
DATE: September 7, 2023

STUDY SESSION STAFF REPORT

AGENDA ITEM NO. 9.1

TO: FOSTER CITY PLANNING COMMISSION

PREPARED BY: HELEN GANNON, ASSOCIATE PLANNER

CASE NO.: UP2023-0079

PROJECT LOCATION: 331 LAKESIDE DRIVE – NEIGHBORHOOD VINTAGE PARK (VP)

REQUESTED ACTION/PURPOSE

The purpose of this Study Session is to provide an opportunity for the public and the Planning Commission to review and discuss proposed site and architectural plans for the proposed ±190,000 square foot, five-story, research and development building located at 331 Lakeside Drive in the South Campus of the Gilead Sciences Integrated Campus Master Plan.

GENERAL INFORMATION

GENERAL PLAN DESIGNATION: Research/Office Park

ZONING DISTRICT: C-M/PD – Commercial Mix /Planned Development
Combining District

HISTORY: On October 21, 2013, City Council certified a Final Subsequent Environmental Impact Report (FSEIR) and Mitigation Monitoring and Reporting Program (MMRP) for the Gilead Master Plan through Resolution No. 2013-80.

On November 4, 2013, the City Council adopted Ordinance No. 576 approving the Vintage Park General Development Plan (GDP) Amendment/Rezoning for the Gilead Master Plan (RZ-11-004) for the development of a biopharmaceutical campus on approximately 72 acres sit with a maximum built out of 2,500,000 square feet (SF) within the Vintage Park neighborhood.

On April 3, 2014, the Planning Commission approved Addendum No. 1 to the FSEIR amending Mitigation Measure NOI-b in order to allow an extension in the construction hours if certain criteria are met.

On September 19, 2016, the City Council adopted Ordinance No. 601 approving an amendment to the GDP (RZ-16-001) to reallocate square footage within Gilead's South Campus by decreasing the office allocation by 250,000 SF and increasing the laboratory allocation by

250,000 SF and a Resolution No. 2016-61 finding that Addendum No. 2 to the FSEIR that analyzed the reallocation (EA-16-002).

On May 7, 2020, the Planning Commission approved a Resolution No. P-05-20 for a Use Permit (UP2019-0044) for a 60,836 SF, two-story employee amenity building (“Gilead Wellbeing Center”) and Addendum No. 3 to the FSEIR that analyzed the Gilead Wellbeing Center.

On February 4, 2021, the Planning Commission approved a Resolution No. P-03-21 for the Use Permit (UP2019-0035) for the construction of an approximately 5.42-acre private park with landscaped outdoor amenities and gathering space for its employees (“Gilead Park”) and Addendum No. 4 to the FSEIR that analyzed the Gilead Park.

On February 6, 2023, the City Council adopted Ordinance 661 approving an amendment to the GDP (RZ2022-0001) to reallocate square footage within Gilead’s South Campus by decreasing the office allocation by 250,000 SF and increasing the laboratory allocation by 250,000 SF and a Resolution No. 2023-8 finding that Addendum No. 5 to the FSEIR that analyzed the reallocation (EA2022-0001).

SURROUNDING LAND USE

North: Research/Office Park

South: Research/Office Park

East: Research/Office Park

West: Lakeside Dr

LOT SIZE:

094-904-320: 60,374 SF
094-904-330: 110,686 SF
094-904-310: 72,092 SF

PROJECT LOCATION

The subject site is located within the Gilead Master Plan campus that covers approximately 72 acres of land in Vintage Park. The site is bounded by Lakeside Drive to the west, an existing surface parking lot to the north, an existing building at 333 Lakeside to the east, and a second surface parking lot to the south. The building footprint is defined by an access easement for PG&E high tension lines over the existing surface parking area to the north. The surface parking lot to the south is proposed to be removed and replaced with landscaping.

The build-out of the 72-acre campus is divided into two parts: South Campus and North Campus. Gilead owns and occupies additional properties throughout the City not included in the Master Plan.



Fig 1: Location Map; Source: NRC 331 Submitted Plan Set (Attachment 1)

PROJECT OVERVIEW

On June 6, 2023, a Use Permit Application was submitted by Gilead to demolish an existing 20,737 square-foot office building and construct a new ±190,000 square-foot research and development building located at 331 Lakeside Drive. The new building, also known as NRC 331, would be a 5-story, fully sprinklered building to contain life-science research laboratories and accessory office functions.

