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## Aesthetics

This chapter evaluates the potential impacts of the Project related to aesthetics. This chapter describes the existing aesthetic and visual character of the Project Area and its surroundings and evaluates the extent to which aesthetics and visual resources may be affected by new development as envisioned pursuant to the Campus Master Plan Update (the Project). In particular, this chapter of the EIR considers potential Project-related impacts to aesthetic and visual resources, impacts to scenic views, and other aesthetic considerations such as increased light and glare. A regulatory framework is also provided in this chapter, describing applicable regulations related to aesthetics of the Project Area.

Setting information is derived from the following primary sources:

- the *General Plan* of the City of South San Francisco
- the City of South San Francisco *East of 101 Area Plan*
- photographs of the surrounding area, and
- relevant planning and design principles and guidelines of the *Genentech Campus Master Plan Update*

## Environmental Setting

### Visual Characteristics of the Surrounding Area

#### Built Environment

The Genentech Campus is located in South San Francisco's East of 101 Area. This area is designated under the South San Francisco General Plan as a key commercial development area, and it is considered "the Birthplace of Biotechnology". The central portion of the East of 101 Area is home to one of the largest clusters of biotechnology -related building space in the world. Genentech is the largest biotechnology company in the area, but there are over 200 biotech companies and approximately 11.5-million square feet of biotechnology building space within the approximately 500-acre East of 101 Area.<sup>1</sup> The growth of the biotechnology industry has significantly changed the visual character of the built environment in the East of 101 Area, which had historically been an area of heavy industry, manufacturing facilities and warehousing. Now primarily dominated by the biotechnology industry, the visual character of East of 101 is now dominated by modern, multi-story office and research and development (R&D) buildings, mostly in campus-type settings.

The south and southwest portion of the East of 101 Area has not yet undergone such significant transformation. This area still consists primarily of one and two-story industrial and light industrial buildings and airport-serving land uses, including hotels and fast food restaurants.

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<sup>1</sup> <http://www.ssf.net/our-city/biotech/biotech-in-sf>

The northerly portion of the East of 101 Area is known as Oyster Point. Oyster Point currently contains a marina and ferry landing, coastal commercial development, business commercial areas including a hotel, and substantial areas of currently undeveloped landscape and open land. An Oyster Point Specific Plan development is currently under construction, which will substantially alter the visual character of the built environment in this area.

Along the entire bay shoreline of the East of 101 Area is a shoreline trail (the Bay Trail) and greenbelt, which extends north and south along the Bay.

#### Topography/Vegetation

The Project Area is located on the west shore of San Francisco Bay. This area consists of relatively flat reclaimed Bay lands and adjacent uplands at the eastern base of San Bruno Mountain. The lower lying reclaimed Bay lands are generally flat from the East of 101 Area to the San Francisco International Airport. Point San Bruno Hill, the easterly extension of the San Bruno Mountains, rises from this reclaimed Bay lands as a prominent local landform at the edge of the Bay.

The Genentech Campus (Project Area) is located at the easterly point of the East of 101 Area. The lower portions of the Campus are along the base of Point San Bruno Hill, and the Upper Campus is located at the hilltop.

The area surrounding the Project Area is characterized by hilly topography to the north and west, generally sloping from west to east towards the Bay. West of 101, the topography gradually inclines to the San Bruno Mountains. Vegetation in the area is primarily limited to ornamental trees and plants, landscaped trails with ornamental trees along the Bay, and ruderal vegetation over vacant sites.

#### Views and Lighting

From elevated portions of US 101, San Bruno Hill is prominently visible across the East of 101 Area. Structures at the hilltop, including a number of Genentech buildings and the adjacent Wind Harp sculpture can be seen along this hilltop. Most short- and mid-range views from US 101 are restricted to short views of the commercial uses, business parks, office buildings and industrial structures nearest US 101.

Views from the Project Area, particularly from the upper hilltop and from areas along the Bay's shore, have sweeping vistas across the Bay towards the Oakland and Hayward hills, the San Mateo Bridge, Foster City and Coyote Point State Park. Long-range vistas of the San Bruno Mountains and Sierra Point Bay are also visible to the northwest.

Ambient nighttime lighting is characteristic of office and industrial park areas. Light sources include street lighting, outdoor security lighting and occasional interior light emanating from office building windows.

### **Visual Characteristics of the Project Area**

#### Built Environment

The Project Area (the Genentech Campus) is an approximately 207-acre site and contains approximately 4.3 million square feet of building space. The Project Area contains several clusters of office, laboratory, manufacturing and research facilities. As of the 2017 baseline year conditions, the Project Area had approximately 50 buildings. Recent additions to the Campus since the 2017 baseline year include the newly completed Employee Center (or Hub, or Building 34) at the Upper Campus, and the new Child Care Center in the West Campus on Allerton Avenue. The most recently approved Building 40 (or the Connector Building) is under construction as of 2018.

The Project Area is built on and around Point San Bruno Hill, the highest point in the East of 101 Area, rising 180 feet from the shoreline. The Lower Campus and South Campus are located just above Bay level (at

building floor elevations that range from 8 to 25 feet), separated from the Bay by a 100-foot shoreline open space band containing the Bay Trail, and sloping upward toward the Mid Campus and Upper Campus. The Upper Campus topography is characterized by steep terrain, dropping off west of DNA Way to the Lower and West Campuses, below. Vegetation within the Project Area consists mostly of California native and Mediterranean plants designed both formally at the edges of streets and pathways, and informally at the perimeter of the neighborhoods. Natural vegetation is found along the Bay bluffs and on steep slopes.

The Project Area is organized into five separate neighborhood campuses, more fully described below.

#### *Lower Campus*

The Lower Campus is located in the northerly portion of the Project Area along the Bay shoreline south of Oyster Point, and offers Bay views and immediate access to the Bay Trail. The Lower Campus contains a mix of manufacturing and warehouse buildings, offices and laboratories, and structures containing the Project Area's primary power and infrastructure facilities. It is the most "industrial-looking" sub-area within the Project Area. The Lower Campus is located near the intersection of Gull Road and Forbes Boulevard, and functions as a gateway into the Project Area.

#### *Mid Campus*

The Mid Campus is also located along the Bay shoreline south of the Lower Campus, and sits atop a bluff with unobstructed views across the Bay. The Bay Trail continues through this neighborhood campus to the north and south. Because of these locational advantages, the Mid Campus was originally selected as the location of the Founder's Research Center (FRC), the original Genentech campus. The Mid Campus is somewhat isolated topographically from the rest of the Campus at a mid-elevation between the Lower and Upper Campus, but is geographically centered in the Campus. The Mid Campus is composed almost exclusively of research and lab facilities, and its existing buildings are grouped into multiple building clusters.

#### *Upper Campus*

The Upper Campus is the geographic center of the Project Area and occupies the highest point on the hilltop, visible from US 101 and much of the East of 101 area. The Upper Campus' high vantage point provides expansive views to the San Francisco Bay and beyond, including San Francisco and Mt. Diablo on clear days, as well as San Bruno Mountain and Sign Hill to the west. Due to its locational advantages, the Upper Campus has evolved as the center of the Genentech Campus, and many of Genentech's newest and tallest building are located at this hilltop location, taking advantage of existing views and establishing this area as the central gathering spot of the Campus.

#### *West Campus*

The West Campus is a major point of entry to the Campus, situated at the corner of East Grand Avenue and Allerton Street and at the base of Point San Bruno Hill. Existing building space within the West Campus includes mostly warehouse and distribution space, generally only one or two stories in height. The West Campus has more of a suburban scale and character than elsewhere within the Project Area, with buildings that are low and spaced broadly apart with generous intervening surface parking lots and setbacks. The West Campus is somewhat isolated from the remainder of the Project Area because of the relatively substantial elevation gain to the Upper Campus.

