

APPENDIX A
NOP AND SCOPING COMMENTS



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

June 12, 2015

To: Reviewing Agencies

Re: 1128-1132 Douglas Avenue and 524 Oak Grove
SCH# 2015062033

Attached for your review and comment is the Notice of Preparation (NOP) for the 1128-1132 Douglas Avenue and 524 Oak Grove draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Ruben Hurin
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2015062033
Project Title 1128-1132 Douglas Avenue and 524 Oak Grove
Lead Agency Burlingame, City of

Type NOP Notice of Preparation

Description The proposed project includes replacing a single-family home at 1132 Douglas Ave, and a single-family home and a 4-unit apartment building at 1128 Douglas Ave with a new 29-unit apartment building. The existing house at 1128 Douglas Ave has local historic significance and a portion of the house which retains most of the original structure will be relocated to 524 Oak Grove Ave. The other existing structures at 1128 and 1132 Douglas Ave, and the existing house at 524 Oak Grove Ave will be demolished. The new building will have a mix of studio, 1-, 2-, and 3- bedroom apartments. The project site will be landscaped with drought-tolerant plants, and 34 full-size parking spaces will be provided. A large redwood trees and a large oak tree will be preserved, 1 street tree will be preserved, 3 existing street trees will be replaced, and 10 new trees will be planted on the site.

Lead Agency Contact

Name Ruben Hurin
Agency City of Burlingame
Phone 650-558-7256 **Fax**
email
Address 501 Primrose Road
City Burlingame **State** CA **Zip** 94010

Project Location

County San Mateo
City Burlingame
Region
Cross Streets
Lat / Long
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways US 101
Airports SF International
Railways Caltrain
Waterways San Francisco Bay
Schools
Land Use 1128-1132 Douglas Avenue: High-density Residential/R-4 District; 524 Oak Grove Avenue: Single-family Residential/R-1 District

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 3; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 4; Air Resources Board; Regional Water Quality Control Board, Region 2

Date Received 06/12/2015 **Start of Review** 06/12/2015 **End of Review** 07/13/2015

2015062033

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

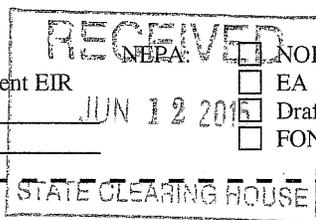
SCH #

Project Title: 1128-1132 Douglas Avenue and 524 Oak Grove

Lead Agency: City of Burlingame Contact Person: Ruben Hurin, Senior Planner
Mailing Address: 501 Primrose Road Phone: 650-558-7256
City: Burlingame Zip: 94010 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Burlingame, CA
Cross Streets: SEE ATTACHED Zip Code: 94010
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: SEE ATTACHED
Assessor's Parcel No.: SEE ATTACHED Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: US-101 Waterways: San Francisco Bay
Airports: San Francisco International AF Railways: Caltrain Schools: SEE ATTACHED

Document Type:
CEQA: [X] NOP [] Draft EIR [] NOI [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:



Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [X] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other: CUP and Variance

Development Type:
[X] Residential: Units 29 Acres 0.36
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Educational:
[] Waste Treatment: Type MGD
[] Recreational:
[] Hazardous Waste: Type
[] Water Facilities: Type MGD
[] Other:

Project Issues Discussed in Document:
[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: GHG

Present Land Use/Zoning/General Plan Designation:
1128-1132 Douglas Avenue: High-density Residential/R-4 District; 524 Oak Grove Avenue: Single-family Residential/R-1 District

Project Description: (please use a separate page if necessary)
The proposed project includes replacing a single-family home at 1132 Douglas Ave, and a single-family home and a 4-unit apartment building at 1128 Douglas Ave with a new 29-unit apartment building. The existing house at 1128 Douglas Ave has local historic significance and a portion of the house which retains most of the original structure will be relocated to 524 Oak Grove Ave. The other existing structures at 1128 and 1132 Douglas Ave, and the existing house at 524 Oak Grove Ave will be demolished. The new building will have a mix of studio, 1-, 2-, and 3-bedroom apartments. The project site will be landscaped with drought-tolerant plants, and 34 full-size parking spaces will be provided. A large redwood tree and a large oak tree will be preserved, 1 street tree will be preserved, 3 existing street trees will be replaced, and 10 new trees will be planted on the site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