STUDY SESSION PUBLIC NOTICING

The public was advised of this Study Session in the following ways:

- Published 1/4 page ad in the Islander on August 23, 2023
- Foster City TV Channel 27 on August 24, 2023 through September 7, 2023
- Mailing to property owners who own property within a 1000-foot radius on August 24, 2023
- Foster City web site: www.fostercity.org on August 21, 2021
- Public Posting Locations on August 22, 2023
- Electronic marquee at Leo Ryan Park through August 24, 2023 through September 7, 2023
- Email Notification to listservs on August 21, 2023

ANALYSIS

GENERAL PLAN AND ZONING CONSISTENCY

General Plan Land Use

The Land Use Map of the General Plan designates the use of the subject site as “Research/Office Park.” The City’s General Plan includes Research/Office Park land use category as follows:

“Areas with this designation contain office, research and development, and manufacturing establishments whose operations are clean and quiet. Mixed-use projects which include some retail and residential uses in addition to office and research uses may, under certain conditions, be considered compatible with this designation. Such conditions include compatibility of uses and project design (land planning, architecture, etc.). Vintage Park, the Lincoln Centre area, the Mariners Golf site and the Bayside Towers development are all designated for Research/Office Park use. The intensity of development found in Vintage Park and Lincoln Center are very similar, with Floor Area Ratios (FAR) generally ranging from .20 to .60 in Vintage Park, and .26 to .56 FAR in Lincoln Center. The intensity of development for the East Third Avenue, Bridge Landing and vacant Vintage Park sites is anticipated to have an FAR up to 1.0”

Land Use Element includes that almost all industrial uses in Foster City are located on the north side of State Route 92. There are three distinct areas which include light industrial and research and development uses, including: Hatch Drive/Chess drive, Lincoln Center and Vintage Park.

The General Plan provides the following regarding Vintage Park:

“Vintage Park consists of 132 acres located north of State Route 92 between Foster City Boulevard and the San Mateo City border. Gilead Sciences has purchased most of Vintage Park and has received approval to increase the building area on their 72.5 acre campus from 926,735 sq. ft. to 2,500,600 sq. ft. for their biopharmaceutical campus. The remainder of Vintage Park includes offices, labs, hotels and restaurants.”

Staff comments: According to the General Plan, the subject site is designated for Research/Office Park use, which is consistent with the proposed use for the subject site. The proposed redevelopment of the subject site includes the ±190,000 square-foot research and development building is consistent with the General Plan Land Use and Circulation Element.

Zoning/General Development Plan

The subject site is zoned C-M/PD and is part of the approved Vintage Park GDP. The Vintage Park GDP was adopted in 1981 (City Ordinance 223) to include 1,400,000 SF office; 480,000 SF warehouse, light industrial; 146,000 SF retail/commercial; 500 dwelling units at a density not greater than 16 units/acre. Since then, the GDP went through numerous amendments.

On November 4, 2013, the City Council adopted Ordinance No. 576 approving the Vintage Park GDP Amendment/Rezoning for the Gilead Master Plan (RZ-11-004 for a maximum build-out of 2,500,600 square feet including a mix of office and biopharmaceutical laboratory spaces, ancillary facilities such as parking, cafeterias, pilot plants, meeting spaces, manufacturing, warehouses, and fitness centers.

Subsequently, on September 19, 2016 (Ordinance 601) and on February 6, 2023 (Ordinance 661), the City Council adopted further amendments to the GDP allowing reallocations of office to laboratory square footage, while keeping the same maximum build-out square footage for the overall campus. For more information regarding the latest GDP reallocation information, refer to the 1st hearing on January 17, 2023 seen [here](#). After entitlement of this proposed new NRC 331 building, the campus would have approximately 575,987 remaining square feet in the GDP (see Table 1).

