

# Major Development Projects in Burlingame



**City of Burlingame**  
**Community Development Department ♦ Planning Division**  
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This document provides a summary of major development projects in the City of Burlingame in which a project application has been submitted or approved. Each description contains the site address, project summary, current processing status, and contact information.

## Proposed Projects



### 1 556 El Camino Real (25-Unit Residential Condominium)

| Project Applicant Contacts: |              | Staff Contact: |              |
|-----------------------------|--------------|----------------|--------------|
| Roman Knop, property owner  | 415.516.5180 | Kevin Gardiner | 650.558.7253 |

An application has been submitted for environmental review, design review and condominium permit for construction of a new, five-story, 25-unit residential condominium with below-grade parking at 556 El Camino Real, zoned R-3. The proposed project includes six 1-bedroom units, nine 2-bedroom units, and ten 3-bedroom units. Currently, the site contains a 14-unit apartment building, which would be demolished as part of this application.

This project is subject to the inclusionary zoning regulations which require that an affordable unit be included with any residential projects with 4 or more units. This 25-unit proposal requires three affordable units.

**Project Status:** An environmental scoping and design review study meeting was held by the Planning Commission on February 24, 2014. The Commission provided input and directed the applicant to be reviewed by a design review consultant. Once a revised project is submitted, the project will be scheduled for an additional environmental scoping and design review study meeting.

**2 1128-1132 Douglas Avenue (29-Unit Residential Apartment Building)**

| Project Applicant Contacts:          |              | Staff Contact: |              |
|--------------------------------------|--------------|----------------|--------------|
| Zers Development Inc, property owner | 650.863.1307 | Ruben Hurin    | 650.558.7256 |

An application has been submitted for environmental review, design review and conditional use permit for building height for construction of a new, five-story, 29-unit residential apartment building with at-grade and below-grade parking at 1128-1132 Douglas Avenue, zoned R-4. The proposed project includes three studio units, eighteen 1-bedroom units, seven 2-bedroom units, and one 3-bedroom unit. Currently, the site contains six residential units. The proposal includes relocating a portion of the existing house at 1128 Douglas Avenue to 524 Oak Grove Avenue.

**Project Status:** A design review study meeting was held by the Planning Commission on March 23, 2015 and an environmental scoping meeting was held on May 11, 2015. An Environmental Impact Report (EIR) is being prepared, and the application will return to the Planning Commission once the Draft Environmental Impact Report (DEIR) has been released. Additional information about the project may be viewed on the [project webpage](#).

**3 21 Park Road (8-Unit Residential Condominium)**

| Project Applicant Contacts:     |              | Staff Contact: |              |
|---------------------------------|--------------|----------------|--------------|
| Dana Denardi Tr, property owner | 408.439.8325 | Kevin Gardiner | 650.558.7253 |

An application has been submitted for environmental review, design review and condominium permit for construction of a new, three-story, eight-unit residential condominium with partially-submerged parking at 21 Park Road, zoned BMU. The proposed project includes two 1-bedroom units and six 2-bedroom units. Currently, the site contains one single family home and a detached garage, which would be demolished as part of this application.

**Project Status:** Environmental scoping and design review study meetings were held by the Planning Commission on October 15, 2013 and April 14, 2014. An additional study session was held on November 10, 2014. The Commission provided input and directed the applicant to return with a revised design. Once a revised project is submitted, the project will be scheduled for an additional environmental scoping and design review study meeting.

**4 1509 El Camino Real (10-Unit Residential Condominium)**

| Project Applicant Contacts:        |              | Staff Contact: |              |
|------------------------------------|--------------|----------------|--------------|
| 1509 El Camino LLC, property owner | 415.987.2954 | Ruben Hurin    | 650.558.7256 |

An application has been submitted for environmental review, general plan amendment, rezoning of a portion of the site from R-2 to R-3, condominium permit and conditional use permit for building height for construction of a new, three-story, 10-unit residential condominium with at-grade parking at 1509 El Camino Real, zoned R-2/R-3. The project would include two 1-bedroom units, two 2-bedroom units and six 3-bedroom units. Currently, the site consists of two parcels containing a total of 11 residential units.

When submitted the project was subject to the inclusionary zoning regulations which require that an affordable unit be included with any residential projects with 4 or more units. One affordable unit will be required if the applicant requests incentives offered with the inclusionary housing regulations.

**Project Status:** A study meeting was held by the Planning Commission on March 23, 2015 and an environmental scoping meeting was held on April 27, 2015. The application will return to the Planning Commission once the draft environmental review is completed.