#### *South Campus*

The South Campus is located on redeveloped industrial property fronting San Francisco Bay. It was initially entitled as a separate development project known as Britannia East Grand, but built to suit Genentech's needs for new office and laboratory space. The South Campus is designed as an individual campus with centralized amenities, pedestrian plazas and walking and jogging paths along the Bay Trail, and two parking

garages. A new “connector-building” (B40) in the South Campus establishes a newer, more modern and taller urban design character for this neighborhood Campus

#### Visual Character

Generally, buildings within each neighborhood campus are arranged in clusters, with research facilities, cafeterias and other activity centers. Buildings range between one and five stories (generally between 20 and 65 feet). However, there are several taller buildings, especially at the Upper Campus (e.g., Building 35) and the new tall B40 building in the South Campus. The majority of buildings within the Project Area are relatively new and in good condition, with older buildings having potential for redevelopment. The Project Area is well landscaped with native vegetation along the slopes and edges of buildings and roads. The streetscapes, including paving, sidewalks, landscaping and amenities, are all well maintained, and the street system and pedestrian network are designed to integrate the neighborhood campuses and establish connectivity and access.

Lighting within the Project Area is characteristic of a research and development campus. Light sources include interior lighting within each building, and nighttime security lighting at building entries, courtyards, and spaced along pathways and circulation areas. Newer buildings are designed to utilize transparent and non-reflective glass to control glare, and are oriented to maximize access to natural lighting.

## Regulatory Framework

### Federal

There are no federal statutes related to aesthetics that would apply to the Project.

### State

#### McAteer-Petris Act

The Bay Conservation and Development Commission (BCDC) has regulatory authority over development within the first 100 feet inland from the Bay, pursuant to the McAteer-Petris Act. One of BCDC's primary roles is to review development proposals or changes to the shoreline for aesthetic and visual impacts. BCDC has a Design Review Board that evaluates projects and makes recommendations according to the *San Francisco Bay Plan* (Part IV, Appearance, Design and Scenic Views, Policies 1-15).<sup>2</sup>

The Project does not specifically propose any new development within the BCDC jurisdiction. However, the Project Area is located adjacent to the shoreline and any future changes within the first 100 feet inland from the Bay (including any changes to parking spaces provided along the Bay shoreline that are reserved for public use and that provide public access to the Bay Trail) would be subject to BCDC regulations. Some of the BCDC *Bay Plan* criteria related to aesthetics include the following:

1. To enhance the visual quality of development around the Bay and to take maximum advantage of the attractive setting it provides the shores of the Bay should be developed in accordance with the Public Access Design Guidelines.
2. All Bayfront development should be designed to enhance the pleasure of the user or viewer of the Bay. Maximum efforts should be made to provide, enhance or preserve views of the Bay and shoreline, especially from public areas, from the Bay itself, and from the opposite shore. To this end, planning of waterfront development should include participation by professionals who are knowledgeable of the

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<sup>2</sup> BCDC, *San Francisco Bay Plan*, January 2008

Commission's concerns, such as landscape architects, urban designers or architects, working in conjunction with engineers and professionals in other fields.

3. In some areas, a small amount of fill may be allowed if the fill is necessary and is the minimum absolutely required to develop the project in accordance with the Commission's design recommendations.
4. Structures and facilities that do not take advantage of or visually complement the Bay should be located and designed so as not to affect visually on the Bay and shoreline. In particular, parking areas should be located away from the shoreline. However, some small parking areas for fishing access and Bay viewing may be allowed in exposed locations.
5. Views of the Bay from vista points and from roads should be maintained by appropriate arrangements and heights of all developments and landscaping between the view areas and the water. In this regard, particular attention should be given to all waterfront locations, areas below vista points, and areas along roads that provide good views of the Bay for travelers, particularly areas below roads coming over ridges and providing a "first view" of the Bay.
6. Vista points should be provided in the general locations indicated in the Plan maps. Access to vista points should be provided by walkways, trails or other appropriate means. Public access should connect to the nearest public thoroughfare where parking or public transportation is available. In some cases, exhibits, museums or markers would be desirable at vista points to explain the value or importance of the areas being viewed.

## Local

### South San Francisco General Plan (1999)

The City of South San Francisco General Plan describes goals and policies for future growth and development throughout the City. The General Plan governs the maximum amount and intensity of development within the East of 101 Area, including the Genentech facilities. Pertinent aesthetic policies are listed below:

#### East of US 101 Area

- **Policy 3.5-G-3:** Promote campus-style biotechnology, high technology, and research and development uses.
- **Policy 3.5-I-7:** Prepare signage and streetscape plan for the areas designated as Business Commercial and Business and Technology Park on the General Plan Diagram, treating the entire area as one large campus, with unified signage and orchestrated streetscapes that make wayfinding easy and pleasant.

#### East of 101 Area Plan (adopted 1994)

The Project Area is also located within the *East of 101 Area Plan* planning area, which provides a detailed implementation guide for the area. The East of 101 Area Plan is principally used to provide direction related to project design and certain other facets of development in the area not otherwise covered in the General Plan or other City plans. Some of the policies in the East of 101 Area Plan related to the protection of aesthetic resources are listed below.

- **Policy LU-2:** New land uses that are similar to or compatible with surrounding development are encouraged. New developments should visually enhance and contribute to the aesthetic character of the East of 101 Area.
- **Policy LU-23:** Maximum heights of buildings in the East of 101 Area shall not exceed the maximum heights established by the Airport Land Use Commission based on Federal Aviation Regulations Part 77 Criteria.

- **Policy DE-1:** Developments on parcels adjacent to San Francisco Bay should emphasize the Bayshore atmosphere and take advantage of the design and visual opportunities associated with the Bay.
- **Policy DE-2:** US 101 is an important regional transportation corridor that creates the East of 101 Area's western edge and affords many people their only views of the area. For this reason, it is particularly important that developments visible from US 101 be designed with a high visual quality.
- **Policy DE-4:** Developments built on sloping sites should incorporate the topography into their plans, rather than including significant grading to create flat development pads.
- **Policy DE-5:** Developments in the East of 101 Area should be designed to take advantage of views of San Francisco Bay and Point San Bruno Hill with its "Windchime". Wherever possible, open space areas should be designed to provide views of these areas, and any new roadways should be laid out to provide vistas of them as well.
- **Policy DE-38:** The form and location of structures, the use of building colors and materials and the selection of landscape materials and street furniture shall consider the overall context of the project and promote the development of a sense of identity for the East of 101 Area.
- **Policy DE-39:** All sides of buildings that are visible from a public street or area should be detailed and treated with relief elements and changes in plane. Architectural elements used to provide relief could include awning projections, trellises, built in planters, integrated plazas, colonnades or arcades, expression of structural elements, wall/window recesses and/ or projections, changes in materials and textures or elements/treatments that create patterns of shade/ shadow. Blank walls should be avoided.
- **Policy GEO-9:** Steep hillside areas in excess of 30 percent grade shall be retained in their natural state. Development of hillside sites should follow existing contours to the greatest extent possible and grading should be kept to a minimum.

In addition to the specific policies mentioned above, the East of 101 Area Plan also lists guiding policies to control the design of individual buildings, sites, and streetscape, including policies related to parking, loading, and access design; landscaping and lighting; utility lines; fencing and screening; open space; and signage.

#### South San Francisco Municipal Code

The South San Francisco Municipal Code, Title 20: Zoning, section 20.260.001 establishes the Genentech Master Plan zoning district, and prescribes planning and design principles for facility-wide development in accordance with the 2007 Genentech Facilities Ten-Year Master Plan. The specific purposes of the Genentech Master Plan district are as follows:

7. To establish a facility-wide architectural character, a system of open space elements and a pedestrian and vehicular circulation plan linking buildings and uses together in a flexible, logical and orderly manner for the Genentech all lots of record and their structures owned or leased by Genentech and reclassified such that the uniform regulations and requirements covered by the Genentech Master Plan district apply;
8. To increase the flexibility of the City's land use regulations and the speed of its review procedures to reflect the quickly changing needs of a research and development focused corporation;
9. To establish facility-wide development standards and design guidelines consistent with the City's general plan and the East of 101 Area Plan; and
10. To define a baseline of existing conditions for each lot reclassified to the Genentech Master Plan district. (Ord. 1432 § 2, 2010)

## Impacts and Mitigation Measures

### Analytic Method

The analysis of aesthetics impacts focuses on the nature and magnitude of changes to the visual character of the Project Area that would result from implementation and construction of the Project. This includes the visual compatibility of anticipated development with the Genentech Campus and adjacent uses, vantage points where visual changes would be evident, and the introduction of new sources of light and glare.

