10-11 ft NAVD88
- Site will be raised to 16-17 ft NAVD88 before development
  - Compliant with City of Burlingame's sea level rise adaptation ordinance
  - Meets and exceeds BCDC climate change policies
  - Authorized by BCDC in 2024
- Shoreline protection
- Public access amenities and landscaping



# Issues Raised

## McAteer-Petris Act

- Allowable fill
- Maximum feasible public access

## Bay Plan

- Safety of Fills
- Fish, Other Aquatic Organisms and Wildlife
- Water Quality
- Public Access
- Recreation
- Appearance, Design, and Scenic Views
- Shoreline Protection
- Climate Change



# Staff Recommendation

Approve BCDC Permit Application No. 2025.004.00 with conditions:

- Remove 635 square feet of Bay fill
- Dedicate 5.2–acres of public access and open space area and view corridors
- Construct a new Bay Trail segment, including Easton Creek bridge
- Complete public access improvements with each development zone
- Prepare a sea level rise adaptation plan