**5 1491-1493 Oak Grove Avenue (11-Unit Residential Condominium)**

| Project Applicant Contacts: |              | Staff Contact:   |              |
|-----------------------------|--------------|------------------|--------------|
| Mark Haesloop, applicant    | 650.796.8809 | Catherine Barber | 650.558.7256 |

An application has been submitted for environmental review, lot merger, condominium permit, design review and conditional use permit for building height for construction of a new, five-story, 11-unit residential condominium building with below grade parking at 1491-1493 Oak Grove Avenue, zoned R-3. The proposed project includes three 1-bedroom units, seven 2-bedroom units, and one 3-bedroom unit. Currently, the site contains two residential units.

**Project Status:** An environmental scoping and design review study meeting was held on June 22, 2015. The application will return to the Planning Commission once the draft environmental review is completed.

**6 988 Howard Avenue (3-Story Commercial/Office Building)**

| Project Applicant Contacts: |              | Staff Contact:   |              |
|-----------------------------|--------------|------------------|--------------|
| Dimitrios Sogas, applicant  | 650.703.1042 | Catherine Barber | 650.558.7256 |

An application has been submitted for environmental review, commercial design review, conditional use permit for building height, setback variance and parking variance for construction of a new, three-story, mixed use commercial/office building with enclosed at-grade and below grade parking at 988 Howard Avenue, zoned Myrtle Road Mixed Use (MMU). The proposed project includes 1,300 square feet of ground floor retail space, 21,000 square feet of office space, a 4,300 square foot roof deck, and 60 parking spaces. Currently, the site contains automobile service businesses.

**Project Status:** An environmental scoping and design review study meeting with the Planning Commission was held on June 8, 2015. The Commission provided feedback on the design, and the application will return for further design review study at a later date.

**7 225 California Drive (4-Story Commercial/Office Building)**

| Project Applicant Contacts:      |              | Staff Contact: |              |
|----------------------------------|--------------|----------------|--------------|
| DLC 225 California LP, applicant | 650.571.1010 | Kevin Gardiner | 650.558.7253 |

An application has been submitted for environmental review, design review, special permit and parking variance for construction of a new, four-story, mixed use commercial/office building with at-grade and below grade parking at 225 California Drive, zoned Howard Mixed Use (HMU). The proposed project includes 2,500 square feet of ground floor retail space, 43,760 square feet of office space, and 96 parking spaces. Currently, the site contains retail and commercial space, which would be demolished as part of this application.

**Project Status:** An environmental scoping and design review study meeting with the Planning Commission was held on July 13, 2015. The Commission provided feedback on the design, and the application will return for further design review study at a later date.

**8 1214 Donnelly Avenue** (3-Story Commercial/Office/Residential Mixed Use Building)

| <b>Project Applicant Contacts:</b> |              | <b>Staff Contact:</b> |              |
|------------------------------------|--------------|-----------------------|--------------|
| John Britton, applicant            | 415.934.1157 | Ruben Hurin           | 650.558.7256 |

An application has been submitted for environmental review, amendments to the Burlingame Downtown Specific Plan and DAC (Donnelly Avenue Commercial) zoning regulations, lot merger, commercial design review, conditional use permit for building height and parking variance for construction of a new, three-story mixed use building with at-grade parking at 1214 Donnelly Avenue, zoned DAC. The proposed project includes 5,175 square feet of ground floor retail space, 9,392 square feet of office space, six two-bedroom units and 23 parking spaces. Currently, the site consists of three parcels containing two wood frame two-story buildings, which would be demolished as part of this application.

**Project Status:** Plans are currently under review by staff. Once the application is deemed complete, an environmental scoping and design review study meeting will be scheduled with the Planning Commission.

## Approved Projects



### 1 60 Edwards Court (61,700 SF indoor tennis facility)

| Project Applicant Contacts: |              | Staff Contact: |              |
|-----------------------------|--------------|----------------|--------------|
| Swatt Meirs Architects      | 510.285.6014 | Kevin Gardiner | 650.558.7253 |

On July 22, 2013, the Planning Commission approved an application for environmental review, commercial design review, a conditional use permit, and a parking variance for a 61,700 square foot indoor tennis facility. As approved, the project will consist of six indoor tennis courts and various ancillary uses. The ancillary uses will include locker rooms, office space, storage space, a multi-purpose room, a stretching room, a tennis video review room, three lounges, and a café to serve users of the facility. The existing site is a vacant parking lot.