The proposed Master Plan Update does not establish the location, size or design of individual buildings. The emphasis of the Master Plan Update is on land use and urban design policies that will achieve numerous purposes, including protecting and capitalizing on views and ensuring access to the waterfront, and providing design guidelines that will serve as a basis for design review approval for development in the Project Area. Planned visual change that would be compatible with existing patterns of development with respect to height, massing and architecture or form would not be considered a significant impact on the environment.

### Thresholds of Significance

The following thresholds of significance are based on Appendix G of the CEQA Guidelines, established City of South San Francisco standards and practices, and the prior 2007 Genentech Master Plan EIR and its 2012 Supplemental EIR. For purposes of this EIR, implementation of the Project could result in potentially significant impacts to visual quality and aesthetics if the Project would result in any of the following:

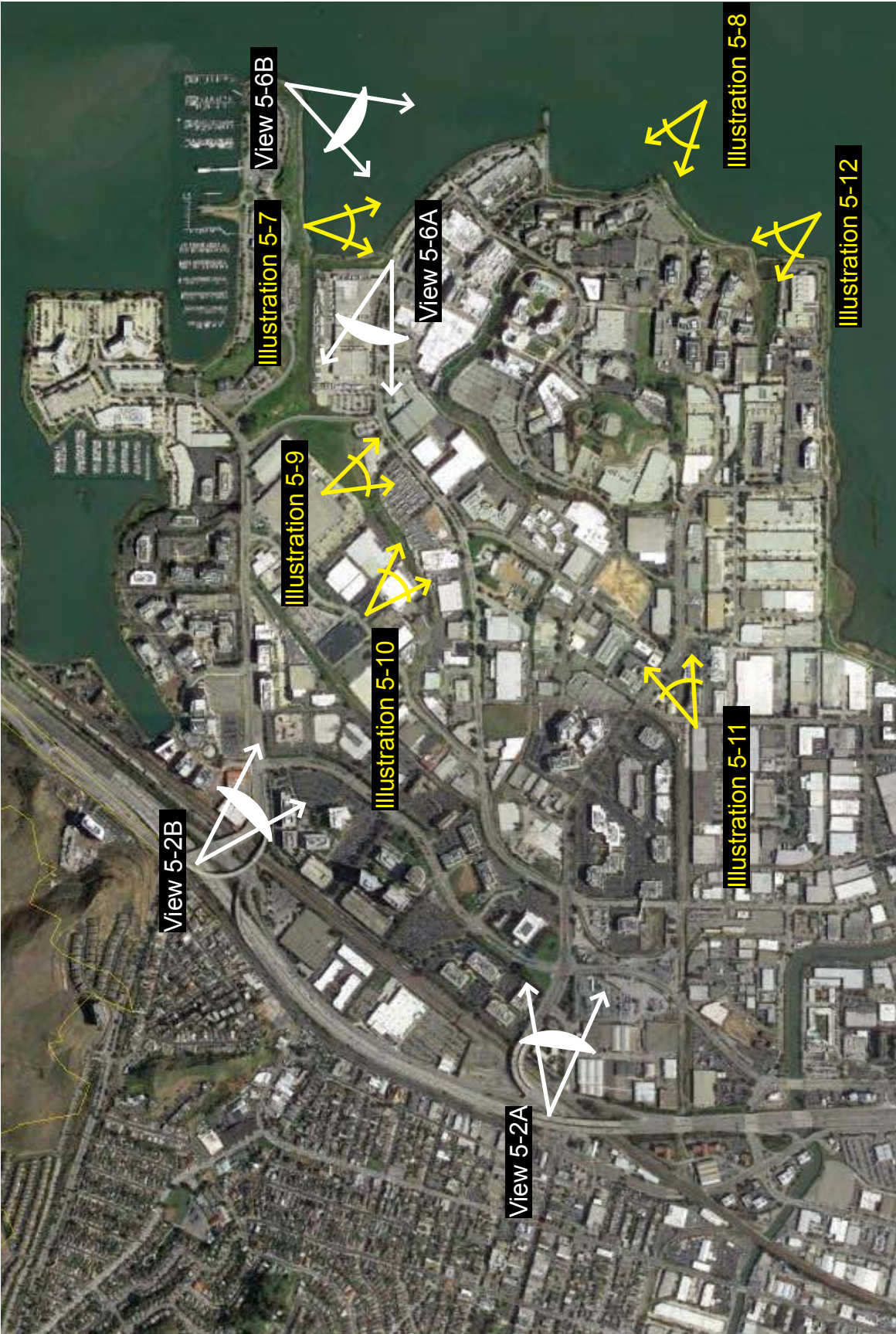
1. Have a substantial adverse effect on a scenic vista
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway
3. Substantially degrade the existing visual character or quality of the site and its surroundings
4. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area

### Scenic Vistas

**Aesthetics 1:** New development pursuant to the Project would not result in a substantial adverse effect on a scenic vista. (**Less than Significant**)

Scenic vistas may generally be described in two ways: panoramic views (views to a large geographic area, for which the field of view can be wide and extend into the distance), and focal views (views to a particular object, scene, setting, or feature of interest). Pursuant to CEQA, panoramic views are associated with public vantage points that provide a sweeping geographic orientation not commonly available. Examples of panoramic views at or near the Project Area include views from the shoreline and from taller existing buildings across the Bay, views from elevated portions of US 101 across the East of 101 Area, and views from public locations in East of 101 westward towards San Bruno Mountain and Sign Hill. Focal views near the Project Area are limited to publically accessible views of Point San Bruno and its Wind Harp sculpture. The Project's impacts to these scenic vistas are further discussed below. The following assessment of potential effects to scenic views and vistas (see photo and image key map, **Figure 5-1**) are addressed below.





**Figure 5-1**  
**Key to View Photos and Conceptual Illustrations**



### *Views of Point San Bruno Hill and the Wind Harp Sculpture*

The Genentech Campus is located on the flanks of the hillsides that form Point San Bruno Hill, which is the highest point in the East of 101 Area, rising 180 feet from the shoreline. Genentech's existing development surrounds Point San Bruno Hill on three sides (to the west, north and east), but the steeper hillsides to the top of Point San Bruno Hill remain undeveloped. The Wind Harp sculpture is located near the peak of Point San Bruno Hill, at an elevation of approximately 145 feet above sea level, and rises an additional 92 feet tall.<sup>3</sup> The sculpture is a prominent focal point in the East of 101 Area, seen from local public vantage points at elevated portions of US 101 (see images in **Figure 5-2**).

The East of 101 Area Plan (Policy GEO-9 and subsequent text) states in reference to Point San Bruno Hill that,

*"Steep hillside areas in excess of 30 percent grade shall be retained in their natural state. Development of hillside sites should follow existing contours to the greatest extent possible, and grading should be kept to a minimum." Text following this policy states that, "...the [Point San Bruno] hill is a visually prominent landmark in the East of 101 Area and should be preserved. Therefore, preservation of the natural landmark should continue, and development shall not encroach upon the slopes of the hillside."*

This policy does not require that any individual views of the Point San Bruno Hill be protected, but rather requires preservation of the hillside itself as a landmark. The Master Plan Update identifies several Opportunity Sites located in proximity to the steep slopes of Point San Bruno Hill, but does not propose grading into these hillsides for new development, as shown in **Figure 5-3**. The identified Opportunity Sites for new development to the west of Point San Bruno Hill are locations where existing buildings already occur. New development pursuant to the Master Plan Update is envisioned to redevelop these existing building sites with new, taller buildings. The redevelopment of these Opportunity Sites is not anticipated to result in substantial regrading and would not encroach into the steep sides of the Hill, would not modify the natural landform of Point San Bruno Hill, and thus would not conflict with this East of 101 Area Plan policy.

