



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, June 22, 2015

7:00 PM

Council Chambers

- b. 1491-1493 Oak Grove Avenue, zoned R-3 - Environmental Scoping and Design Review for an application for Environmental Review, Lot Merger, Condominium Permit, Design Review and Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking (Mark Haesloop, CHS Development Group, applicant; Chi-Hwa Shao, Sheil Patel c/o CHS Development Group, property owners) (113 noticed) Staff Contact: Catherine Barber

All Commissioners had visited the property. There were no ex-parte communications to report.

Community Development Director Meeker provided an overview of the staff report.

Questions of staff:

> *What is the height limit in the R-2 zone? (Hurin - two and one-half stories and 30-feet.) Is there a opportunity for a special permit for height? (Hurin - doesn't believe so.)*

Acting Chair Gum opened the public hearing.

Mark Haesloop, CHS Development Group represented the applicant re: the environmental analysis. Toby Levy represented the the applicant re: the project design.

Commission questions/comments:

> *Is there a means of making the rear-yard area a bit more inviting to use by the residents? (Levy - the two driveways and the setbacks create a challenge, but will look at this again. Provided meaningful decks off of each of the units.)*

> *Could the planters in the rear be placed closer to the building, with turf placed to the rear of the planters in that instance. (Levy - can look at creating a better path to the rear.)*

> *What will the lobby area be used for? (Levy - can be used as a community-type room as it is separate from the stairs - a flex space. The building isn't large enough to have an exercise room or other feature like that.) Encouraged making the space something more useable. Could access be provided to the front-yard from this area to better encourage use of the space?*

> *Have the neighbors been contacted yet? (Haesloop - haven't begun the community outreach phase yet.)*

> *Concerned about the potential for residents in the building not using the compact parking spaces and using the street; could conflict with traffic circulation around the school (McKinley). Encouraged doing anything possible to mitigate that concern.*

> *Feels that there will be overflow parking on the street and that this needs to be addressed in the environmental review.*

> *Understands the parking standards are 1.5 spaces for a 2 bedroom unit but concerned with overflow parking. School is across the street with its own parking issues, and there is no parking on El Camino Real around the corner.*

Public comments:

Frank Bartaldo, owns the apartment building adjacent to the project site:

- > Submitted letter regarding the project.
- > Not opposed and would like to see the property improved.
- > Concerned about mitigating impacts during construction.

Jim Chapaloni, 1470 Oak Grove Avenue:

- > Concerned that the building is out of scale with the neighborhood. Nothing in the neighborhood is five-stories tall.
- > Shorten the building.
- > Expressed traffic and parking conflicts with the nearby school.
- > Also referenced the parking impacts from the two churches in the area during the weekend.
- > El Camino apartment residents also park in the neighborhood due to the lack of parking on the properties.
- > The architectural style is out of character with the neighborhood.
- > The aesthetics on the developer's building on the corner of El Camino and Oak Grove are failing.

Steve Kaufman, 1499 Oak Grove Avenue:

- > Referenced his letter submitted earlier in the week.
- > The project's architecture is out of character with the area; needs a more classic design. The proposed design is more appropriate for areas south of Market in San Francisco.
- > The five-story height is too tall when compared with the nearby buildings.
- > Concerned about the adjacency of driveways between the project and his property and the potential for accidents.
- > Concerned about the two trees at the rear of the lot adjacent to his property. Needs to be a significant amount of root barriers, etc. to ensure that roots don't intrude into the drainage on the adjacent property.

Betsy and Greg Valdez, 1490 Oak Grove Avenue:

- > Shared concerns expressed by Chapaloni.
- > The scale of the building will overpower the area.
- > The architecture is not compatible with the area.
- > Expressed concern regarding the "shaft" on the right side of the front elevation. What is its purpose? Takes a large piece of property without an identifiable function.

William Affonso, 1499 Oak Grove Avenue:

- > Submitted a letter dated June 22, 2015 - read from the letter for his comments.

Mike Neubracht, resident on El Camino Real across from McKinley Elementary School:

- > Building is out of scale and does not fit in with the street.
- > Should be some scaling down of the building to make it fit better in the neighborhood.
- > Should reflect some of the architectural character in the neighborhood.

Jim Tomisello, 1499 Oak Grove Avenue:

- > Represents the homeowner's association for his property.
- > The sixteen owners are opposed to the architectural design and the project height.
- > Encouraged the developer to meet with the neighbors since it is a building that CHS Development constructed.
- > The project was the subject of a multiple construction defect suits.
- > Are skeptical of the building construction quality.

Diana Affonso, 1499 Oak Grove Avenue:

- > *Thanked the Commission for having the public hearing and protecting the character of Burlingame.*
- > *Burlingame has a very unique culture that should be preserved by the Commission's attention to detail. Appreciates being part of the shared vision.*

Larry Durrell, 1499 Oak Grove Avenue:

- > *Agrees with other comments from residents in 1499 Oak Grove Avenue.*
- > *Needs a complete redesign.*

Acting Chair Gum closed the public hearing.

Commission discussion:

- > *The execution of the architectural style appears to be boxy and maximizes the development of the property. Is important that the building blend into the neighborhood better than it does.*
- > *Feels the proposed height is a problem, particularly given its context adjacent to the school and an R2 zone. The building should be brought down in scale.*
- > *Would like more information to be provided relative to height. What are the heights of nearby buildings in feet, not just the numbers of stories? Correct the cover sheet on the staff report. Need to evaluate whether a particular height is appropriate for the area. Need to evaluate the height in context with other buildings in the surrounding area, either by the environmental consultant or the project applicant.*
- > *The neighborhood is an eclectic mix of architecture. Need to provide features that add life and pedestrian activity to the first floor of the project.*
- > *Perhaps a more detailed rendering could be provided to elucidate the function of the tower element.*
- > *Encouraged the applicant to conduct community meetings to learn of the neighborhood's concerns. Unfortunate that this hasn't happened yet.*
- > *Maintain human scale in the design.*
- > *Feels the outcome would have been much different if the applicant had met with the neighbors. Encouraged more community engagement.*
- > *Agreed that the 55-foot height may be more appropriate deeper within the Downtown zone.*
- > *Encouraged the use of car-stackers to enhance parking.*

Community Development Director Meeker noted that since the project is subject to environmental review, the project will automatically be presented to the Commission as an Action Item at the appropriate time in the future.