Table 1: Gilead Campus Remaining Buildout

Gilead Sciences Integrated Campus	Approved GDP Maximum Build-out Square Feet (SF)	Existing Campus SF	Net New SF w/ Proposed NRC 331	Integrated Campus SF Total w/ Proposed NRC 331	Remaining SF in GDP
South Campus					
Office	45,505*	45,505*	(20,737)	24,768*	0
Biopharmaceutical Laboratory	1,407,495	1,091,321	190,000	1,281,321	146,911
Materials Storage/Warehouse	5,100	0	0	0	5,100
Total South Campus	1,458,100	1,136,826	169,263	1,306,089	152,011
North Campus					
Office	1,024,000	618,524	0	618,524	405,476
Materials Storage/Warehouse	18,500	0	0	0	18,500
Total North Campus	1,042,500	618,524	0	618,524	423,976
Integrated Campus					
Office	1,069,505	664,029	(20,737)	643,292	405,476
Biopharmaceutical Laboratory	1,407,495	1,091,321	190,000	1,281,321	146,911
Materials Storage/Warehouse	23,600	0	0	0	23,600
Total Integrated Campus	2,500,600	1,755,350	169,263	1,924,613	575,987

* Existing office proposed for reclassifying into lab approved by Ordinance No. 661

Staff comments: The proposed project is consistent with the Vintage Park GDP because the proposal is to add research and development laboratory space to the South Campus, where a maximum build-out of 2,500,600 square feet is allowed. After entitlement of this proposed new NRC 331 building, the campus would have approximately 575,987 remaining square feet in the GDP.

LAND USE ENTITLEMENTS

USE PERMIT APPLICATION (UP2023-0079)

The applicant is proposing to demolish an existing 20,737 square-foot office building and constructing a new ±190,000 square-foot research and development building.

The new five-story building (NRC 331) will consist of suites of laboratories and dedicated function spaces for research equipment, support spaces for handling biological materials, traditional workstations separated from the research space, and collaboration spaces on each floor. The ground floor would also contain ancillary meeting space.

Locating the building along the northern end of the site creates a pedestrian-focused landscape quad that will be framed by the proposed building and other existing buildings. Its location

promotes optimal environmental protection while allowing solar access to the pedestrian landscape space.

Building Mass

The Vintage Park GDP allows for 1-10 stories and 20 feet-170 feet in height, with a roof screen extending to a maximum of 42'-192' for the subject site. At five stories and a maximum of 90'-6" to the top of the building and 108' tall to the top of mechanical screening, the proposed structure is consistent with the maximum height and number of stories permitted by the adopted GDP. The neighboring Building 324, which the proposed building will be connected to via sky bridge, stands at four stories, 68' to the top of the building and 90' to the top of the mechanical screening.

The Vintage Design Guidelines call for predominately light and neutral colors with building materials, including: glass fiber reinforced concrete panels, metal panels, tile, precast concrete, wood panels as accents, or similar materials. The façade of the proposed building is as follows:

South Elevation: The south façade represents a strong contemporary identity with a human scale at the base, with recessed portions of glazing to encourage visual and physical access. The primary façade treatment is a projected metal frame that defines the massing with a consistent language that is applied at all elevations. The frame is set at two-level stacks to emphasize horizontality. The vertical fins provide shading for the glass and will limit solar heat gain and increase occupant comfort. The recessed apertures in the upper massing will highlight the circulation and collaboration spaces within the building, with accent materials defining these spaces.

East/West Elevations:

Building stairs along the façade line put circulation on display while articulating the façade to soften the repetition of the vertical fin patterning. This zone will also host the landing location of the pedestrian bridge at the third level. The bridge will be connected with Building 324, which is similar in height (four stories) and materials. Higher performing glazing will be located along these elevations to limit more direct solar gain, lessening energy impact and limiting internal glare.

North Elevation:

This façade will be complimentary to the south elevation, with a more subtle approach to the recessed apertures in the upper volume that reflect the lab location of the floor plan. The apertures will put 'science on display'. The utility enclosure at the ground level will be integrated into the architecture, working in harmony with the material palette and quality of the building as a whole.

The proposal also includes a skybridge, connecting NRC 331 and Building 324 across Lakeside Drive. Materials, colors and design of skywalks shall be consistent with the adjacent building architecture and shall include glazing. The bridge will consist of glazed aluminum, consistent with the proposed building.