The East of 101 Area Plan (Policy DE-5) provides that:

*"Developments in the East of 101 Area should be designed to take advantage of views of San Francisco Bay and Point San Bruno Hill with its Windchime sculpture. Wherever possible, open space areas should be designed to provide views of these areas, and any new roadways should be laid out to provide vistas of them as well."*

This policy does not require that views of the sculpture be protected, but rather that new development be designed to consider views to this feature. Although there is no City policy or requirement to protect any specific views of Point San Bruno Hill or the Wind Harp, the Project will increase the potential for views of this landmark to be obstructed due to construction of new buildings. Existing 2 to 3-story buildings within the West Campus currently obstruct certain near-range views of Point San Bruno Hill and the Wind Harp sculpture from viewers on East Grand Avenue, but these buildings are not so tall as to obstruct views from elevated portions of US 101 at East Grand Avenue or at the Oyster Point Boulevard flyover interchange. Depending on the actual height of new development on Opportunity Sites in the West Campus and Upper Campus, new buildings may result in further obstruction of views of the natural landform of Point San Bruno Hill from certain public vantage points.

<sup>3</sup> The Wind Harp sculpture has been reported as being visible from as far away as the Bay Bridge, the East Bay and from the San Francisco Airport. The Wind Harp sculpture was constructed in 1967 as the centerpiece of an industrial park, and fabricated from steel manufactured at Bethlehem Steel. It was acquired by the City of South San Francisco in 1996 and rededicated in 1997 in memory of Jake Jones, who promoted the City's acquisition and refurbishing of the Wind Harp sculpture.



View 5-2A: from US 101 near East Grand Avenue



View 5-2B: from Oyster Point near US 101

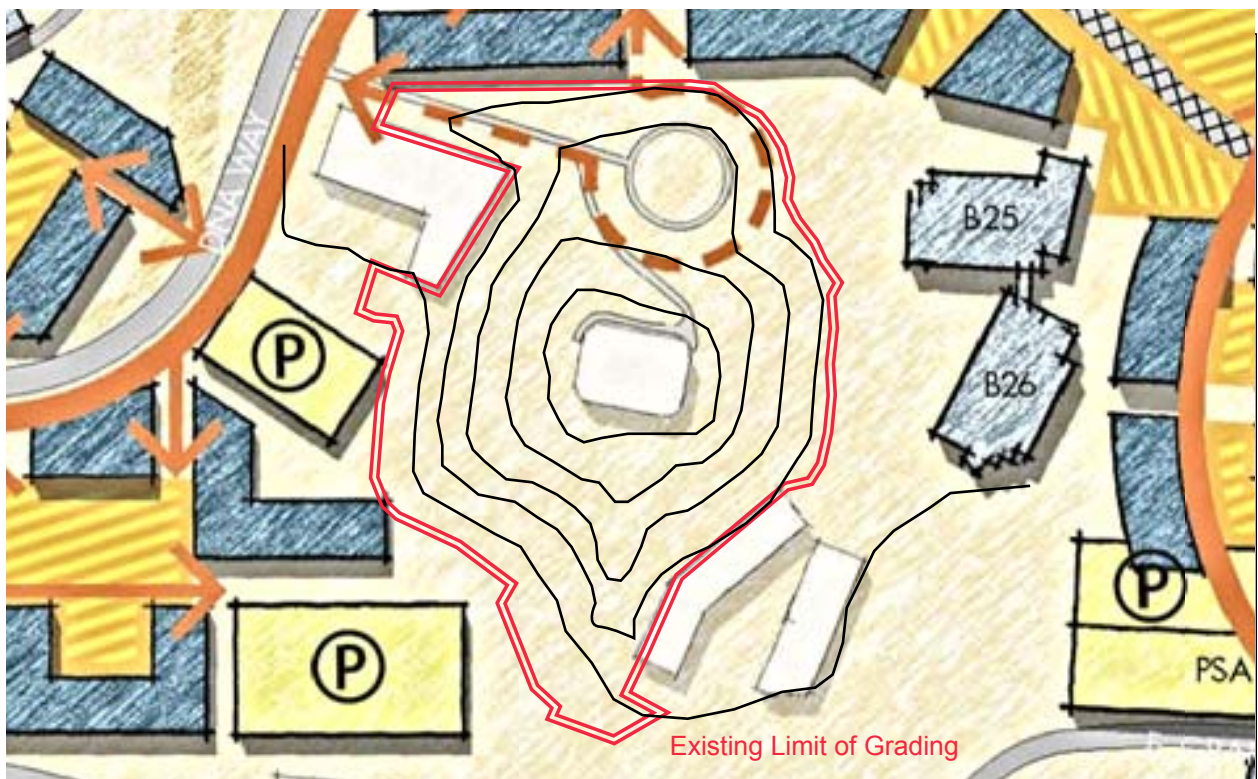
**Figure 5-2**  
Views from US 101 toward Genentech Campus







View 5-2A: Existing Point San Bruno Hill (with topo lines) and approximate limit of existing development



View 5-2A: Point San Bruno Hill post-Project (with same topo lines and approximate location of new development)

**Figure 5-3**  
**Point San Bruno Hilltop, Before and After**  
**Project**



However, as is demonstrated in **Figure 5-4**, potential views of Point San Bruno Hill from US 101 are limited to portions of the elevated sections of the freeway and interchanges. Other existing and pending development projects in the East of 101 Area have already blocked, or will potentially block or partially obstruct most of these views of Point San Bruno Hill and the Wind Harp sculpture from these limited elevated public vantage points. No designated view corridors to this landform or sculpture are established as City policy. While it is possible that new buildings constructed to maximum building heights within the Project Area will further obstruct views of Point San Bruno Hill and the Wind Harp sculpture from certain elevated vantage points along US 101, this is not considered a CEQA impact of significance, and no substantial adverse effect would occur.

#### *Panoramic Views from Oyster Point*

Looking south from Oyster Point, foreground views are of the Bay and the Bay Trail, middle-ground views are of the Lower and Upper Campus in the Project Area, and distant views are of the San Mateo hills substantially further south of the Project Area (see **Figure 5-5**). From this viewpoint, scenic vistas of the Bay in the foreground would not be affected by new development at the Project Area. Potential new development within the Upper Campus of the Project Area could potentially obstruct certain views of the hills to the south, as well as the Wind Harp at the top of Point San Bruno Hill. However, existing buildings and the existing elevation of Point San Bruno Hill largely obstructs views of the Bay and distant hills to the south, and no substantial adverse effect to this scenic vista would occur. Therefore, the impacts to views from Oyster Point would be less than significant.