90 South Park
San Francisco CA 94107

415 777 0561 tel
415 777 5117 fax

ARCHITECTURE
LEVY DESIGN PARTNERS

MEMO

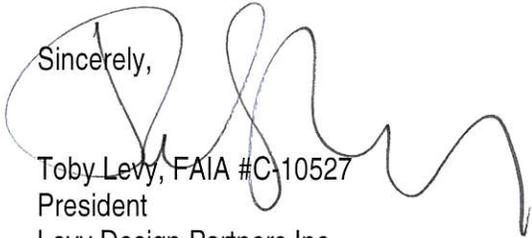
DATE: March 4, 2016
TO: Burlingame Planning Dept. **CC:** -
FROM: Levy Design Partners
PROJECT: 1491-1493 Oak Grove **SUBJECT:** Revision 02

Attached are updated plans for 1491-1493 Oak Grove. Revisions to the plans incorporate feedback from the Planning Commission as well as feedback received during multiple neighborhood outreach meetings.

Changes include:

- Removal of street side unit from the 5th Floor
- Revision to community room area to include an outdoor space
- Addition of a trellis area to the project south elevation and Pink Flowering Jasmine climb up trellis

Sincerely,



Toby Levy, FAIA #C-10527
President
Levy Design Partners Inc.

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MAR - 4 2016

CITY OF BURLINGAME
CDD-PLANNING DIV.



APPLICATION TO THE PLANNING COMMISSION

Type of application:

1491 Oak Grove: 029-100-050

- Design Review Variance Parcel #: 1493 Oak Grove: 029-100-050 040
 Conditional Use Permit Special Permit Zoning / Other: _____

PROJECT ADDRESS: 1491 - 1493 Oak Grove Avenue

APPLICANT

project contact person
 Payor of DSR deposit/handling fee
 OK to send electronic copies of documents

Name: Mark Haesloop
CHS Development Group
 Address: 600 El Camino Real
 City/State/Zip: Belmont, CA 94002
 Phone: 650-796-8809
 Fax: 650-571-6215
 E-mail: mhaesloop@chsdg.com

PROPERTY OWNER

project contact person
 Payor of DSR deposit/handling fee
 OK to send electronic copies of documents

Name: Chi-Hsin Shao
Sheil Patel
 Address: Chi Hwa Shao
c/o CHSDG 600 El Camino Real
 City/State/Zip: Belmont, CA 94002
 Phone: 650-222-5467
 Fax: 650-571-6215
 E-mail: chihwa@chsdg.com

ARCHITECT/DESIGNER

project contact person
 Payor of DSR deposit/handling fee
 OK to send electronic copies of documents

Name: Toby Levy, Levy Design Partners, Inc.
 Address: 90 South Park
 City/State/Zip: San Francisco, CA 94107
 Phone: 415-777-0561
 Fax: 415-777-5117
 E-mail: toby@levydesignpartners.com

★ Burlingame Business License #: 28317(Architect) 28249 (Applicant)

PROJECT DESCRIPTION: Demolition of two SFR, merger of lots, Construction of 11 new Residential condominiums with 17 off street parking spaces

AFFIDAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: [Signature] Date: 8/15/14

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: Chi Hsin Shao Date: 11/6/14
Chi Hsin Shao

Sheil Patel Date submitted: 11-14-14
Sheil Patel

★ Verification that the project architect/designer has a valid Burlingame business license will be required by the Finance Department at the time application fees are paid.



CHS

DEVELOPMENT GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT

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EXHIBITS TO CONDITIONAL USE PERMIT APPLICATION
1491-1493 OAK GROVE AVENUE

NOV 14 2014

CITY OF BURLINGAME
CDD-PLANNING DIV.

QUESTION #1: *Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general; welfare or convenience.*

Existing Use: the site currently contains two small single family residences. These homes are surrounded by multi-story multi family residential structures. Over the last 15 years the entire area has been transitioning to higher density, multi family residential use. The current zoning is "Medium High Density Residential" which allows 21 to 50 dwelling units per acre. The site is more than .2 Ac, the proposed 11 units is within the current density.

The CUP is required by BMC section 25.28.030(e) allows building height to 55' with a Conditional Use Permit. This is consistent with the Burlingame Land Use Element of the General Plan which states: "...The medium high density residential areas in many instances provide a transition between higher intensity uses and adjoining lower intensity uses. The typical building type contemplated for the medium high density area is the two to three story apartment building but higher buildings would also be appropriate."

The property to the west is an elementary school and single family housing. The height to 55' will not impact these uses as the properties are some distance from the project, sun shading will not be impacted except for a brief time in the early morning and is comparable to the building to the north and south.

The site has a four story condominium to the south and two and three story multi family projects to the north.

The properties to the east is a single family home located between two to three story multi family structures on Floribunda Ave.

Public Health: the project not result in any impact on public health and is totally consistent with current and surrounding uses for sanitation, discharges, run off and water supply.

Public Safety and Convenience: The project will have more residents (and thus cars) than existing. All required parking is supplied on site. All public safety aspects are conforming to current uses. The project is adjacent to a major public transit route (El Camino Real) and will encourage use of public transit.

General Welfare: The project will serve the greater Burlingame area's need for quality housing with an affordable component, refreshing the current structures and increasing the general supply.



**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION**

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CITY OF BURLINGAME
CDD-PLANNING DIV.

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- 1. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

Please see attached Supplemental Sheet.

- 2. How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

The proposed project meets current zoning, FAR, lot coverage and the proposed height is conditionally permitted.

- 3. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The properties on both sides are multifamily, multi story properties. The design complies with Burlingame design guidelines for breaking up mass and the project, while taller than the adjoining properties steps back mitigating the height.

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ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant when Negative Declaration or Environmental Impact Report is required)

GENERAL INFORMATION

029-100-050

Project Address: 1491 - 1493 Oak Grove

Assessor's Parcel Number: 029-100-040

Applicant Name: CHS Development Group

Property Owner Name: Shao / Patel

Address: 600 El Camino Real

Address: c/o CHS 600 El Camino Real

City/State/Zip: Belmont, CA 94002

City/State/Zip: Belmont, CA 94002

Phone: 650-796-8809

Phone: 650-222-5467

Permit applications required for this project (special permit, variance, subdivision map, parcel map, condominium permit, building permit, etc.): Parcel Map, Condominium Permit, Design Review, Conditional Use Permit (height), Building Permit

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: Design Review, Neg Dec (Environmental)

SITE INFORMATION

Site size: 0.2 AC Acres and 8770 Square Feet Existing Zoning: R-3

Existing use(s) of property: Residential

Total Number of Existing Parking Spaces¹: 6 Number of Compact Spaces¹: 0

Number of Existing Structures and Total Square Footage of Each: Two SFR with detached garages

Will any structures be demolished for this project? Yes No

Size and use of structures to be demolished: Two single family residences and detached garages: total square footage of all structures is 3600 sq ft

Number and size of existing trees on site²: No protected trees (MC 11.06.020[f]); 12 unprotected trees

Will any of the existing trees be removed? Yes No

If Yes, list number, size and type of trees to be removed: 12 trees: 5.5", 16", 7", 6.7", 8", 13", 11", 4", 5", 8", 4", and 8.7"

Are there any natural or man-made water channels which run through or adjacent to the site?

