

SIERRA POINT BIOTECH PROJECT

LSA

Planning Commission, City of Brisbane
Public Hearing for the Sierra Point Biotech Project

December 13, 2007

PROJECT SITE

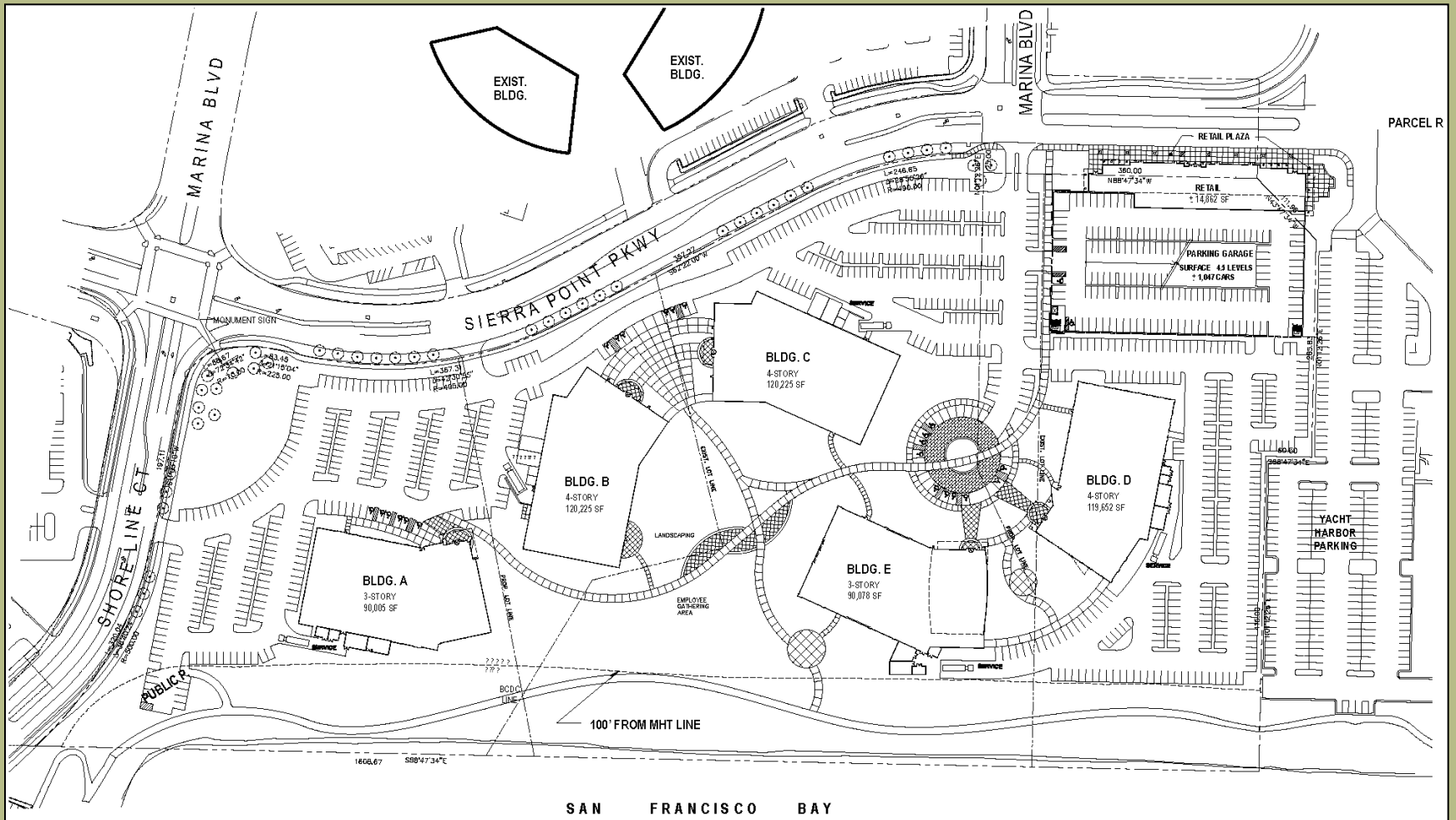
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- 22.8-acre site
- Surrounding development:
 - Marina
 - Office Towers
 - Hotel