#### *Panoramic Views from the Bay Trail at Lower Campus*

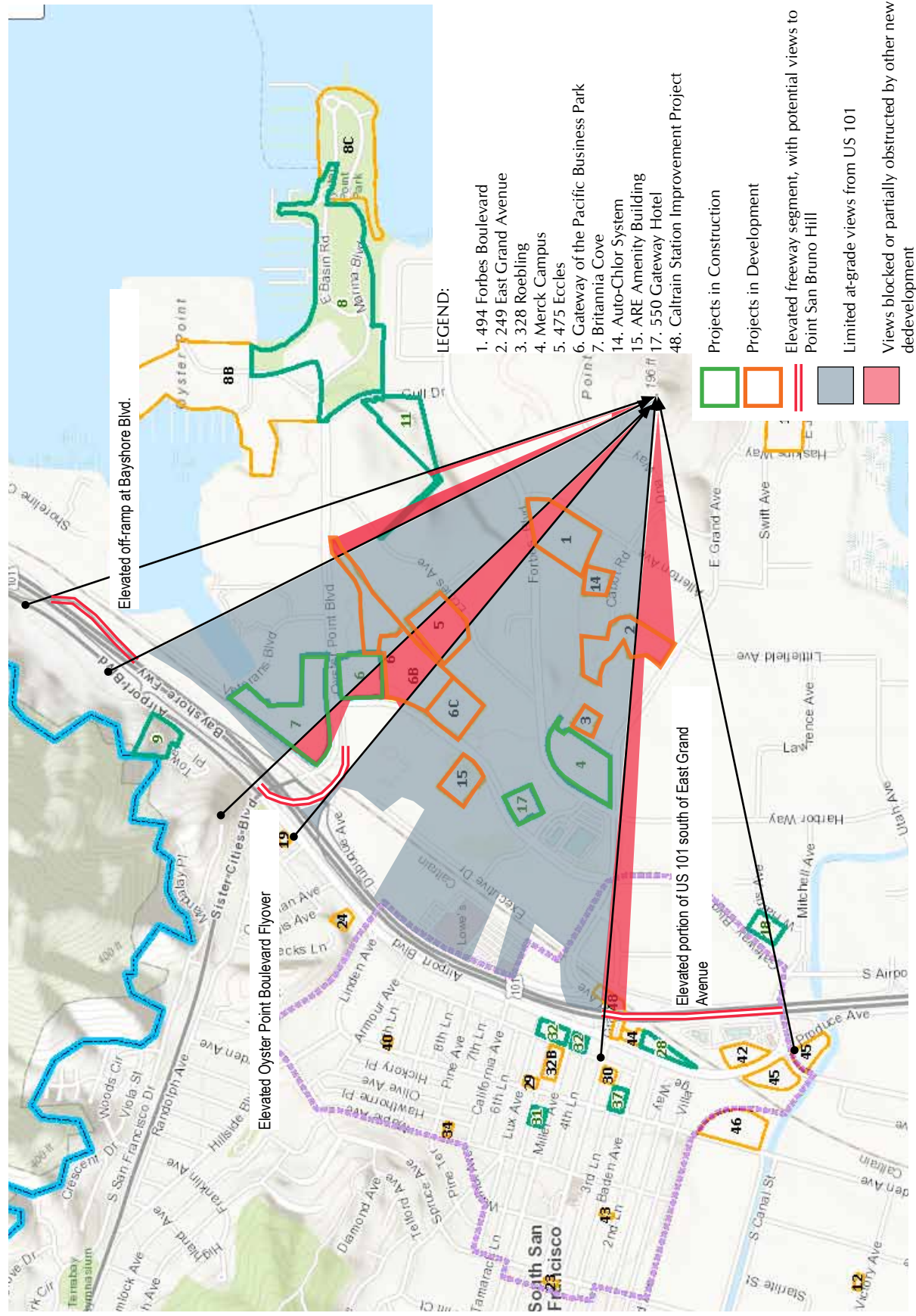
Along the Bay Trail at the Lower Campus (the most northerly portion of the Project Area) existing panoramic views to the east consist of sweeping views of the Bay and short-range views of natural vegetation. Mid-range views to the north look out across Oyster Point towards San Francisco, and more distant views to the west are of the San Bruno Mountains on the west side of US 101 (see also **Figure 5-5**). New development within the Project Area will not adversely affect any of these views. The Bay Trail is along the outer edge of the Project Area and vistas from the Trail generally look outward, away from the Genentech Campus. Changes in views from the Bay Trail adjacent to the Genentech Campus will be noticeable in the periphery, but new development would not have a substantial adverse effect on these scenic vistas. These vistas would be much the same as they are today, with near- and mid-range views of existing and new buildings on the Campus. Impacts to more distant views of the San Bruno Mountains from locations along the Bay Trail at the easterly and northerly portions of the Project Area would be less than significant.

#### *Views from the Project Area*

Within the Project Area, views from existing buildings provide sweeping vistas of the Bay to the east, San Bruno Mountain to the west, and framed views of Harp Park to the south. Bay views are particularly prevalent from the Upper, Lower, Mid and South Campuses. Views of the San Bruno Mountains and Harp Park are most prevalent from the Upper Campus.

As new development occurs, new structures may obstruct certain existing views from the Campus, but will also create new views from the new buildings. The Master Plan Update provides guidelines to “*ensure that building heights and massing maintain key views to the Bay and the San Bruno mountains.*” Impacts to existing views from the Campus due to new development are not CEQA threshold matters (all of these views are from private, not public vantage points). Impacts to private views from locations internal to the Campus would not result in substantial adverse effects on public scenic vistas, and this impact would be less than significant.





**Figure 5-4**  
Public Views towards Point San Bruno



View from Genentech Campus at Forbes Ave. / DNA Way, near Bay Trail



View from Oyster Point / Bay Trail

**Figure 5-5**  
**Near Views of/from Genentech Campus**



### Mitigation Measures

No mitigation is required. The analysis presented above indicates that the Project would not exceed CEQA thresholds for defining impacts to scenic views. The City has not applied a “no obstruction” interpretation of East of 101 Area Plan policies to other recently approved development in the East of 101 Area, and the Project would not modify the natural landform of Point San Bruno Hill. The Project would include new buildings and open space areas that could take advantage of views to the Bay and to Point San Bruno Hill and the Wind Harp sculpture, in a manner similar to the views of this sculpture that can be seen from Building 35 on the Upper Campus.

### Scenic Resources as seen from a State Scenic Highway

**Aesthetics 2:** New development pursuant to the Project would not result in a substantial adverse effect on scenic resources including, but not limited to, trees, rock outcroppings or historic buildings within a state scenic highway. **(No Impact)**

The nearest designated Scenic Highway is I-280, which runs north to south, more than five miles to the west of the Project Area. Views of the Project Area are not visible from this Scenic Highway. Those sections of other Bay Area highways that have been officially designated as scenic corridors under the State Scenic Highway program include I-580 and I-680 in the East Bay, but these designated corridors provide no scenic views of the Project Area. The Project would not have an adverse effect on scenic resources within a scenic highway.

### Mitigation Measures

No mitigation is required.

### Visual Character

**Aesthetics 3:** New development pursuant to the Project would not substantially degrade the visual character or quality of the Project Area. **(Less than Significant)**

The 2017 Campus Master Plan Update envisions Campus-centered growth and development, and increased building density and intensity across the Campus. Consistent with the underlying allowable maximum FAR of 1.0, the Master Plan Update anticipates buildout of the 206.8-acre Campus at just over 9 million square feet, enabling construction of approximately 4.3 million square feet of net new building space in addition to the approximately 4.7 million square feet of baseline building space within the Campus. This represents an approximately 90% increase in building space within the Campus, which will change the visual character of the Campus. The scale of new buildings is anticipated to increase substantially over time. New building are expected to be taller and larger than many of the existing buildings on Campus today, more similar in scale as (or even taller than) the newest Campus additions at Building 35 and the Employee Center/Hub. Although the Master Plan Update will change the visual character of the Campus, this change will not be adverse, and will not be visually inconsistent with the current Campus or surrounding areas.

As described in the Project Description (Chapter 3 of this EIR), the Master Plan Update defines an overall development program intended to result in a cohesive and integrated Campus design, accommodating Genentech’s needs for future growth. The Master Plan Update focuses on organizing themes for incremental Campus development in the future, but does not define precise building locations, shapes or forms. Rather, the Master Plan Update is intentionally flexible to enable Genentech to adapt its Campus to accommodate future building space needs and to enable new and creative urban design to influence future building plans.

To provide detail and specificity for this EIR, the Project Description provides one potential detailed buildout scenario that meets the goals of the Master Plan Update, and is used for qualitative and quantitative analytical purposes for this EIR. This Project Description is intended to be specific enough to allow for



detailed analysis in the EIR, representing the maximum development potential that could occur within the Project Area. The following provides a description of the anticipated visual character of each neighborhood campus within the Project Area.

#### *Lower Campus*

The Lower Campus currently contains a mix of manufacturing and warehouse buildings, offices, and laboratories. It also contains buildings that house the Project Area's primary infrastructure, with associated exterior infrastructure elements (e.g., large distribution pipes, cooling towers, etc.). As land use demands within the Project Area evolve, the Lower Campus may include a greater mix of multi-use research, development and manufacturing centers. The Lower Campus will continue to command a strong role as a main gateway into the Project Area, and new development within the Lower Campus is expected to maintain and capitalize on Bay views and immediate access to the Bay Trail.