Yes No If Yes, where? _____

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CITY OF BURLINGAME
CDD-PLANNING DIV.

¹ City of Burlingame minimum standard parking space size is 9'x20'. The minimum size for compact parking spaces is 8'x17'. Refer to City of Burlingame Zoning Ordinance C.S. 25.70 for parking requirements for particular uses.

² Refer to the City of Burlingame's Urban Reforestation and Tree Protection Ordinance (C.S. 11.06) for tree removal permit and tree planting requirements.

Describe in general the existing surrounding land uses to the:

North Residential / School

South Residential (SFR)

East Multifamily Residential

West Multifamily Residential

PROPOSED PROJECT

Project Description: Removal of the existing two residential structures and their garages and replacem
with a four story 11 unit condominium project with 17 parking spaces

Residential Projects:

Number of Dwelling Units: 11

Size of Unit(s): 3 one Bedroom units @ 660 sq ft; 7 two Bedroom units @ 1000 - 1200 sq ft;
1 three Bedroom Unit @ 1600 sq ft.

Household size (number of persons per unit) expected: one, two and five Total occupancy load

Commercial/Industrial Projects: Not Applicable

Type and square footage of each use: _____

Estimated number of employees per shift: _____

Will the project involve the use, disposal or emission of potentially hazardous materials (including petroleum products)? Yes No

If Yes, please describe: _____

Institutional Projects (public facilities, hospitals, schools): Not Applicable

Major function of facility: _____

Estimated number of employees per shift: _____

Estimated Occupancy: _____

For all Projects:

Flood Hazard: Is this site within a special flood hazard area? Yes X No

Land Use: If the project involves a conditional use permit, variance or rezoning application, please explain why the applications are required³: R-3 zone allows the height requested of 55' with a conditional
use permit

³ Please fill out and submit the appropriate application form (variance special permit, etc.)

Building gross square footage: Existing: 3600 MOL Proposed: 23,786 Inc. garage
Number of floors of construction: Existing: 1 Proposed: 5

Traffic/Circulation: Standard and compact off-street parking spaces provided:

Existing: Standard 3 x 2 Proposed: Standard 9
Compact _____ Compact 8
Total 6 Total 17

Grading: Amount of dirt/fill material being moved (check one):

_____ 0-500 cubic yards 5,000-20,000 cubic yards
_____ 500-5,000 cubic yards _____ Over 20,000 cubic yards(indicate amount) _____

Note: If fill is being placed over existing bay fill, provide engineering reports which show the effect of the new fill on the underlying bay mud.

Storm water runoff: Indicate area of site to be covered with impervious surfaces (parking lot paving, etc.): Including Building, drive surfaces etc., approx. 6500 sq ft.

Is the area with impervious surfaces less than 200 feet away from a wetland, stream, lagoon or bay?
_____ Yes No

Noise: Describe noise sources and timing of activity generated by your project during construction: Normal Construction Equipment for demolition, excavation and construction. No pile driving is expected and all work will comply with City hours of construction
Noise sources generated during operation of facility: Normal Residential Noises

Vibration: Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: None anticipated

Exterior Lighting: Please describe any proposed exterior lighting of the facility⁴: _____
Exterior lighting will comply with Ord. 1477

Water: Expected amount of water usage:
Domestic 3500 gal/day Peak use 8 +/- gal/min
Commercial _____ gal/day Peak use _____ gal/min
Expected fire flow demand N/A gal/min

As per the C.3 regulations set forth by the California Regional Water Quality Control Board, please respond to the following questions:

1. Would the proposed project result in an increase in pollutant discharges to receiving waters?
No

⁴ Refer to City of Burlingame Exterior Illumination Ordinance (No. 1477) regarding requirements which limit exterior illumination in both residential and commercial zones.

2. Would the proposed project result in significant alteration of receiving water quality during or following construction? No

3. Would the proposed project result in increased impervious surfaces and associated increased runoff? There will be an increase in impervious surfaces due to the increase in roof area, the runoff will be processed per the Civil Engineer's Calcs.

4. Would the proposed project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates volumes? No

5. Would the proposed project result in increased erosion in its watershed? No

6. Is the project tributary to an already impaired water body, as listed on the Clean Water Action Section 303(d) list? If so will it result in an increase in any pollutant for which the water body is already impaired? No

7. Would the proposed project have a potential significant environmental impact on surface water quality, to marine, fresh, or wetland waters? No

8. Would the proposed project have a potentially significant adverse impact on ground water quality? No

9. Will the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? No, Final Plans will incorporate current storm water regulations.

10. Will the project impact aquatic, wetland, or riparian habitat? No

Sewer: Expected daily sewer discharge 3500 Gal. Per Day
Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.)

General:

Are the following items applicable to the project or its effects? Provide attachment to explain nature of all items checked 'yes'.

Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.

Yes	No
_____	_____X_____

Change in scenic views or vistas from existing residential areas or public lands or roads.

_____	_____X_____
-------	-------------

Change in pattern, scale or character of general area of project.

_____	_____X_____
-------	-------------

Significant amounts of solid waste or litter.

_____	_____X_____
-------	-------------

Change in dust, ash, smoke fumes or odors in vicinity.

_____	_____X_____
-------	-------------

Change in bay, lagoon, stream, channel or groundwater quality or quantity, or alteration of existing drainage patterns.

_____	_____
-------	-------

Substantial change in existing noise or vibration levels in the vicinity (during construction and/or during operation).

Site on filled land or on slope of 10 % or more.

_____	_____X_____
-------	-------------

Use or disposal of potentially hazardous materials, such as toxic substances, flammable materials or explosives.

_____	_____X_____
-------	-------------

Substantial change in demand for municipal services (police, fire water, sewage)

_____	_____X_____
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Substantial increase in fossil fuel consumption (oil, natural gas, etc.).

_____	_____X_____
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Relationship to a larger project or series of projects.

