Item No. 9c
Design Review Study

City of Burlingame

Design Review for Proposed
10-Unit Condominium Building

Address: 1491-1493 Oak Grove Avenue **Meeting Date:** March 28, 2016

Request: 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, 10-unit residential condominium with below-grade parking.

Applicant: Mark Haesloop, CHS Development Group **APN:** 029-132-180 and -190
Property Owner: Chi-Hsin Shao, Sheil Patel, Chi Hwa Shao c/o CHSDG **Lot Area:** 8,770 SF (combined lots)
General Plan: Medium-High Density Residential **Zoning:** R-3
Burlingame Downtown Specific Plan (R-3 Base District)
Adjacent Development: Multifamily, Single Family Residential and Elementary School

Current Use: 1491 Oak Grove Avenue: Single family dwelling
1493 Oak Grove Avenue: Single family dwelling
Proposed Use: 10-unit condominium building
Allowable Use: Multifamily, duplex, and single family residential

Project Summary: The applicant is proposing to demolish two existing single family dwellings, located side by side on two separate lots at 1491 and 1493 Oak Grove Avenue, then merge the two parcels into the one single parcel and construct a new, five-story, 10-unit residential condominium building.

The proposed condominium building will have 10 units and will be 5-stories, with a below-grade parking garage, a lobby community room and at-grade parking on ground level, and four stories of condominium units above. The overall proposed height is 54'-11". There will be 5 at-grade parking spaces located behind the lobby, with a dedicated driveway entrance to these spaces located along the left side of the property. There will be 12 parking spaces provided in a below-grade garage that will be accessed separately, along the right side property line.

The project includes 6 two-bedroom units, 3 one-bedroom units, and 1 three-bedroom unit, for a total of 10 condominium units. The average unit size proposed is 1,055 SF (1,250 SF average maximum unit size permitted). Condominium projects are required to provide 100 SF of common open space per unit and a minimum of 75 SF of private open space per unit. The proposed project meets these requirements with approximately 1,620 SF of common open space in the rear yard and a minimum of 75 SF of private open space per unit with private balconies.

Planning staff identified that the following applications will be required for this project:

- Design Review for construction of a new five-story, 10-unit condominium building with below-grade parking (C.S. 25.28.045 and Chapter 5 of the Downtown Specific Plan);
- Lot Combination to combine 1491 Oak Grove Avenue (APN 029-100-040) and 1493 Oak Grove Avenue (APN 029-100-050) into one 8,700 SF parcel;
- Conditional Use Permit for building height (55'-0" proposed where a Conditional Use Permit is required if the building exceeds 35'-0" in height; 55'-0" is the maximum allowed) (C.S. 25.28.060); and
- Condominium Permit required for construction of new condominium building (C.S. 26.30.020).

1491-1493 Oak Grove Avenue
Lot Area: 8,771 SF **Plans date stamped: March 4, 2016**