Future development opportunities within the Lower Campus (as conceptually illustrated in **Figure 5-6**) include redevelopment of existing Building 4 (the Bayview parcel) into a much more substantial new building, redevelopment of surface parking lots adjacent to Forbes Boulevard, and infill opportunities for building additions or additions. Other considerations for development in the Lower Campus include strategic design efforts to maintain and/or expand the central process and utility plant (CPUP) to support increased development, and providing buffers and setbacks capable of addressing concerns related to sea level rise. With the redevelopment of Opportunity Sites and infill within the Lower Campus, this area is estimated to have the potential to accommodate approximately 690,000 to 740,000 square feet of net new building space, with new buildings designed at heights of between 3 to 5 stories.

#### *Mid Campus*

The Mid Campus is comprised almost exclusively of research and lab facilities, and its existing buildings are grouped into multiple building clusters that include the original Founders' Research Center (FRC). New development within the Mid Campus is anticipated to reinforce existing building connections to create small, informal gathering and open spaces. This neighborhood campus can capitalize on its unique setting by siting new buildings and amenities that can connect its occupants to the surrounding open space and Bay shoreline.

Future development opportunities within the Mid Campus (as conceptually illustrated in **Figure 5-7**) include conversion of several large surface parking areas (located up-slope from the FRC) into new building sites with consolidated parking structures, and redevelopment of existing Building 36 from a small 1-story structure to a new building at substantially greater FAR. It is conservatively estimated that the Mid Campus can accommodate approximately 550,000 square feet of net new building space within these identified Opportunity Sites, assuming new building heights that average only 2 to 4 stories. With taller buildings, structured podium garage space and maximized redevelopment, these Opportunity Sites could accommodate more space, in the range of 870,000 square feet.



Lower Campus, Existing



Lower Campus, Buildout

**Figure 5-6**  
**Conceptual Illustration, Lower Campus**



Source: JRDV Architects, Genentech





Mid Campus, Existing



Mid Campus, Buildout

**Figure 5-7**  
**Conceptual Illustration, Mid Campus**



Source: JRDV Architects, Genentech

### *Upper Campus*

The Upper Campus is expected to continue to serve as the center of the Campus, with the greatest amount of new development focused at the hilltop to capture views and to strengthen Genentech's prominent skyline. New development within the Upper Campus focuses on external place making to establish this area as a central gathering spot, and orienting new development to take advantage of views.

Substantial new development and redevelopment opportunities within the Upper Campus (as conceptually illustrated in **Figures 5-8 and 5-9**) include new building sites at the large surface parking area on the hilltop, redevelopment of existing Building 24 on the south side of DNA Way, and smaller infill development potential along DNA Way. Other design and development opportunities within the Upper Campus include creation of complementary amenity space to better activate the Upper Campus as a Campus "quad". It is estimated that the Upper Campus may transition into a more urban-type environment with a skyline of 9-story or taller buildings, and a potential increase of over 1.7 million square feet of new building space.

### *West Campus*

The West Campus properties have strong potential for redevelopment, as many of the buildings in this neighborhood campus are low-rise tilt-ups that are currently underutilized. The comparatively lower elevation of the West Campus also enables taller building construction that is less constrained by FAA height limits than elsewhere on the Campus. This strong growth potential suggests that the West Campus will grow and change from its current suburban, warehouse-dominated character to a more densely developed, mixed-use R&D neighborhood with the potential to accommodate additional office and lab space, in addition to maintaining certain manufacturing spaces.

New development and redevelopment opportunities within the West Campus (as conceptually illustrated in **Figure 5-10**) include redevelopment of much of the existing warehouse spaces to create sites for substantially larger replacement buildings and/or parking structures. It also anticipates the conversion of large surface parking lots into new building sites, potentially inclusive of integrated parking structures to replace and increase overall parking supply. Whereas the Master Plan Update anticipates retention of the Campus' current level of manufacturing space, much of the existing warehouse space in the West Campus can be redesigned or reconfigured as part of future redevelopment efforts. It is estimated that the West Campus could accommodate as much as 1.47 million square feet of net new building space within identified Opportunity Sites by adding new buildings of 3 stories in height, but could also achieve substantially greater development potential of over 2.5 million square feet with taller buildings of five or more stories.





Upper Campus, Existing



Upper Campus, Buildout

**Figure 5-8**  
**Conceptual Illustration, Upper Campus**



Source: JRDV Architects, Genentech





Upper West Campus, Existing



Upper West Campus, Buildout

**Figure 5-9**  
**Conceptual Illustration, Upper West Campus**



Source: JRDV Architects, Genentech



Lower West Campus, Existing



Lower West Campus, Buildout

**Figure 5-10**  
**Conceptual Illustration, Lower West Campus**



Source: JRDV Architects, Genentech



### *South Campus*

The South Campus' buildings and open space were designed with centralized amenities, pedestrian plazas and walking and jogging paths along the Bay Trail. These features help establish South Campus as a "campus-within-the-Campus", complete with its own office space, labs, parking and amenities. This mixed-use character is anticipated to continue, and perhaps be expanded in the future. Because the South Campus was substantially built-out at the time Genentech occupied the space, opportunities for additional growth and development are more limited in the South Campus than elsewhere within the Project Area. However, recent construction of the B40 Connector Building as an infill office building physically connecting between existing Buildings B44 and B45 demonstrates that additional infill in the South Campus is possible. The existing parking garage on the northerly portion of the South Campus has an opportunity to be expanded into the hillside, providing greater parking supply and potentially serving as the connection to a pedestrian bridge linking the lower South Campus to the Upper Campus (see **Figure 5-11**). Expected future growth and development within the South Campus is anticipated to be just over 250,000 square feet of net new space with these two identified projects, but with more aggressive infill development and taller (6 to 8 story) buildings, the South Campus could realize an increased development potential of over 600,000 square feet of new space.

### Regulatory Requirements and Proposed Changes

Chapter 20.260.001 of the City's Municipal Code establishes the Genentech Master Plan District, and prescribes planning and design principles for facility-wide development. The Project's consistency and/or proposed changes to the identified purposes, development standards and design guidelines of the Genentech Master Plan district are as follows:

### *Architecture*

- *To establish a facility-wide architectural character . . . (Chapter 20.260.001[A])*

The Project Area has an eclectic collection of buildings and spaces that have been assembled over time, and it does not have a uniform, facility-wide architectural character. Existing buildings within the Project Area exhibit a wide variety of architectural styles, building massing and scale. This variety is due to the incremental construction of individual buildings over the 50-year lifetime of the Campus, the architectural styles that were prevalent or contemporary at the time of construction, the expansion of the Campus boundaries to include buildings built by others, and the different functionality of individual buildings.

The Master Plan Update does not propose establishment of a uniform facility-wide architectural character for the approximately 4.3 million square feet of anticipated new development within the Project Area. Rather, the Master Plan Update expects that the Project Area will continue to be composed of an eclectic mix of new buildings with differing architectural styles based on the creative and innovative designs by future architects, designing new buildings that meet and exceed Genentech's high standards. Genentech's commitment to quality architecture and urban design is reflected in its most recent buildings within the Project Area (i.e., Building 35, the Employee Center, the new Cabot childcare facility on Allerton, and Building 40).

**Regulatory Requirement Aesthetics 3 – Design Review:** Pursuant to the City of South San Francisco's Zoning Code (Chapter 20.480: Design Review) the City will continue to review the design of new buildings on Campus. The City's Design review criteria will be used to ensure that new buildings promote high-quality design, are well crafted and maintained, use high-quality building materials and are attentive to the design and execution of building details and amenities.