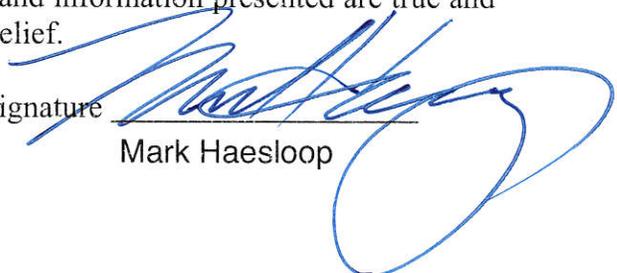
_____	_____X_____
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CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date October 30, 2014

Signature _____



Mark Haesloop

Project Comments

Date: March 7, 2016

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input checked="" type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Lot Merger, Condominium Permit, Design Review, Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking at **1491-1493 Oak Grove Avenue, zoned R-3, APNs: 029-100-050 & 029-100-040**

Staff Review: March 7, 2016 – Revised plans dated March 4, 2016

1. Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent construction activity stormwater pollution. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. When submitting plans for a building permit, please include a list of construction BMPs as project notes, preferably, on a separate full size (2'x 3' or larger), plan sheet. A downloadable electronic file is available at:
<http://www.flowstobay.org/Construction>

Reviewed by:
Carolyn Critz



Date:
March 16, 2016

Project Comments

Date: April 9, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input checked="" type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

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Staff Review: April 10, 2015 – Revised plans dated April 7, 2015

Project proponent submitted a completed stormwater checklist and verified applicability of C.3.i requirements (s). Proponent submitted and proposed several site design measures to comply with the C.3.i requirements.

Other previous stormwater project review comments, including Construction Best Management Practices (BMPs), shall be addressed during the building permit approval and issuance process. No additional comments.

Please contact Kiley Kinnon, NPDES Stormwater Coordinator, for assistance at (650) 342-3727

Reviewed by: KJK

Date: 04/16/15

Project Comments

Date: November 19, 2014

To:

<input type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input checked="" type="checkbox"/> Stormwater Division (650) 342-3727
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Staff Review: November 24, 2014

① Stormwater requirements are required to be implemented at stand-alone single family home projects that create and/or replace 2,500 square feet or more of impervious surface. These requirements are in addition to any other city requirements. In order to determine if the noted project is subject to the above requirements, please complete, sign, date and return the attached "Stormwater Checklist for Small Projects." For additional information regarding these requirements, please refer to the attached flyer "New Stormwater Control Requirements Effective 12/01/12. For Projects that Create and/or Replace 2,500 to 10,000 sq.ft. of Impervious Surface." Also visit the San Mateo Countywide Stormwater Pollution Prevention Program (SMCWPPP) website at:
<http://flowstobay.org/files/newdevelopment/flyersfactsheets/newregsmallprojSep2012.pdf>

2. Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent construction activity stormwater pollution. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. When submitting plans for a building permit, please include a list of construction BMPs as project notes, preferably, on a separate full size (2'x 3' or larger), plan sheet. A downloadable electronic file is available at:
<http://www.flowstobay.org/Construction>

3. All exterior surface paving materials, including, but not limited to those used on driveways, sidewalks, walkways and patios, must be identified as pervious or impervious.

For assistance please contact Kiley Kinnon, Stormwater Coordinator, (650) 342-3727

Reviewed by: KJK

Date: 12/11/14

Project Comments

Date: March 7, 2016

To:

X Engineering Division (650) 558-7230	0 Fire Division (650) 558-7600
0 Building Division (650) 558-7260	0 Stormwater Division (650) 342-3727
0 Parks Division (650) 558-7334	0 City Attorney (650) 558-7204

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Staff Review: **March 7, 2016 – Revised plans dated March 4, 2016**

- ① No comments at this time.
2. All sidewalk, curb, and gutter fronting the property will be required to be removed and replaced.
3. An erosion control plan will be required during the building permit stage.

Reviewed by: M. Quan

Date: 3/10/16

Project Comments

Date: April 9, 2015

To:

<input checked="" type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
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Staff Review: April 10, 2015

- ~~1. For the basement plan, please dimension (length and depth) all parking stalls.~~
- ~~2. Please provide information showing that a full size vehicle can make the turn into the garage with resident #1 stall parked.~~
3. Please provide design criteria for basement and pumping requirements for groundwater.
- ~~4. No additional storm runoff is allowed from pre-site conditions. Please provide drainage design criteria and assumptions used. For the proposed site, show pervious and impervious area calculations and any treatment measures.~~
- ~~5. Submit a letter from Recology acknowledging that they can service the property with the specified number of debris/recycling bins and that proposed design/location is feasible.~~
- ~~6. Additional information will be required for the type of trees proposed at the rear and side of the property. Most trees are being planted on top of the basement garage.~~
7. Please sign and include the conditions of issuance of building permit form in the building plans.
8. No additional comments at this time.

Reviewed by: M.Quan

Date: 4/22/15

Project Comments

Date: November 19, 2014

To:

X Engineering Division (650) 558-7230	0 Fire Division (650) 558-7600
0 Building Division (650) 558-7260	0 Stormwater Division (650) 342-3727
0 Parks Division (650) 558-7334	0 City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Lot Merger, Condominium Permit, Design Review, Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking at **1491-1493 Oak Grove Avenue, zoned R-3, APNs: 029-100-050 & 029-100-040**

Staff Review: November 24, 2014

1. For the basement plan, please dimension (length and depth) all parking stalls.
2. Please provide information showing that a full size vehicle can make the turn into the garage with resident #1 stall parked.
3. Please provide design criteria for basement and pumping requirements for groundwater.
4. No additional storm runoff is allowed from pre-site conditions. Please provide drainage design criteria and assumptions used. For the proposed site, show pervious and impervious area calculations and any treatment measures.
5. Submit a letter from Recology acknowledging that they can service the property with the specified number of debris/recycling bins and that proposed design/location is feasible.
6. Additional information will be required for the type of trees proposed at the rear and side of the property. Most trees are being planted on top of the basement garage.

Reviewed by: M.Quan

Date: 11/24/14

PUBLIC WORKS DEPARTMENT CONDITIONS FOR ISSUANCE OF BUILDING PERMITS
(THESE CONDITIONS SHALL BE INCLUDED AS A PART OF APPROVED BUILDING PLANS)

- [x] 1. A demolition encroachment permit is required to (1) replace all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 6" lateral, (3) all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, (4) any other underground utility works within city's right-of-way (5) no structure shall be built into City's right-of-way.
- [x] 2. "No storm waters, underground waters draining from any lot, building, or paved areas shall be allowed to drain to adjacent properties nor shall these waters be connected to the city's sanitary sewer system. These waters shall all drain to either artificial or natural storm drainage facilities by gravity or pumping regardless of the slope of the property. No rain water from roofs or other rain water drainage shall discharge upon a public sidewalk (except in single family area)." Municipal code sections 18.08.010 (m) and (n).
 - [] Storm water shall be drained through a curb drain or to the storm drainage system. See city standards for curb drain design.
 - [x] Provide elevations to confirm drainage and site design.
 - [] Flood zone [] requires flood zone confirmation and/or protection of habitable space.
- [x] 3. Sewer backwater protection certification is required for the installation of any new sewer fixture per Ordinance No. 1710.
- [x] 4. A sewer connection fee is required prior to permit issuance. Fill out attached worksheet.
- [] 5. Sewer Use Code will be changed from _____ to _____
- [x] 6. A survey by a licensed surveyor or engineer is required. The survey shall show how the property lines were determined and that the property corners were set with surveyors license numbers on durable monuments. This survey shall be attached to the construction plans. All corners need to be maintained or reinstalled before the building final. All property corners shall be maintained during construction or reestablished at the end of the project.
- [x] 7. Construction and building use shall conform to conditions as described by planning commission and/or city council actions.
- [x] 8. The project shall comply with the city's NPDES permit requirements to prevent storm water pollution. Permeant stormwater treatment measures are required on site. No additional runoff will be allowed from pre-site conditions.
- [x] 9. New driveway or driveway widening must be approved by the City Engineer. Show distance between the proposed driveway opening to the closest adjusted driveway on site plan.
- [x] 10. The Parcel Map (to merge the properties) must be filed prior to issuance of the Building Permit. A subdivision map is required if the applicant intends to condo the units.
- [x] 11. All debris/garbage containers location shall be on property. No wet garbage fluid shall enter public right-of-way or the storm drain system.