Parking

Parking within the Gilead Campus is shared with the adopted Parking Agreement (City Ordinance No. 576 Section 6 – Parking Agreement). The Parking Agreement allows a reduced parking ratio of 1 space / 833 square feet for laboratory buildings and a 15% reduction in the number of required off-street parking stalls based upon a Transportation Demand Management Plan (TDM) for the Gilead Integrated Campus that was prepared in 2013. NRC 331 would be subject to South

Campus parking requirements. The applicant states that with the construction of the new building and associate parking lots, there will still be a surplus of approximately 640 stalls on the South Campus (see Table 2).

Table 2: Parking Availability

Parking (South Campus)	Parking Stalls
Required Parking before proposed NRC331	1,145
Required Parking for proposed NRC331	165
Required Total Parking after NRC331	1,250
Existing Parking on the South Campus	2,138
Net Parking Change on the South Campus from NRC331	(248)
Total Parking on South Campus after NRC331	1,890
Total Parking Surplus on South Campus After NRC 331	640

It should be noted the project would continue to implement applicable TDM measures. Current TDM measures and the TDM Compliance Letter can be reviewed in Attachment 2.

Landscaping

The Vintage Park Design Guidelines provide a list of allowable vegetation types for the campus. The proposal includes the construction of a large, landscaped area known as the “Research Quad,” as well as all new landscaping surrounding NRC 331. The Research Quad is designed to evoke the experience of the local coastal prairie and coastal scrub while supporting local ecology. Selected plan materials are native adapted drought-tolerant species that provide visual interest during all seasons and support a diverse community of pollinators. Plants have also been selected for low maintenance and do not typically require the application of fertilizer and pesticides.

The Vintage Park Design Guidelines dated May 20, 2021 (Section 6.3) provides a Plant List of allowable species within the Vintage Park area. The project proposes the addition of 7 plant types which are not within the permitted plant list:

Pinus torreyana, Torrey Pine
Artemisia californica, California Sagebrush
Galvezia speciosa cv. (*Gambellia speciosa*), Bush Island Snapdragon
Lomandra longifolia cv., Mat Rush
Leucadendron, sp, ssp, hybrids, and cvs., Conebush
Mimulus hybrids and cvs. (Diplacus), Bush Monkeyflower
Verbena lilacina (Glandularia lilacina), Lilac Verbena

The proposed species would be required to be added to the Vintage Park Design Guidelines Plant List. This would require an amendment to the Plant List, which would be done administratively.

Each species is either native and/or adapted to Foster City's climate and would utilize low water usage.

Sustainable Measures

The proposed building aims to achieve third-party green building certification. The overall sustainability target for the building is to be net-zero-ready through the provision of an all-electric central plant. The project would accomplish the net-zero-ready central plant with air source heat pumps and a heat recovery chiller in lieu of gas boilers. Some other sustainability highlights for NRC 331 include:

Site

- Transportation
 - Electric Vehicle Charging Infrastructure in line with LEED and CALGREEN requirements
 - Bicycle parking and showers in Line with LEED and Calgreen requirements
- Site Improvements
 - Utilization of existing site
 - Increased green space
 - Adaptive/Native plantings
 - Increased stormwater capacity
 - Install light-coloured cool roofs and pavements to reduce heat island impact
 - Light pollution reduction requirements for all site lighting fixtures

Energy

- Energy Performance Targets
 - Reduce EUI by at least 25% compared to baseline, using I2SL for benchmarking.
 - Targeting 20% energy cost savings against ASRAE 90.1-2010 baseline (LEED)
- Efficiency Measures
 - Install ENERGY STAR equipment.
 - Install occupant sensors and dimming switches for lighting systems.
 - Use energy efficient LED lighting.
- Ongoing Performance
 - Conduct testing and balancing for newly installed mechanical, electrical, plumbing, and process systems.
 - Conduct commissioning of mechanical, electrical, plumbing, process, fire alarm, fire protection, automation, and lighting systems.
- Resiliency
 - Install light-coloured cool roofs and pavements.
- Zero Operational Carbon Building
 - All-electric building (natural gas/ fossil free)
 - Utilize Best in Class refrigerants wherever practical: Low GWP/ODP HFCs and HFOs
 - Source 100% of project's energy from green power, carbon offsets and/or renewable energy certificates (RECs).
 - Install onsite renewable energy system for at least 2% of onsite energy demand

