

# CITY OF BURLINGAME

City Hall – 501 Primrose Road  
Burlingame, California 94010-3997



## COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division  
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### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Interested Individuals  
County Clerk of San Mateo

From: City of Burlingame  
Community Development Department  
Planning Division  
501 Primrose Road  
Burlingame, CA 94010

**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration (ND-592-P)  
**Project Title:** 1491-93 Oak Grove Avenue Condominium Development Project  
**Project Location:** 1491-93 Oak Grove Avenue, Burlingame, CA 94010

**Project Description:** The applicant proposes 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 one, 0.20-acre parcel and construct a new, five-story, 10-unit residential multi-family building. The multi-family residential building will be improved with a below-grade parking garage, a lobby and at-grade parking on ground level, and four-stories of condominium units above. The overall proposed height is 55 feet to the top of the roof.

The project includes six, two-bedroom units; three, one-bedroom units; and one, three-bedroom unit for a total of 10 condominium units. The proposed units range in size from 660 to 1,880 square feet (s.f.). There will be five parking spaces in an at-grade parking garage located behind the lobby, with a dedicated driveway entrance to these spaces located along the northeast side of the property. There will be 12 parking spaces provided in a below-grade garage that will be accessed separately, along the southwest property line.

In accordance with Section 15072(a) of the California Environmental Quality Act (CEQA) Guidelines, notice is hereby given of the City's intent to adopt a Mitigated Negative Declaration for the project listed above. A mitigated negative declaration is a negative declaration prepared for a project when the initial study has identified potentially significant effect on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid effect or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in the light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. The City of Burlingame has completed a review of the proposed project, and on the basis of an Initial Study and mitigations, finds that the project will not have a significant effect upon the environment. The City has prepared a Mitigated Negative Declaration and Initial Study that are available for public review at City Hall, 501 Primrose Road, Burlingame, California, 94010.

As mandated by State Law, the minimum comment period for this document is 20 (twenty) days and begins on July 6, 2016. Comments may be submitted during the review period and up to the tentatively scheduled public hearing on August 22, 2016. Persons having comments concerning this project, including objections to the basis of determination set forth in the Initial Study/Negative Declaration, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to: City of Burlingame Community Development Department – Planning Division. Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the proposed Initial Study/Negative Declaration will be limited to those issues presented to the City during the public comment period described above.

**PUBLIC HEARING:** The Planning Commission hearing to review the proposed application for Environmental Review, Lot Merger, Condominium Permit, Design Review and Conditional Use Permit for a new five-story, 10-unit residential condominium with below-grade parking for a for a new five-story, 10-unit residential condominium with below-grade parking at 1491-93 Oak Grove Avenue, and the Mitigated Negative Declaration and Initial Study for this project has been tentatively scheduled for August 22, 2016 at 7:00 p.m. in the Council Chambers of City Hall, 501 Primrose Road, Burlingame, California.

Posted: July 6, 2016