The undersigned permittee agrees to the aforesated requirements as conditions of issuance for the attached plans. All work shall be done in accordance with current City standards.

X _____
Signature of owner or agent

X _____
Date

X _____
Title

X _____
Representing

Project Comments

Date: March 7, 2016

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input checked="" type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Lot Merger, Condominium Permit, Design Review, Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking at **1491-1493 Oak Grove Avenue, zoned R-3, APNs: 029-100-050 & 029-100-040**

Staff Review: **March 7, 2016 – Revised plans dated March 4, 2016**

No Comment

Reviewed by: *Rick Caro III* **Date:** March 8, 2016
Rick Caro III, CBO 650-558-7270

Project Comments

Date: April 9, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input checked="" type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Lot Merger, Condominium Permit, Design Review, Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking at **1491-1493 Oak Grove Avenue, zoned R-3, APNs: 029-100-050 & 029-100-040**

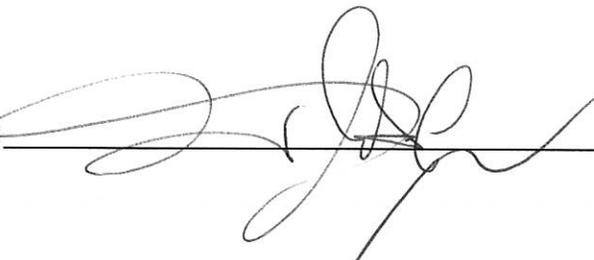
Staff Review: April 10, 2015 – Revised plans dated April 7, 2015

When plans are submitted for Building Code compliance plan check, please revise these plans as follows:

1. Remove all references to "Handicap", "Handicapped", or "HC" and replace with the terms "Accessible", "ACC", or "D.A." (See pp. 8/A0.4 and 9/A0.4.) In addition remove all references to the ADA (See pp. 2/A0.2 and 2/A0.3.)
2. On the floor plans for the kitchens revise the clearance between the kitchen countertops and the island to comply with the minimum 48" clear width requirement of the CBC 1133A.2.1 # 3.

All conditions of approval as stated in the review dated 11-20-2014 will apply to this project.

Reviewed by:



Date: 4-10-2015

Project Comments

Date: November 19, 2014

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input checked="" type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Lot Merger, Condominium Permit, Design Review, Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking at **1491-1493 Oak Grove Avenue, zoned R-3, APNs: 029-100-050 & 029-100-040**

Staff Review: November 24, 2014

- 1) On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2013 then this project must comply with the 2013 California Building Codes. Note: Remove references to the 2010 CBC (Sheet A2.0 General Notes.)
- 2) Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.
Go to <http://www.energy.ca.gov/title24/2013standards/> for publications and details.
- 3) The GreenPoints Checklist will no longer be required beginning July 1, 2014. Compliance with the *Mandatory Measures* of the 2013 California Green Building Code (CAL Green) is required. Provide two completed copies of the attached *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference which indicates where each Measure can be found on the plans.
- 4) Indicate on the plans that the roof will comply with Cool Roof requirements of the 2013 California Energy Code. 2013 CEC §110.8. The 2013 Residential and Non-Residential Compliance Manuals are available on line at <http://www.energy.ca.gov/title24/2013standards/>

- 5) Place the following information on the first page of the plans:

“Construction Hours”

Weekdays: 7:00 a.m. – 7:00 p.m.

Saturdays: 9:00 a.m. – 6:00 p.m.

Sundays and Holidays: 10:00 a.m. – 6:00 p.m.

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

- 6) On the first page of the plans specify the following: “Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission.” The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- 7) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 8) Provide fully dimensioned plans.
- 9) Provide a fully dimensioned site plan which shows the true property boundaries, the location of all structures on the property, existing driveways, and on-site parking.
- 10) Provide a complete demolition plan that includes a legend and indicates existing walls and features to remain, existing walls and features to be demolished, and new walls and features.

NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.

- 11) When you submit your plans to the Building Division for plan review provide a completed Supplemental Demolition Permit Application. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**
- 12) Show the distances from all exterior walls to property lines or to assumed property lines
- 13) Show the dimensions to adjacent structures.
- 14) Obtain a survey of the property lines.
- 15) Basements and sleeping rooms below the fourth story that can be used for sleeping purposes must have at least one window or door that complies with the egress requirements. *Specify the location and the net clear opening height and width of all required egress windows on the elevation drawings.* 2013 CBC §1029.1.
- 16) Indicate on the plans that, at the time of Building Permit application, plans and engineering will be submitted for shoring as required by 2013 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. On the plans, indicate that the following will be addressed:
- The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.
 - All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project

will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content / water table, flatter slopes will be required which will be recommended by the soils engineer in the field.

c. If shoring is required, specify on the plans who's sole responsibility it is to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.

d. Shoring and bracing shall remain in place until floors, roof, and wall sheathing have been entirely constructed.

e. Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and / or driveway surcharge loads.

17) Indicate on the plans that an OSHA permit will be obtained for the shoring* at the excavation in the basement per CAL / OSHA requirements. See the Cal / OSHA handbook at: http://www.ca-osha.com/pdfpubs/osha_userguide.pdf

* Construction Safety Orders : Chapter 4, Subchapter 4, Article 6 , Section 1541.1.

18) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.

19) Provide guardrails at all landings. NOTE: All landings more than 30" in height at any point are considered in calculating the allowable lot coverage. Consult the Planning Department for details if your project entails landings more than 30" in height.

20) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.

21) Provide lighting at all exterior landings.

22) On your plans provide a table that includes the following:

- a. Occupancy group for each area of the building
- b. Type of construction
- c. Allowable area
- d. Proposed area
- e. Allowable height
- f. Proposed height
- g. Proposed fire separation distances
- h. Exterior wall and opening protection
 - i. Allowable
 - ii. Proposed
- i. Indicate sprinklered or non-sprinklered

23) Acknowledge that, when plans are submitted for building code plan check, they will include a complete underground plumbing plan including complete details for the location of all required grease traps and city-required backwater prevention devices.