	ORIGINAL PROPOSAL 6/12/15 PLANS	REVISED PROPOSAL 3/4/16 PLANS	ALLOWED/REQUIRED
Front (1st flr): ***(2nd flr):*** ***(3rd flr):*** ***(4th flr):*** ***(5th flr):***	17'-7"	17'-7"	17'-0" (block average)
Left Side (1st flr):	8'-0"	8'-0"	5'-0"
(2nd flr):	8'-0"	8'-0"	6'-0"
(3rd flr):	8'-0"	8'-0"	7'-0"
(4th flr):	8'-0"	8'-0"	8'-0"
(5th flr):	9'-0"	9'-0"	9'-0"
Right Side (1st flr):	10'-4"	10'-4"	5'-0"
(2nd flr):	8'-1"	8'-1"	6'-0"
(3rd flr):	8'-1"	8'-1"	7'-0"
(4th flr):	8'-1"	8'-1"	8'-0"
(5th flr):	8'-1"	9'-1"	9'-0"
Rear (1st flr):	20'-0 ½ "	20'-0 ½ "	20'-0"
(2nd flr):	20'-0 ½ "	20'-0 ½ "	20'-0"
(3rd flr):	20'-0 ½ "	20'-0 ½ "	20'-0"
(4th flr):	20'-0 ½ "	20'-0 ½ "	20'-0"
(5th flr):	20'-0 ½ "	20'-0 ½ "	20'-0"
Lot Coverage	4,316 SF 49.2%	4,359 SF 49.7%	4,385 SF 50%
Building Height:	55'-0" [1]	55'-0" [1]	55'-0" max/CUP required to exceed 35'-0"
Off-Street Parking:	16 spaces- condo units 1 space- service vehicle 17 spaces (8 compact spaces)	16 spaces- condo units 1 space- service vehicle 17 spaces[2]	6 (2-bdr units) x 1.5 = 9 3 (1-bdr units) x 1 = 3 1(3-bdr unit) x 2 = 2 Service Vehicle = 1 Total = 15 spaces No guest parking space required
Driveway Width:	12'-0" for both driveways	12'-0" for both driveways	12'-0" required
Front Setback Landscaping:	50% 689 SF	50% 689 SF	50% 689 SF

[1] Conditional Use Permit for building height (54'-11" proposed where a Conditional Use Permit is required if the building exceeds 35'-0" in height; 55'-0" is the maximum allowed) (C.S. 25.28.060).

[2] 50% of required parking is allowed to be compact as an incentive for providing an affordable unit (C.S. 25.63.040(c)(4))

Staff Comments: See attached comments from the Chief Building Division, Parks Division, Engineering Division, Stormwater Division and Fire Division.

Study Meeting: On June 22, 2015 an environmental scoping meeting and design review study meeting was held for the proposed project. The Planning Commission had several comments at that meeting. Please refer to the attached minutes for the complete overview. A brief summary is provided below:

- Concern with overflow parking on the street – should address in the environmental review;
- School is across the street with its own parking issues, and there is no parking on El Camino Real around the corner – project could exacerbate this problem;
- Encourage the use of car-stackers to enhance parking;
- Architectural style appears boxy and massive – building should be brought down in scale;
- Building needs to blend into the neighborhood better than it does;
- Proposed height is a problem, particularly given its context adjacent to the school and an R-2 zone;
- Building should be brought down in scale;
- Need to provide features that add life and pedestrian activity to the first floor of the project;
- Provide rendering; and
- Encourage the applicant to conduct community meetings to learn of the neighborhood's concerns.

The applicant submitted a response letter, revised plans and renderings date stamped March 4, 2016, to respond to the Planning Commission's comments. The most significant change to the plans includes the reduction in then the number of overall units from 11 to 10, reduction to the size of the top (5th) floor, and installation of a wall trellis along the right side elevations.

Since the last scoping and design review study meeting in June 2015, the applicant has held two community outreach meetings. The first meeting was held on December 8, 2015 at the neighboring condominium building at 1499 Oak Grove Avenue and the second meeting was held at the Burlingame Recreation Center on February 22, 2016.

Conditional Use Permit Request for Height: The R-3 District regulations state that no building shall exceed a height of 4-stories or 55-feet. A conditional use permit is required for any building that exceeds thirty-five (35) feet in height. The proposed height, measured to the top of the parapet, will be 55 feet (from average top of curb). In order to grant approval of a Conditional Use Permit the following findings must be made by the Planning Commission:

(a) The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience;

(b) The proposed use will be located and conducted in a manner in accord with the Burlingame general plan and the purposes of this title;

(c) The planning commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this title and to assure operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses on adjoining properties in the general vicinity.