**Project Status:** Construction of the project was completed in May 2015.

**2 300 Airport Boulevard (350 Beach Road) (730,000 office/life science campus)**

| Project Applicant Contacts:                       |              | Staff Contact: |              |
|---|--------------|----------------|--------------|
| C. Thomas Gilman, DES Architects + Engineers      | 650.364.6453 | Ruben Hurin    | 650.558.7256 |
| Sean Jeffries, 350 Beach Road LLC, property owner | 415.593.1100 |                |              |

On June 18, 2012, the City Council approved an application for amendments to the Bayfront Specific Plan and APN (Anza Point North) zoning regulations, rezoning of a 120' x 150' portion of the site along Beach Road from the APS zoning district to the APN zoning district, Commercial Design Review and Tentative Parcel Map for development of a new office/life science campus which would include retail uses and food services. The project would include four office buildings and an amenities center building with a total of 767,000 square feet of floor area on an 18.13 acre site located at 300 Airport Boulevard (also known as 350 Beach Road). Two 5-story buildings, one 7-story building and one 8-story building are proposed. The two-story amenities building would include a child care facility, an exercise facility and a café/break room. Parking would be provided in a 5.5-level parking structure, in a podium level parking area below the four office buildings, and in smaller parking lots scattered throughout the site.

Airport Boulevard would be realigned through the project site. The project also includes public access shoreline improvements where the project adjoins the San Francisco bay frontage and along Sanchez Channel.

The site is currently vacant, and formerly contained the Burlingame Drive-In Theater, which was demolished about ten years ago.

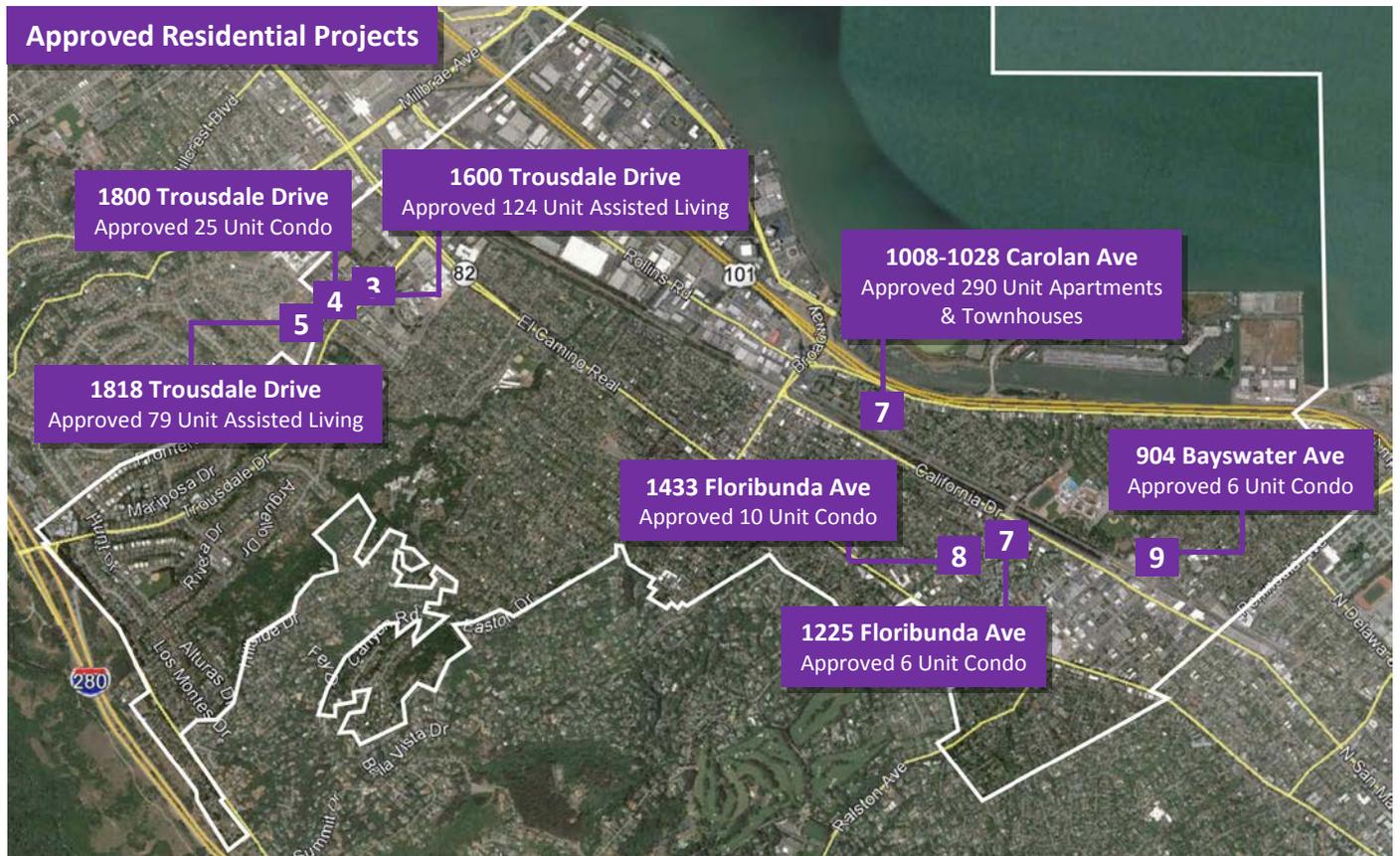
**Processing Status:** The project received City Council approval for the necessary Planning entitlements on June 18, 2012. A building permit has not yet been issued for construction of the project.