24) Provide details on the plans which show that the entire site complies with all accessibility standards.

25) Provide fully dimensioned floor plans scaled at $\frac{1}{4}'' = 1'0''$ for each type of apartment unit.

26) Specify an accessible path of travel from all required exits to the public right of way.

- 27) Specify a level landing, slope, and cross slope on each side of the door at all required entrances and exits.
- 28) Provide complete dimensioned details for accessible bathrooms
- 29) Provide complete, dimensioned details for accessible parking
- 30) Provide details on the plans which show that the building elevator complies with all accessible standards. 2013 CBC §11B-407.
- 31) On the first page of the plans clearly state that all paths of travel and common use spaces will be accessible and all living units will be adaptable.
- 32) Provide details which show that the maneuvering clearances for the bathrooms in the lobby are accessible CBC 1127A2.2 #1. (The space under the lavatory can be used but the maneuvering clearance cannot encroach into the knee and toe clearances.)
- 33) Provide details which show that the maneuvering clearances for the bathrooms in each unit are accessible CBC 1127A2.2 #1. (The space under the lavatory can be used but the maneuvering clearance and are allowed to encroach into the knee and toe clearances.)
- 34) Provide details which show that the water closet in each unit complies with CBC 1134A.7 #1;
- 35) Specify whether CBC 1134A.2 option #1 or option #2 will be used for the bathrooms.
- 36) Specify that there will be a clear maneuvering space adjacent to each tub that is at least 30" X 48" measured from the drain end of the tub. CBC 1134A.5
- 37) Specify on the plans that all dwelling unit interior doors will comply with CBC 1132A5.2.
- 38) Where elevators are provided in structures that are four or more stories in height at least one elevator shall be provided for Fire Department emergency access. One elevator must accommodate a stretcher that is 24" x 84". See 2013 CBC §3002.4 for elevator cab dimensions (80" x 54") and other details.
- 39) The second exit from the garage at grade terminates at the rear of the property. Provide an exit plan which shows accessible path of travel from the exit to the public right of way per 2013 CBC 1007.2.
- 40) Private decks and exterior balconies must be accessible and therefore must be 60" in the shortest dimension to allow for a person in a wheelchair to turn around and exit the deck or balcony in the forward direction. UFAS §4.34.2 and §4.2.3
- 41) Specify by number the location of each of the required 2% assigned and 5% unassigned accessible parking spaces. 2013 CBC §1109A.4 and §1109A.5.
- 42) The accessible parking shown at grade must comply with the accessibility requirements of the 2013 CBC. Specifically:
 - a. All entrances to and vertical clearances within the parking structure must have a minimum vertical clearance of 8' 2" where required for accessibility to accessible parking spaces.
 - b. At least one of these spaces must be comply with the accessible parking requirements including loading / unloading access aisle and signage. See 2013 CBC §1109A.5 – Unassigned and Visitor Parking Spaces.
- 43) Please Note: Architects are advised to specify construction dimensions for accessible features that are below the maximum and above the minimum dimension required as construction tolerances generally do not apply to accessible features. See the *California Access Compliance Manual – Interpretive Regulation 11B-8*.
- 44) Provide an exit plan showing the paths of travel to the public right of way.

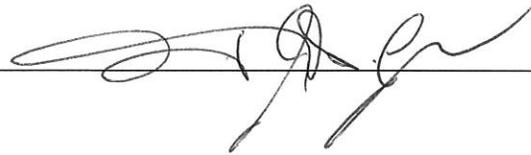
- 45) Specify on the plans the location of all proposed electric vehicle charging stations. In light of impending Code regulations that will require a greater percentage of on-site parking to be serviced by electric vehicle charging stations the developer is encouraged to install site infrastructure that can service at least 3% of the total on-site parking.

Please review the attached State of California "PEVs: Universal Charging Access" Draft regulations.

- 46) When plans are submitted for Building Code plan check, specify on the plans the location of all required accessible signage. Include references to separate sheets on the plans which provide details and graphically illustrates the accessible signage requirements.
- 47) Sewer connection fees must be paid prior to issuing the building permit.

NOTE: A written response to the items noted here and plans that specifically address items 1, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35, 36, 37, 39, 44 and 45 must be re-submitted before this project can move forward for Planning Commission action. The written response must include clear direction regarding where the requested information can be found on the plans.

Reviewed by:

A handwritten signature in black ink, appearing to be "J. A. [unclear]", written over a horizontal line.

Date: 11-20-2014

Project Comments

Date: March 7, 2016

To: Engineering Division
(650) 558-7230

Fire Division
(650) 558-7600

Building Division
(650) 558-7260

Stormwater Division
(650) 342-3727

Parks Division
(650) 558-7334

City Attorney
(650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Lot Merger, Condominium Permit, Design Review, Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking at 1491-1493 Oak Grove Avenue, zoned R-3, APNs: 029-100-050 & 029-100-040

Staff Review: March 7, 2016 – Revised plans dated March 4, 2016

1. Complete Water Use Efficiency Checklist and Water Efficient Landscape Worksheet. (attached).
2. Include Master Valve on irrigation system as required.
3. Provide curved sidewalk for existing street tree.

Reviewed by: BD

Date: 3/15/16

Project Comments

Date: November 19, 2014

To: Engineering Division
(650) 558-7230

Fire Division
(650) 558-7600

Building Division
(650) 558-7260

Stormwater Division
(650) 342-3727

Parks Division
(650) 558-7334

City Attorney
(650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Lot Merger, Condominium Permit, Design Review, Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking at **1491-1493 Oak Grove Avenue, zoned R-3, APNs: 029-100-050 & 029-100-040**

Staff Review: November 24, 2014

1. No existing tree over 48 inches in circumference at 54 inches from base of tree may be removed without a Protected Tree Permit from the Parks Division. (558-7330)
2. If Public Works requires sidewalk replacement, **Policy for Expanding Width of Planter Strip** needs to be implemented.
3. Existing City Street Tree may not be cut, trimmed or removed without permit from Parks Division (558-7330)
4. Landscape plan is required to meet "Water Conservation in Landscape Regulations" (attached). Irrigation Plan required for Building permit. Audit due for Final.