South Campus, Existing (pre-Building 40)



South Campus, Buildout

**Figure 5-11**  
**Conceptual Illustration, South Campus**



Source: JRDV Architects, Genentech

### *Open Space and Circulation*

- . . . [to establish] a system of open space elements and a pedestrian and vehicular circulation plan linking buildings and uses together in a flexible, logical and orderly manner (Chapter 20.260.001[A])

The Master Plan Update does include a specific focus on open space, pedestrian circulation, and vehicular circulation design elements that are intended to strengthen the sense of a campus environment within the Project Area. These design elements include establishing an important outdoor core area at the Upper Campus as an identifiable Campus center. They call for connecting the Upper Campus to other locations in the Project Area with primary pedestrian paths and vertical circulation elements (such as stairs and elevators), interconnecting public open spaces within each neighborhood campus with a system of secondary pedestrian paths, and adding new outdoor spaces that complement each new building. The proposed pedestrian network is intended to provide a more integrated and walkable campus, and coordination of pedestrian connections with shuttle-bus stop locations will enhance neighborhood and Campus connectivity. The design of new pathways is intended to increase the coherence of the Campus with common elements such as trees, paving, seating and overlooks and to offer choices for walking between and among neighborhood campuses.

### *Lot Coverage*

- The maximum lot coverage is established as 60 percent of the total area of the lots within the Genentech Master Plan district (Chapter 20.260.003 [A])

The Master Plan Update proposes to modify the maximum lot coverage limit of 60%, shifting to a more flexible approach. Only some portions of the Campus have individual buildings located on individual lots, and new buildings within the Campus may cross over, combine or merge existing Genentech-owned parcels, with resulting parcel sizes of irregular shapes and sizes that could make the 60% lot coverage rule impractical for a campus-type development. The 60% lot coverage limit is a more suburban-scaled standard intended to accommodate on-site surface parking and large setbacks, whereas the Project intends to provide for an urban scale of development. The Master Plan Update proposes replacing the lot coverage standard with the following performance standards and design considerations:

- Ensure that building heights and massing maintain key views to the Bay and San Bruno Mountains.
- Maximize Genentech skyline along the Hilltop to establish a stronger visual identity for the campus from US-101 and the East of 101 Area.
- Provide access to the sun, with wind-sheltered pedestrian spaces, courtyards and entrances.
- Maximize sunlight on pedestrian pathways, open spaces and courtyards through building step backs and/or articulation.

These proposed performance standards and design considerations maintain important design and aesthetics considerations but provide flexibility as to how individual building designs respond, rather than a static 60% lot coverage standard.

### *Signs*

The current Genentech Master Plan zoning district provisions (Chapter 20.260.003 [N]) allow displays (banners and murals) that are intended for the direct benefit of Genentech employees, subject to Planning Commission approval.<sup>4</sup> In recognition of the unique nature and location of the Genentech campus facilities, displays that do not meet the general sign standards set forth in Chapter 20.360 may nonetheless be

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<sup>4</sup> Displays include both light fixture banners and murals as part of the Patient Success Story program, which supports Genentech's mission to make a difference in the lives of patients

approved or conditionally approved at the discretion of the Planning Commission, in limited circumstances, provided that:

- An application for the display(s) is otherwise consistent with Chapter 20.360 (“Signs”);
- The proposed display(s) are consistent with the objectives described in Section A.8-4 of the 2007 Genentech Facilities Ten-Year Master Plan, as it may be amended from time to time;
- To the extent reasonably possible under the circumstances, the proposed display(s) have been architecturally integrated with the buildings to which they are attached, based on characteristics such as scale relationships, color, materials, and graphic style, or otherwise enhance the façade of the buildings to which they are attached;
- To the extent reasonably possible under the circumstances, any separate structure or apparatus required to attach the display(s) to buildings has been disguised or hidden;
- Where feasible, the display(s) have been oriented toward the campus and not a public area, including public rights-of-way and public open space; and
- No more than one such display in each Genentech Campus neighborhood, as described in the 2007 Genentech Facilities Ten-Year Master Plan as it may be amended from time to time, may be erected pursuant to this section at any one time. (Ord. 1432 § 2, 2010)

The Master Plan Update does not propose to modify these regulations pertaining to displays, other than to request that approval of such displays be allowed based on review of Planning Staff as an administrative approval, rather than as a conditional discretionary approval of the Planning Commission. Such a change in the approval process would not alter the underlying aesthetic considerations for such displays, and would not adversely affect the aesthetics of the Project Area.

#### Mitigation Measures

No mitigation required. The Master Plan Update envisions Campus-centered growth with substantially increased density, with new buildings constructed at a larger scale, taller and larger than many of the existing buildings on Campus today. The Master Plan Update also defines an overall development program intended to result in a cohesive and integrated Campus design. The EIR Project Description provides one clearly articulated vision of how the Master Plan Update’s development potential might be realized over time, providing a description of the anticipated visual character of each neighborhood campus within the Project Area. As indicated in the analysis above, none of the changes proposed pursuant to the Master Plan Update and/or specifically described and illustrated in the Project Description would substantially degrade the existing visual character or quality of the Project Area.

#### Light and Glare

**Aesthetics 4:** New development pursuant to the Project could result in new sources of increased daytime glare and nighttime illumination. Implementation of regulatory requirements and identified mitigation measures would reduce impacts associated with new sources of light and glare to less than significant. (**Less than Significant with Regulations and Mitigation Measures**)

Implementation of the Project will include construction of new buildings throughout the Project Area, and these new buildings could create new sources of glare from reflective building surfaces. Most of the surrounding land uses are commercial, industrial and recreational uses that are not particularly sensitive to potential daytime glare. However, the Upper Campus neighborhood occupies the highest point in the East of 101 Area, and is visible from US 101 and much of the East of 101 Area. If new buildings were to be constructed with reflective materials, glare from these new buildings could adversely affect views from

distant locations, potentially including motorists traveling along US 101. Added sources of daytime glare could adversely affect views across the Project Area and could result in potentially significant impacts.

New development within the Project Area will also create new sources of light from exterior building illumination, lighted vehicle and pedestrian circulation areas, and increased headlights of vehicular traffic. These additional light sources could potentially create light "spillage" onto sensitive land uses along the Bay shoreline.

As indicated in the Project Description, Genentech has embarked on an on-Campus solar energy project that is projected to consist of 16,000 solar panels spread across Campus, expected to generate as much as 25% of the Campus' energy needs on a typical workday. Solar panels will be installed throughout the Campus on existing rooftops and new buildings. Pursuant to the California Environmental Quality Act, Section 21080.35, CEQA does not apply to the installation of a solar energy system on the roof of an existing building or at an existing parking lot (with certain limited exceptions that generally do not apply here). Solar energy systems are generally permitted ministerially. However, as with any such ministerial project or CEQA exemption, exceptions to these exemptions may apply if the project is located in a particularly sensitive environment, or if there is a reasonable possibility that the activity will have a significant effect due to unusual circumstances. One such potential unusual circumstance or particularly sensitive concern is the possibility of glare reflected from a solar panel array to interfere with aircraft operations. The following information addresses this concern.

- Most solar panels have an irregular surface specifically designed to trap sunlight. Incident sunlight that is not absorbed or transmitted is then reflected. A typical untreated silicon solar cell absorbs two-thirds of the sunlight reaching the panel's surface, with one-third of the sunlight reaching the surface of the solar panel reflected. Improvements in technology have led to greater light absorption efficiency through application of anti-reflective materials directly to the solar cells, increasing efficiency by absorbing as much light as possible and further reducing reflection and glare. Most solar glass sheets (the glass layer that covers the PV panels) are typically tempered glass treated with an anti-reflective or diffusion coating that diffuses the intensity of glare produced. This type of diffused glare loses intensity as the distance from the reflection source increases.
- The solar panels being installed at the Genentech Campus, and those to be installed on new development pursuant to the Master Plan Update, use anti-reflective treatments to increase efficiency and thereby also reduce potential glare.
- The Genentech Campus is located approximately 1.5 miles north of SFO, and is not located within the aircraft landing/departing zones of any SFO landing strips. The Genentech Campus is not located within any of the five safety zones identified in the SFO Airport Land Use Compatibility Plan (ALUCP), and no standards that restrict development of certain types of land uses that may pose particular hazards to the public apply to the Campus.
- The ALUCP does not contain any regulations or restrictions to non-airport use of solar energy or installation of solar arrays. The ALUCP states that, "In interviews undertaken by the consultant in 2008, neither the Airport nor local jurisdictions identified any incompatible sources of glare or other visual hazards, smoke, or electromagnetic interference in the study area."
- The FAA does have established standards for measuring glint and glare, and clear thresholds for when glint and glare would adversely affect aviation safety.<sup>5</sup> These standards are not applicable to solar energy systems located on an airport that is not "federally obligated" or on private land located outside of a federally obligated airport, but proponents of solar energy systems located off airport

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<sup>5</sup> FAA in partnership with the U.S. Department of Energy (DOE), Interim Policy, FAA Review of Solar Energy System Projects on Federally Obligated Airports, Oct. 23, 2013

property are strongly encouraged to consider the requirements of this policy when siting such systems. Procedures outlined in this Interim Policy demonstrate to the FAA that a proposed solar energy system will not result in an ocular impact that compromises the safety of the air transportation system.