**3 1600 Trousdale Drive (124-Unit Assisted Living Facility)**

| Project Applicant Contacts:            |              | Staff Contact: |              |
|--|--------------|----------------|--------------|
| Chateau Trousdale Inc., property owner | 415.380.8097 | Ruben Hurin    | 650.558.7256 |
| Toby Levy, Architect                   | 415.777.0561 |                |              |

An application was approved for environmental review and design review for construction of a new, six-story senior assisted living facility at 1600 Trousdale Drive, zoned TW. The proposed project includes 124 apartments, with studios and one and two bedrooms. The project features a choice of restaurant-style dining or "fresh-express bistro," fitness and wellness offerings focused on strength-based training and lifestyle management, lifelong learning classes and social events. There will also be transportation to shopping and appointments, a memory care program, walkways and patios on multiple floors and a rooftop garden.

**Project Status:** A building permit has been issued and the project is now under construction.



**4 1800 Trousdale Drive (25-Unit Residential Condominium)**

| Project Applicant Contacts:            |              | Staff Contact: |              |
|--|--------------|----------------|--------------|
| Chateau Trousdale Inc., property owner | 415.380.8097 | Ruben Hurin    | 650.558.7256 |
| Toby Levy, Architect                   | 415.777.0561 |                |              |

On April 16, 2007, the City Council approved an application for environmental review, condominium permit, tentative condominium map, conditional use permits for height and lot coverage, and front setback variance for a new, 7-story, 25-unit residential condominium at 1800 Trousdale Drive, zoned TW (Trousdale West). Currently, the site contains a single-story office building. The existing building would be demolished in order to build the proposed 25-unit condominium.

On March 11, 2013, the Planning Commission approved an application for amendment to the previously approved project for changes to the design of the building, which includes reducing the size of the units and decreasing the height of the building from seven to five stories.

This project is subject to the Inclusionary Zoning regulations which require that an affordable unit be included with any residential projects with 4 or more units. This 25-unit proposal requires three affordable units.

**Project Status:** A building permit was issued on October 24, 2013 and construction of the project is nearing completion.

**5 1818 Trousdale Drive** (79-Unit Assisted Living Facility)

| Project Applicant Contacts:     |              | Staff Contact: |              |
|---------------------------------|--------------|----------------|--------------|
| Sunrise Development, Inc.       | 925.743.9035 | Ruben Hurin    | 650.558.7256 |
| Trousdale Properties            | 415.771.5246 |                |              |
| Michael Kutsin, Mithun Partners | 206.971.5575 |                |              |

On July 10, 2006, the Planning Commission approved an application for environmental review, conditional use permit, variances for front setback and building height, and exceptions to the design guidelines of the North Burlingame/Rollins Road Specific Plan for a new four-story, 79-unit assisted living facility (group residential care for the elderly) at 1818 Trousdale Drive, zoned TW (Trousdale West). This site is located at the northwest corner of Trousdale and Ogden Drives. Currently, there is an existing one-story, vacant office building (approximately 15,000 SF) on the site. The proposed project includes demolishing the existing one-story office building and building a new, four-story, 79-unit assisted living facility with below-grade parking.