Reviewed by: B Disco

Date: 12/2/14

Project Comments

Date: November 19, 2014

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Lot Merger, Condominium Permit, Design Review, Conditional Use Permit for building height for a new five story, 11-unit residential condominium with below-grade parking at **1491-1493 Oak Grove Avenue, zoned R-3, APNs: 029-100-050 & 029-100-040**

Staff Review: November 24, 2014

1. The building shall be equipped with an approved NFPA 13 Sprinkler System throughout. Sprinkler drawings shall be submitted and approved by the Central County Fire Department prior to installation. The system shall be electronically monitored by an approved central receiving station.
2. The applicant shall ensure proper drainage in accordance with the City of Burlingame Engineering Standards is available for the fire sprinkler main drain and inspector test on the building plumbing drawings. These items may drain directly to landscape or in the sewer with an air gap.
3. The fire protection underground water line shall be submitted and approved by the Burlingame Building Department prior to installation.
4. The building shall be equipped with an approved Class I NFPA 14 Standpipe System. The standpipe system shall be submitted and approved by the Central County Fire Department prior to installation. **The system shall be installed and operable prior to construction of the fourth story of the structure.**
5. The fire sprinkler system and fire standpipe system will not be approved by the Central County Fire Department until the fire protection underground has been submitted and approved by the Burlingame Building Department.
6. A manual fire alarm system shall be installed throughout the building.
7. Electronic gates shall be equipped with a Knox key switch for emergency access by the Fire Dept. Pedestrian gate shall have Knox box for emergency access.
8. Evacuation signs shall comply with §3.09, Title 19, CCR. Current signage detailed is incomplete – Fire Department review and approval of evacuation signs required prior to installation.
9. At least one stairway shall continue to the roof per CFC 504.3.

Resigned not to hand

TO: City of Burlingame Planning Commission

By HAND

RE: 1491-1493 Oak Grove Merge & Proposed Condominium

Date: June 22, 2015

From: William & Dyanne Affonso

RECEIVED

JUN 24 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

The following comments are provided, given the short notice.

1. Water Conservation: Proposed 3500 gallons/day equals 1, 275,500 gals/yr. How does this factor into the City of Burlingame's 25% reduction of water mandated by the state?
2. Documentation provided by the Contractor stated "there will be no change in pattern, scale or character of the general area". However, there are no 5 story buildings in the area and the architectural design do not fit with surrounding ambience of Burlingame.
3. Environmental Noise or vibrations: The line of substantial change on noise or vibrations was not answered. Given normal construction demands, surrounding residences will be affected by noise and dust for a substantial period of time.
4. Sewage Load: Developer states there will be no significant change in sewage load. Existing 2 single family dwellings changed to 11 family dwellings is a considerable change in sewage requirements.
5. Natural Gas Usage: There will also be a substantial change in usage of natural gas. Existing 2 single family dwellings will be changed to 11 family dwellings which is a considerable change in sewage requirements
6. On-street Parking Impact: There will be an increase for on-street parking, given the lack of residential condominium parking and insufficient guest parking.
7. Site lines: Site lines from all residences up to 3-4 lots away will be impacted by this abnormally high (5 story) building. Currently, flights on final approach to SFO can be observed. This obstruction of site lines will devalue property value.
8. Setbacks: Setbacks of approximately 1 foot per floor are minimum. Direct sunlight will be negatively impacted for all adjacent properties.
9. Storm water run-offs will be drastically increased due to roof square footage.
10. Root Barriers: I could not find provision for root barriers for trees planted on the property to protect adjacent properties.
11. Traffic Congestion: Substantial increase during morning and rush hours at the corner of Oak Grove and El Camino, which is already congested.

12. Even though City, County or State codes may not govern use of solar energy or direction of gray water, given the current and impending water shortages, it would be prudent to implement City changes at this time.

We will gladly discuss any of the above items or any other or additional items at a date and time to be determined. Thank you for the opportunity to provide this feedback as a part of the City of Burlingame's Public Hearing on the Proposed Condominium at 1491-1493 Oak Grove.

W.G. Affonso
WILLIAM G. AFFONSO
808-557-4681

Dyane D. Affonso

1499 OAK GROVE AVE
#401
BURLINGAME, CA 94010

CC: CATHERINE BARBER
SENIOR PLANNER

BY HAND

RECEIVED

JUN 24 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

06.22.15 PC Meeting
Item #9b
1491 – 1493 Oak Grove Ave.
Page 1 of 1

*COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT*

RECEIVED
JUN 18 2015
CITY OF BURLINGAME
CDD – PLANNING DIV.

From: Steve Kaufman [<mailto:----->]
Sent: Thursday, June 18, 2015 2:45 PM
To: CD/PLG-Barber, Catherine
Subject: Re Proposed Condominium at 1491-1493 Oak Grove Ave

Catherine,
Thanks for answering our questions about the plans for the proposed condominium project.

As a resident of ---- Oak Grove, I would like to submit my comments on the proposed plan to the Planning Commission.

1. The building design is out of character with the generally Spanish/Mediterranean architecture of the area. It would be more appropriate for a neighborhood in San Mateo or South of Market area in San Francisco.
2. The height of building is taller than the surrounding buildings which are generally 3 stories with the exception of our 4 story building that fronts El Camino Real.
3. Any planning approval should include provisions that the builder provide adequately engineered shoring of the basement driveway entrance to prevent adverse impact on our driveway entrance since the two are parallel to each other. Not the best solution in terms of potential accident avoidance.
4. Any landscaping at the rear of the property should be required to provide adequate root barriers to prevent root intrusion onto our property and into our French drainage system.

Thanks for carefully considering my comments and I will be at the meeting Monday night.

Steve Kaufman
Mobile: -----

RECEIVED

June 22, 2015

JUN 22 2015

Received After
06.22.15 PC Meeting
Agenda Item 9b
1491-1493 Oak Grove Ave.
Page 1 of 1

Ms. Catherine Barber
Senior Planner
Planning Division
City of Burlingame
501 Primrose Road
Burlingame, CA 94010-3997

CITY OF BURLINGAME
CDD-PLANNING DIV.

COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT

Re: Proposed construction at 1491-1493 Oak Grove Avenue, Burlingame

Dear Ms. Barber,

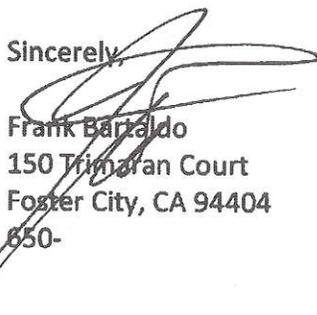
My Wife and I are the property owners of 1463 Oak Grove, Avenue, a six unit, two story apartment building adjacent to the five story condominium project currently proposed. While we do not have an objection to improving the neighboring property we do have some concerns.

In 2013 and 2014 a smaller three story condominium project was under construction on the opposite side of our building. During the term of construction we experienced several difficulties as a result of such a large project i.e. dust, noise vibrations, damaged driveway and fence. Also during the construction period we made rent concessions in an effort to keep tenants happy. Fortunately the building owner was cooperative and assisted with expenses we incurred.

