



**City of Brisbane**  
50 Park Place  
Brisbane, CA 94005-1310  
415-508-2100  
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## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held by the City of Brisbane Planning Commission on **Thursday, November 29, 2018**, at 7:30 p.m., **Brisbane City Hall, 50 Park Place, Brisbane**, to consider the following matter:

**APPLICATION NO.:** Design Permit Modification DP-1-18, Variance V-1-18, Use Permit UP-1-18 and Environmental Review ER-1-18

**APPLICANT/OWNER:** Michael Gerrity, P3-LSP II, LLC, applicant/ Sierra Point LLC, owner

**LOCATION:** 3000-3500 Marina Boulevard  
(Assessor's Parcel No. 007-165-020)

**ZONING:** SP-CRO Sierra Point Commercial District

**REQUEST:** Site plan and design modifications to a previously approved office project (Opus Office Center) to allow development of a life sciences campus comprised of three 5-6 story buildings constructed above a two-level parking podium, totaling approximately 422,552 sq ft of floor area. Site improvements will include improvement and extension of the San Francisco Bay Trail. A Variance is requested to allow the podium base to cover 45% of the lot area where a maximum lot coverage of 40% is allowed. A Use Permit is requested to allow 781 parking spaces on site where 1,415 parking spaces are required.

**ENVIRONMENTAL STATUS:** An Addendum to the 2008 Initial Study (IS) and Mitigated Negative Declaration (MND) prepared for the Opus Office Center Project at the subject property has been prepared for this application pursuant to CEQA Guidelines Section 15164. As detailed in the Addendum, the proposed modifications to the project evaluated in the 2008 IS/MND and its environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental environmental document.

Any interested person is invited to attend and give testimony. If you intend to make a PowerPoint or similar presentation requiring the use of a projector and screen, please contact the Community Development Department at 415-508-2120 at least 24 hours in advance to make arrangements. A copy of the proposal, including all CEQA documents, may be reviewed at the Community Development Department, Brisbane City Hall, 50 Park Place. The agenda report will be available at least ten (10) days prior to the public hearing date on the City's website at [www.brisbaneca.org](http://www.brisbaneca.org) and at City Hall. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the

Planning Commission at, or prior to, the public hearing. Written information or comments that may include a person's name, address, email address, etc. submitted to the City, City Council, Council Commissions and Committees and City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website. Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting.

DATED: November 13, 2018



John A. Swiecki, Community Development Director