The main entrance to the assisted living facility is proposed on Trousdale Drive. The first and second floors will contain assisted living units and related common activity and support services. The third floor will contain suites for memory-impaired residents. The fourth floor is similar to the third floor but with lower staffing requirements and increased amenities for residents. Common areas on the first floor include the dining room, bistro and parlor. Other amenities such as media rooms, activity rooms, hair-salon, etc., are located throughout the facility. The assisted living units are comprised of one-bedroom, two-bedroom and a "Denver" unit which can accommodate one or two persons. The proposed facility will contain 41 one-bedroom units, 18 two-bedroom units and 20 "Denver" units. Typical units range in size from 450 SF to 680 SF.

**Project Status:** Construction of the project was completed in May 2015.

**6 Carolan Avenue/Rollins Road Multi-Family** (290-Unit Residential Development)

| Project Applicant Contacts:                           |              | Staff Contact:                   |              |
|---|--------------|----------------------------------|--------------|
| SummerHill Apartment Communities/<br>SummerHill Homes | 650.842.2404 | Maureen Brooks<br>Kevin Gardiner | 650.558.7250 |

An application has been submitted for a new, 290-unit apartment and townhome development at 1008-1028 Carolan Avenue, zoned C-2 with R-4 overlay zone. The project consists of a five-story, 268-unit rental apartment building with structured parking, and 22 two-story for-sale townhomes with attached garages. Currently, the site consists of four parcels containing automobile-related commercial uses. The existing structures would be demolished and the lots merged as a part of this proposal.

This project is subject to the inclusionary zoning regulations which require that an affordable unit be included with any residential projects with 4 or more units. This 290-unit proposal requires 29 affordable units.

**Project Status:** The City Council approved the project and certified the Environmental Impact Report (EIR) on June 15, 2015. Building permits have not yet been issued for construction of the project. A [web page](http://www.burlingame.org/summerhill) provides a library of project documents at: [www.burlingame.org/summerhill](http://www.burlingame.org/summerhill).

**7 1225 Floribunda Avenue (6-Unit Residential Condominium)**

| Project Applicant Contacts: |              | Staff Contact: |              |
|-----------------------------|--------------|----------------|--------------|
| Zers Floribunda LLC         | 650.863.1307 | Kevin Gardiner | 650.558.7253 |

On September 9, 2013 the Planning Commission approved an application for environmental review, design review condominium, condominium permit and tentative condominium map for construction of a new, three-story, six-unit residential condominium with at-grade parking at 1225 Floribunda Avenue, zoned R-3. The proposed project includes 6, two-bedroom units. Currently, the site contains three residential units, which would be demolished as part of this application.

This project is subject to the inclusionary zoning regulations which require that an affordable unit be included with any residential projects with 4 or more units. This 6-unit proposal requires one affordable unit.

**Project Status:** Construction of the project was completed in June 2015.

**8 1433 Floribunda Avenue (10-Unit Residential Condominium)**

| Project Applicant Contacts:         |              | Staff Contact: |              |
|-------------------------------------|--------------|----------------|--------------|
| 1433 Floribunda LLC, property owner | 650.515.8866 | Ruben Hurin    | 650.558.7256 |

An application was approved for environmental review, design review and condominium permit for construction of a new, four-story, 10-unit residential condominium with below grade parking at 1433 Floribunda Avenue, zoned R-3. The proposed project includes 10, two-bedroom units. Currently, the site contains five residential units, which would be demolished as part of this application.

This project is subject to the inclusionary zoning regulations which require that an affordable unit be included with any residential projects with 4 or more units. This 6-unit proposal requires one affordable unit.

**Project Status:** The project was approved by the Planning Commission at its February 24, 2014 meeting. A building permit has not yet been issued for construction of the project.

**9 904 Bayswater Avenue (6-Unit Residential Condominium)**

| Project Applicant Contacts: |              | Staff Contact: |              |
|-----------------------------|--------------|----------------|--------------|
| Bo Thorenfeldt              | 650.558.9495 | Ruben Hurin    | 650.558.7256 |

On July 23, 2012 the Planning Commission approved an application for a condominium permit and lot combination for construction of a new, two-story, six-unit residential condominium with below grade parking at 904 Bayswater Avenue, zoned R-3. The proposed project includes 6, two-bedroom units. Currently, the site contains five residential units, which would be demolished as part of this application.

This project is subject to the inclusionary zoning regulations which require that an affordable unit be included with any residential projects with 4 or more units. This six-unit proposal requires one affordable unit.

**Project Status:** Construction of the project was completed in March 2015.