PROPOSED PROJECT

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PROPOSED PROJECT

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- Construction of 5 office/R&D buildings
 - 3- and 4-stories
 - Total 540,185 sq. ft.
 - Approx. 1,800 employees
- Construction of 1,799 parking spaces
 - 1 parking structure (6-levels, 1,047 spaces)
 - surface parking lots (752 spaces)
- Retail liner along garage (total 15,000 sq. ft.)
- Improvements to Bay Trail along shoreline
- Transfer of 12,500 sq. ft. of retail space from Parcel R
- Transfer of 89,815 sq. ft. of office space to Parcel 3

RECOMMENDATION

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- Recommend to the City Council
 - Certification of the Final EIR
 - Approval of General Plan Text Amendment
 - Approval of Zoning Text Amendment
- Continue
 - Design Guidelines Amendment/Transfer of Square Footage
 - Design Permit
 - Parking Modification Use Permit
 - Development Agreement

CEQA FINDINGS

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EIR completed in compliance with CEQA

Identification of potentially significant findings and supporting findings

All impacts mitigated to a less than significant level EXCEPT

Transportation and Circulation:

- Sierra Point Parkway/US 101 Northbound Ramp LOS F in Cumulative Condition for AM Peak Hour
- US 101 Freeway Segments - LOS Impacts in the Cumulative Plus Project Condition

Summary of Project Alternatives and Identification of Environmentally Superior Alternative (Additional Retail Alternative)

General Plan Text Amendment

L S A

- Add “Research and Development” as a Permitted Use in the Sierra Point General Plan Subarea

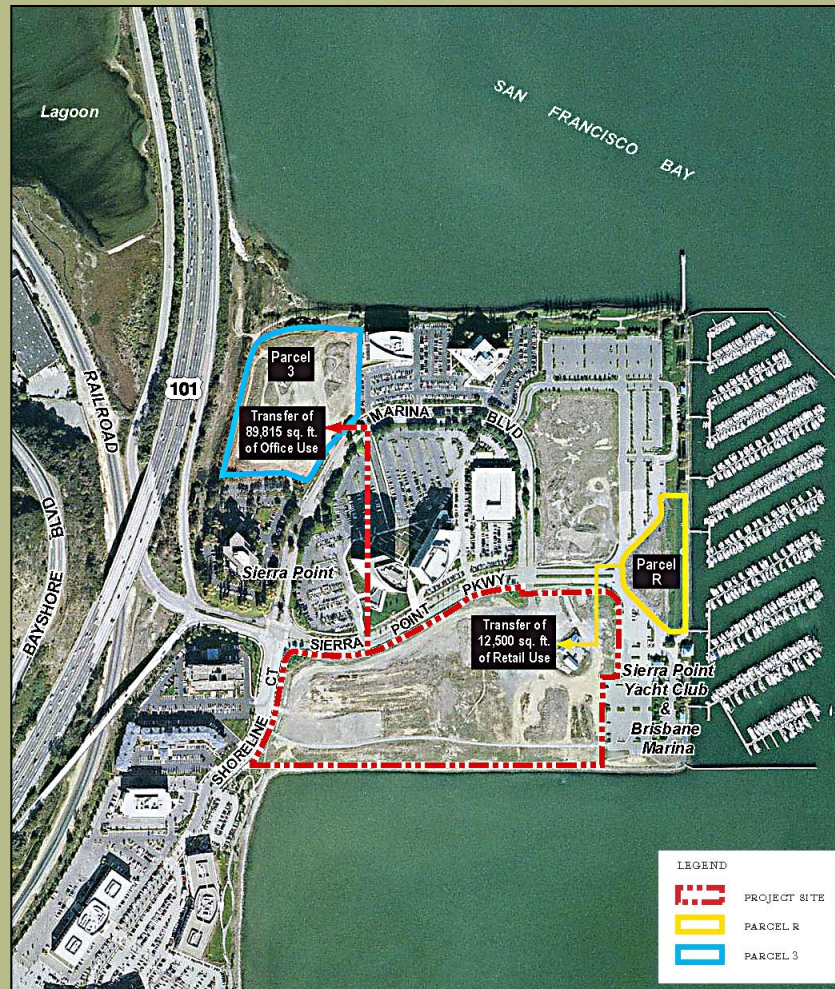
ZONING TEXT AMENDMENT

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- Permit R&D subject to performance standards
 - Completion of a risk analysis
- Animal testing
 - Limited animal testing (insects, rodents, rabbits, fish, amphibians) allowed by right, subject to performance standards
 - Compliance with all federal, state, local requirements as well as Institute of Laboratory Animals Resources (ILAR) standards
 - Animal testing of primates, cats, and dogs prohibited

SQUARE FOOTAGE TRANSFERS

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Plaza Design Concept

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Plaza Design Concept

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