Besides the unavoidable conditions created by construction the one main concern affecting our property is the eight foot setback from the property line. While this may be permissible having five stories towering above our building will have an impact on the four tenants that reside on that side. I ask that this be considered in the building design not just for aesthetics but also for the quality of the tenants residing next to it.

We are quite aware that living near an active construction site will impact the quality of life of those living around the project. We ask that the builders and owner take this into consideration and communicate and cooperate with our Property Manager, our tenants and us so the impact on our building and its tenants can be lessened whenever possible.

Sincerely,


Frank Barzaldo
150 Trinitarian Court
Foster City, CA 94404
650-

Stephen & Connie Kaufman
Oak Grove Ave, Apt 404
Burlingame, CA 94010
e-mail: [.@hotmail.com](mailto:stephen.kaufman@hotmail.com)

Burlingame Planning Commission
c/o Ms. Catherine Keylon
Community Development Department
The City of Burlingame
501 Primrose Road
Burlingame, CA 94010

Re: Application for Construction of Condominium Building at 1491-1493 Oak Grove

Dear Ms. Keylon:

I am writing to express my concerns regarding the revised application for the development of 1491-1493 Oak Grove Avenue into a condominium building. As a resident of 1493 Oak Grove, I am concerned about the following elements of the building:

- The architectural style of the building is very boxy and does not blend well with the neighborhood which is located at the very edge of the Downtown Specific Plan.
- The proposed height of the building is more appropriate for a structure nearer the center of the Downtown Specific Plan rather than on the periphery of the area and adjacent the McKinley Elementary School and a residential neighborhood. All the apartment/condo building in the area are 3 or 4 stories.
- The current plan provides a total of 17 parking spaces for 10 units. This probably means that an additional 3 vehicles will need to park on the city streets that are already crowded by school and church activity.
- The area suffers from significant groundwater flow and the design needs to incorporate a robust French drain system to remove the water. In addition, trees planted adjacent to 1499 Oak Grove should have adequate root barriers to prevent roots from entering our French drains.

Our Board did have the opportunity to meet with CHS Development Group and express its concerns about the project. As a result of that meeting, the developer added the trellis planting on the wall facing our building. However, I am unsure about the practicality of maintaining such a large vertical planting over time.

Thank you for taking the time to consider my opinions on the proposed structure.

Sincerely,

Stephen Kaufman

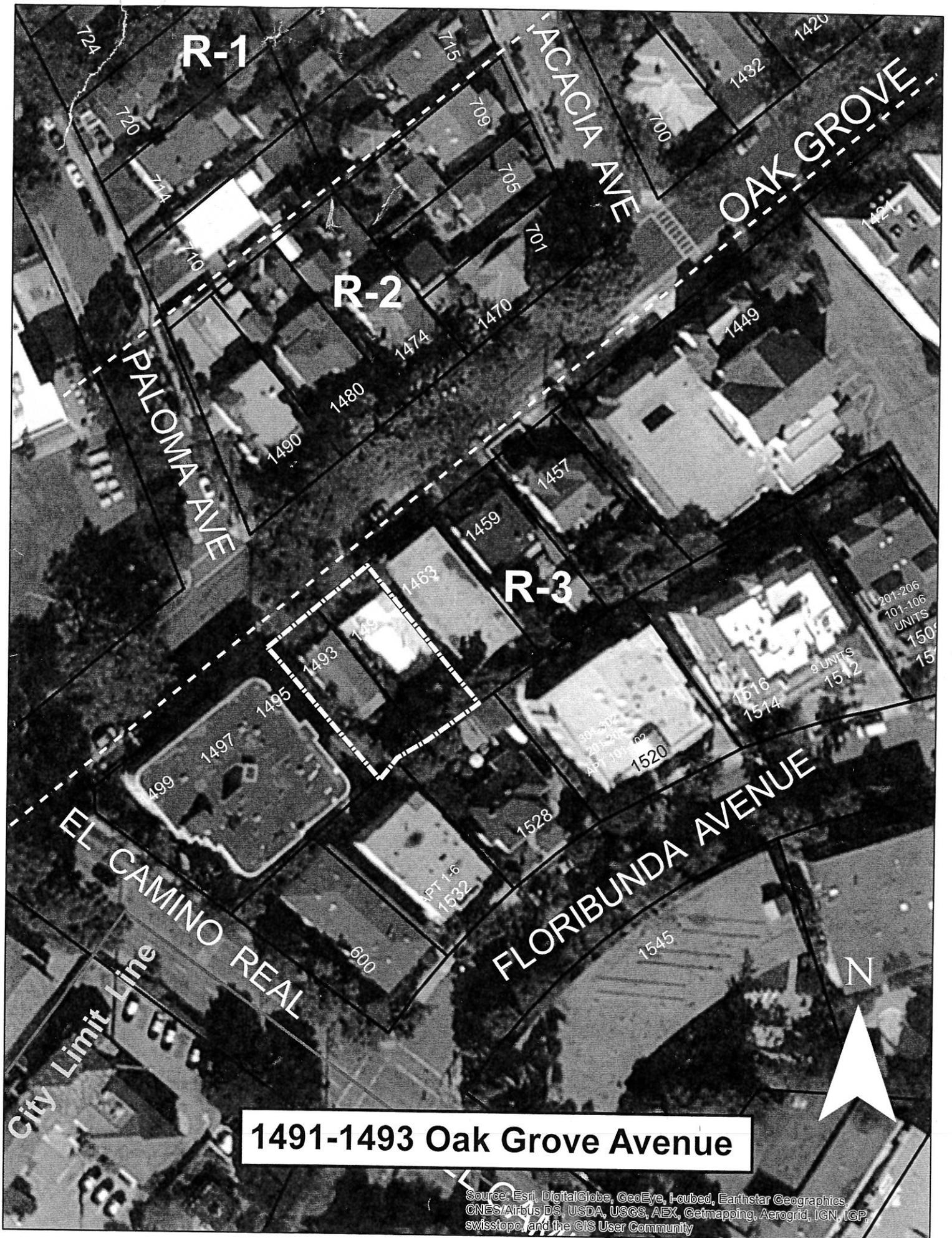
Site: 1491 – 1493 OAK GROVE AVENUE

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, MARCH 28, 2016 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review, Environmental Review, Lot Merger, Condominium Permit, and Conditional Use Permit for building height for a new five-story, 11-unit residential condominium with below-grade parking at **1491 – 1493 OAK GROVE AVENUE** zoned R-3. APNs 029-100-050 and 029-100-050

Mailed: March 18, 2015

**301-321 OXFORD WAY LLC
1860 EL CAMINO REAL # 250
BURLINGAME, CA 94010-3870**



R-1

R-2

R-3

1491-1493 Oak Grove Avenue



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community