Off-Street Parking: The subject property is located within the boundaries of the plan area for the Downtown Specific Plan. Therefore, the project qualifies for the reduced residential parking requirements for Downtown, as per C.S., 25.70.032. Based on the number of bedrooms per unit proposed for this project, the Zoning Code requires a total of 15 off-street parking spaces. That total includes on-site parking for one service vehicle, which is required for condominiums per C.S. 26.30.070(a)(3). The parking required for multi-family developments within the boundaries of the Downtown Specific Plan is:

- 1 space for each one-bedroom unit;
- 1.5 spaces for each two-bedroom unit; and
- 2 spaces for each three-bedroom unit.

The project includes 5 at-grade parking spaces, including the service vehicle parking, and 12 below-grade parking spaces, for a total of 17 off-street parking spaces. No on-site guest parking is required for properties located within the Downtown Specific Plan area. The at-grade parking will be accessed from a 12-foot wide driveway along the left side of the property. The proposed project complies with the zoning code which requires a minimum of a 12-foot wide driveway for parking areas with not more than 30 vehicles.

The Downtown Specific Plan area encourages parking solutions and options, as noted in the Plan excerpts below.

- Policy P-2.1 - Explore creative parking solutions including parking pricing strategies.

- Section 3.6: "…the Specific Plan establishes policies that recognize the unique nature of parking in a compact, transit-accessible downtown such as reduced parking ratios for residential uses, as well as creative ways of providing on-site parking such as tandem parking, parking lifts, and shared parking."

The applicant is proposing parking spaces that would measure 8'-6" x 18'-0", which are referred to as "universal spaces". While these spaces are slightly smaller than the code standard of 9' x 20', they are larger than a "compact" space 8' x 17'. Ordinarily spaces with these dimensions are only permitted with commercial projects, however as these spaces are consistent with the polices referenced above the applicant may utilize this dimension without requesting a variance or exception.

General Plan and Zoning: The Burlingame General Plan designates the subject properties Medium-High Density residential with 21-50 dwelling units per acre. The proposal of 10 units is 49.6 units per acre and is consistent with the General Plan land use designation. In 2010 the City Council adopted the Burlingame Downtown Specific Plan, which serves as an element of the General Plan. The subject property is located within the boundaries of the R-3 Base District planning area for the Downtown Specific Plan. The zoning is also R-3.

As part of the Downton Specific Plan preparation, the City of Burlingame engaged Carey & Co. to complete an inventory of historic resources for the Downtown Specific Plan Area. The purpose of this inventory was to identify properties that would qualify as historic resources for the City of Burlingame and appeared eligible for listing on the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP). While both of the existing single-family dwellings were constructed in 1925, Carey & Co. determined that neither of the existing structures was eligible for the CRHR or the NRHP.

Planning Commission Action: As noted above, this is the second design review study meeting for the proposed project. The applicant has revised the plans based upon the comments received at the June 8, 2015 environmental scoping and design review study meeting. The Commission should comment on the revised design of the project as required by Chapter 25.57 of the Zoning Ordinance; Design review is required for new construction of multi-family residential developments in the R-3 and R-4 Districts. The following considerations shall be reviewed by the Planning Commission (Code Section 25.57.010(b):

(1) Compatibility with the existing character of the neighborhood;

(2) Respect the mass and fine scale of adjacent buildings even when using differing architectural styles;

(3) Maintain the tradition of architectural diversity, but with human scale regardless of the architectural style used; and

(4) Incorporate quality materials and thoughtful design which will last into the future.

Catherine Barber
Senior Planner

c. Mark Haesloop,- CHS Development Group, applicant
Chi-Hsin Shao, Sheil Patel and Chi Hwa Shao c/o CHSDG, property owners
Toby Levy, Levy Design Partners, Inc., architect

Attachments:
Environmental Scoping and Design Review Study Meeting Minutes, June 22, 2015
Applicant's Responses Letter, date stamped March 4, 2016
Application to the Planning Commission
Project Description, submitted by the applicant
Conditional Use Permit Application
Environmental Information Form, submitted by the applicant
Staff Comments
Neighbor Letters of Concern
Notice of Public Hearing – Mailed March 18, 2016
Aerial Photo