Based on the information presented above, the potential for glare or glint reflected from on-Campus solar panels is considered less than significant. Section 21080.35 of the California Environmental Quality Act exempts the installation of a solar energy systems from CEQA review, there are no applicable CEQA thresholds, the solar panels to be used by Genentech are (and will be) state-of-the-art, anti-reflective panels, and no existing regulations apply.

#### Regulatory Requirements

**Regulatory Requirement Aesthetics 4 – Design Review for Light and Glare:** Consistent with South San Francisco Municipal Code, section 20.480.006, new development pursuant to the Master Plan Update will be required to comply with the following design considerations relative to light and glare (underline added):

1. Open space, pedestrian walks, signs, illumination, and landscaping (including irrigation) shall be designed and developed to enhance the environmental quality of the site, achieve a safe, efficient, and harmonious development, and accomplish the objectives set forth in the precise plan of design and design criteria (Municipal Code section 20.480.006.6)
2. Electrical and mechanical equipment or works, and fixtures and trash storage areas, shall be designed and constructed so as not to detract from the environmental quality of the site. Electrical and mechanical equipment or works and fixtures and trash storage areas shall be concealed by an appropriate architectural structure that uses colors and materials harmonious with the principal structure, unless a reasonable alternative is identified (Municipal Code section 20.480.006.7)
3. Components considered in design review shall include but not be limited to exterior design, materials, textures, colors, means of illumination, landscaping, irrigation, height, shadow patterns, parking, access, security, safety, and other usual on-site development elements (Municipal Code section 20.480.006.8)

#### Master Plan Update Guidelines

The Master Plan Update does not specifically define new building materials that address daytime glare concerns. Pursuant to the City of South San Francisco's Zoning Code (Chapter 20.480: Design Review) the City will continue to review the design of new buildings on Campus. The City Design review is intended to ensure that new buildings promote high-quality design, are well crafted and maintained, use high-quality building materials, are attentive to the design and execution of building details and amenities and adhere to City building code requirements.

The Master Plan Update proposes maintaining appropriate levels of light during nighttime hours at building entries, walkways, courtyards, parking lots and private roads at night consistent with minimum levels as detailed in Genentech's Security Plan and City building codes. New light sources are proposed as being consistent with existing fixtures throughout the Campus, as described in the following Master Plan Update guidelines:

- Create a safe and accessible pedestrian environment for these highly used pedestrian connections. Safety and accessibility can be enhanced by using consistent lighting design and light levels . . .
- At pedestrian paths, use consistently spaced light fixtures with appropriate light levels

- Maintain levels of lighting throughout parking lots that are appropriate for safety and visibility, but that do not spill light beyond the parking lot edge
- Consistent with existing bus shelter design, provide for wind and rain protection, security and visibility with covered spaces that have transparent walls and appropriate lighting
- At new shuttle and bus stops within the Campus, maximize comfort and convenience by including a sheltered seating bench and litter unit, interior lighting, and additional seating for higher ridership sites
- Maintain a unified lighting concept throughout the Campus at pedestrian walkways and within the street right-of-way
- Monument signs identify building numbers and street addresses. They are located in landscaped areas at main vehicle and pedestrian entries to each building, and include night lighting
- Enhance campus character with consistent use of light fixtures, finishes and colors

#### Mitigation Measures

The following mitigation measures are recommended for the Project to reduce and/or avoid potential light and glare impacts:

**Mitigation Measure Aesthetics 4A - Night Lighting:** Maintain appropriate levels of night lighting at building entries, walkways, courtyards, parking lots and private roads, consistent with minimum levels detailed in Genentech's Security Plan and City building codes.

**Mitigation Measure Aesthetics 4B - Non-Reflective Glass and Surfaces:** Design for new structures within the Project Area shall include the use of textured or other non-reflective exterior surfaces and non-reflective glass types, including double-glazed and non-reflective vision glass, while achieving the requisite performance for energy conservation, internal comfort and glare control. All exterior glass must meet the specifications of all applicable building codes

#### Resulting Level of Significance

Implementation of MM 4A would reduce impacts from nighttime lighting from the Project by maintaining appropriate light levels and reducing potential light spillage beyond areas where light is needed for security and safety. Implementation of MM 4B would eliminate or minimize increased glare through use of non-reflective glass and non-reflective textured surfaces. With implementation of MM Aesthetics 4A and 4B, impacts related to light and glare would be reduced to levels of less than significant.

#### Cumulative Aesthetics Effects

The Project, in combination with other past, present and reasonably foreseeable future development in the East of 101 Area, will not contribute to a cumulatively substantial adverse aesthetic effect.

#### Visual Character

The land use and appearance of the East of 101 Area has been in transition for the last 40 years, from heavy industry and manufacturing facilities, to warehousing, and more recently to research and development (R&D) and biotechnology establishments. The built environment within the center of East of 101 is new, with modern architecture and building heights ranging up to 12 stories, and is home to one of the largest biotech clusters in the world with over 200 biotech companies and 11.5 million square feet of biotech space. In addition to the proposed Project, recently approved and/or reasonably foreseeable development in the area includes:



- over 1.25 million square feet of new building space at the Pacific Gateway campus,
- 2.25 million square feet of waterfront campus at Oyster Point Marina,
- 884,000 square feet at the Britannia Cove campus, and
- over 290,000 square feet of additional office/R&D campuses by Alexandria Real Estate

Although this cumulative development will substantially change the visual character of the East of 101 Area over time, this growth in the biotechnology industry has been planned for and fully anticipated pursuant to the City's General Plan, East of 101 Area Plan and economic development strategies. The East of 101 Area Plan EIR indicates that, "development policies of the East of 101 Area Plan outline streetscape and entry-way improvements, in addition to visual and design criteria for development in the area. With these improvements and design criteria, no significant visual impacts are anticipated. The City has invested in street improvements, water quality, and sewer delivery upgrades specifically intended to stimulate and accommodate this growth. This cumulative change in the visual character of the East of 101 Area is not a previously unrealized adverse effect, but rather a planned and anticipated economic development benefit to the City.

#### Scenic Vistas

The East of 101 Area Plan states that, "...the [Point San Bruno] hill is a visually prominent landmark in the East of 101 Area and should be preserved. Therefore, preservation of the natural landmark should continue, and development shall not encroach upon the slopes of the hillside." As discussed above, this policy is not interpreted as requiring that any individual views of the Point San Bruno Hill be protected, but rather requires preservation of the hillside itself as a landmark. Scenic views of San Bruno Hill from US 101 are limited to only certain elevated sections of the freeway and interchanges. Other existing and pending cumulative development projects in the East of 101 Area have already blocked, or will potentially block or partially obstruct certain views of Point San Bruno Hill and the Wind Harp sculpture. Depending on the ultimate height of new development within the Project, new buildings may result in further obstruction of these views of the natural landform of Point San Bruno Hill from certain public vantage points. However, views of Point San Bruno Hill and its Wind Harp sculpture from vantage points along US 101 are not considered a CEQA impact of significance, and no cumulatively significant substantial adverse effects would occur.