Water

- Water Performance Targets

- Reduce whole project potable water use by 50% compared to baseline (pending WNO discussion)
- Outdoor Water
 - 50% outdoor water potable demand reduction
 - Restore or plant native plant species to limit irrigation
 - Reduce demand and limit turf grass for groundcover.
 - Install weather-based irrigation controllers.
- Indoor Water
 - Targeting 38%-40% indoor water potable demand reduction
 - Install WaterSense labelled fixtures and ENERGY STAR appliances.
 - Separately meter at least two water subsystems.

Waste

- Construction Waste
 - Achieve 85% diversion rate for construction and demo waste.
 - Identify materials for reuse.
 - Identify technologies, haulers, and facilities located close to the project site that have been independently certified by a third party.
 - Source separate materials when feasible.

Materials:

- Conduct Whole Building Life Cycle Assessment and reduce embodied carbon footprint by 15%.
- Select Environmentally Preferable Materials in line with CALGREEN and LEED
- Follow Red List restrictions for four key building material categories
- Select suppliers that disclose information on their product's environmental and health impacts.

Health

- MERV 13+ filtration
- Meet ASHRAE 62.1-2010 ventilation requirements
- CO2 monitoring in densely occupied areas
- Strict adherence to VOC compliant materials for all wet applied products, insulation, wood products and flooring/ceiling.
- Biophilic design integration
- Daylight and Views

ENVIRONMENTAL ASSESSMENT

A program Subsequent Environmental Impact Report (SEIR) and Mitigation Monitoring and Reporting Program (MMRP) was prepared for the Integrated Campus Master Plan. The SEIR and MMRP was certified by the City Council on October 21, 2013. The document included mitigation measures to reduce potentially significant impacts to a less-than-significant level. With each proposed modification to the Campus, an Addendum has been prepared in compliance with CEQA to confirm there are no substantial project changes or impacts identified and disclosed beyond those approved in the Final SEIR.

Specifically, on February 6, 2023, the City Council adopted Addendum No. 5 by Resolution No. 2023-8 with findings that there are no substantial project changes or impacts identified and disclosed in the 2013 Final SEIR and adopted addenda. Addenda No. 5 was adopted in

association with the GDP amendment to decrease the allowable 250,000 square feet of office space and increase the allowable laboratory space by 250,000 square feet in the south campus.

The proposed building would be consistent with the 2013 Final SEIR and adopted Addenda, as it is increasing the allowable laboratory space in the south campus and decreasing the office square footage. The applicant has stated that the project will comply with all mitigation measures included in the Final SEIR as well as conditions of approval which would reduce any potential impacts from the new building; therefore, no new environmental analysis would be required per the requirements of CEQA.

SUMMARY

Staff has prepared the following questions to assist the Planning Commission's discussion:

Site Plan

1. Is the proposed skybridge location and style appropriate for the Vintage Park Design Guidelines?
2. Is the proposed landscape plan with new plant types consistent with the Vintage Park Guidelines?

Architecture

3. Is the proposed building height, bulk/scale and form consistent with the Vintage Park Guidelines?

General Issues

4. Are there any issues, concerns, or general matters that members of the Commission would like to discuss or ask staff to review?

NEXT STEPS

Following this Study Session, the applicant's design team will amend their plans to incorporate the direction received from the Planning Commission. If the Planning Commission determines necessary, a second Study Session will be scheduled. If not, this item will be scheduled and noticed for a Public Hearing.

ATTACHMENTS

Attachment 1 – Project Plans (*Plans were distributed to the Planning Commission separately and have been made available at the Community Development front counter for public viewing.*)

Attachment 2 – TDM Compliance Letter

INDIVIDUALS, ORGANIZATIONS AND DOCUMENTS CONSULTED

Foster City General Plan

Foster City Municipal Code

Foster City Environmental Review Guidelines

[Vintage Design Guidelines \(Updated 2021\)](#)

Vintage Park General Development Plan

Project Plans submitted by Gilead

Project Description submitted by Gilead

TDM Compliance Letter submitted by Gilead