

CITY OF BURLINGAME

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



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
PH: (650) 558-7250

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Interested Individuals
County Clerk of San Mateo

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

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration (MND)
Project Title: 1430 Chapin Avenue Redevelopment Project
Project Location: 1430 Chapin Avenue
Applicant: developUrban
333 S B Street, San Mateo, CA 94401

Project Description: The project proposes to demolish the existing single-story office building on the site, merge the three lots of the 30,327 square feet (sf) parcel into a single lot, and construct a five-story office building with below-grade parking. The project would create two public plazas located along Chapin Avenue, one in front of the site and one in front of the adjacent property at 1440 Chapin Avenue. The project would include 87,307 sf gross floor area in five stories above grade, with 2,038 sf of retail on the first floor and 85,269 sf of office space in the remainder of the building. The parking area would include 120 parking spaces, as well as landscaping and trees at the rear of the property, on terraces throughout the building, and street trees in the plaza area. The project is seeking to apply an Assembly Bill 2097 exemption from minimum parking requirements for a commercial development within one-half mile of a major transit stop.

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 (MND) for the project listed above. A MND 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 (IS) and mitigations, finds that the project will not have a significant effect upon the environment. The City has prepared a public draft IS/MND; a copy of the document may be reviewed on the City's Planning Division web page at: <https://burlingame.org/1236/1430-Chapin-Avenue>, (the [1430 Chapin Avenue Project Page](#)) and the IS/MND is available for public review at the City of Burlingame Planning Department at City Hall, 501 Primrose Road, Burlingame, California, 94010.

Comment Period: As mandated by State Law, the minimum comment period for this document is 30 (thirty) days and begins on July 27, 2026 and ends on August 25, 2026. 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 IS/MND, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to:

Erika Lewit, Senior Planner
City of Burlingame - Community Development Department, Planning Division
501 Primrose Road, Burlingame, CA 94010-3997
Email: elewit@burlingame.org

Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the IS/MND 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 consider adoption of the MND and entitlements following the comment period at its tentatively scheduled meeting on **September 14, 2026**. Please check the Planning Division's Planning Commission page here: <https://www.burlingame.org/944/Planning-Commission> ([Planning Commission Page](#)) for details on accessing this upcoming Planning Commission meeting and agenda page, or contact project planner, Erika Lewit at elewit@burlingame.org or (650) 558-7254 for updates on the tentative hearing date.

Posted: July 27, 2026