CITY OF BURLINGAME

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



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

PH: (650) 558-7250

FAX: (650) 696-3790

Date: June 15, 2015

To: Office of Planning and Research, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

From: City of Burlingame, Community Development Department

Subject: **Notice of Preparation of a Draft Environmental Impact Report for Proposed Project at 1128–1132 Douglas Avenue and 524 Oak Grove, Burlingame**

The City of Burlingame is the Lead Agency for preparing a Draft Environmental Impact Report (EIR) for the proposed project at 1128–1132 Douglas Avenue and 524 Oak Grove Avenue in Burlingame. The project description and probable effects that will be analyzed in the Draft EIR for this project are described below. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities regarding the proposed project. Public agencies may use this EIR when considering subsequent approvals related to this proposed project.

Due to the time limit mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this notice. Please include your name and contact information, and direct your response to:

Ruben Hurin, Senior Planner
City of Burlingame, Community Development Department
501 Primrose Road
Burlingame, CA 94010
Email: rhurin@burlingame.org

Written and/or oral comments should focus on possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed project in light of the EIR's purpose to provide useful and accurate information about such factors.

Notice of Preparation Draft Environmental Impact Report for the 1128-1132 Douglas Avenue and 524 Oak Grove Avenue Project

Project Title

1128-1132 Douglas Avenue and 524 Oak Grove Avenue Project

Project Location

The proposed project would take place on three residential parcels within the City of Burlingame, in San Mateo County. Figures 1 and 2, attached, show the location of the proposed project. The two adjoining parcels at 1128 Douglas Avenue and 1132 Douglas Avenue (Assessor's Parcels Nos. [APNs] 029-132-180 and 029-132-190) are located less than a block south of California Drive and the Caltrain tracks, and two blocks west of downtown Burlingame (see Figure 3, attached).

524 Oak Grove Avenue (APN 029-083-010) is located a block south of Rollins Road and US Highway 101 (see Figure 4, attached).

Existing Conditions

The 1132 Douglas Avenue parcel is currently occupied by a two-story, single-family home, a detached garage, and a storage shed. There is a cottonwood tree and an apple tree on the property that are protected under the City's tree ordinance.

The 1128 Douglas Avenue parcel is currently occupied by a two-story, single-family home and a 4-unit apartment building. The house has local historical significance. There is a redwood tree, a coast live oak, a tallow tree and a liquid ambar tree on this property that are protected under the City's tree ordinance.

The 524 Oak Grove Avenue parcel is currently occupied by a single-family home and a detached shed. There are two oak trees, a pine tree, two olive trees and a fir tree on the property that are protected under the City's tree ordinance.

Proposed Project

The proposed project would include demolition, relocation, and new construction activities.

The existing house and shed at 524 Oak Grove Avenue would be demolished. A portion of the existing house at 1128 Douglas Avenue which retains most of the original structure would be relocated to 524 Oak Grove Avenue. All other existing structures on the two properties would be demolished.

The relocation of the historic home would require a permit from the City's Building Department. Relocation activities may include excavation, road closures and detours, power interruptions, tree trimming, use of hydraulic jacking systems, large cranes, and semi-trailer trucks. These activities would be coordinated with utility companies and the City.

The new building at 1128-1132 Douglas Avenue would have five stories and 29 dwelling units in a mix of studio, one-bedroom, two-bedroom, and three-bedroom apartments. The site would be landscaped with drought-tolerant plantings and 34 full-size parking spaces would be provided on site. All trees subject to the City's tree ordinance would be protected and preserved. Three existing street trees that would be removed during construction would be replaced with three new street trees. Four of the existing protected size trees on the site will be replaced with 10 new trees.

The proposed project will require a Conditional Use Permit for height. The City's Zoning Ordinance 25.29.060 for the R-4 District requires a Conditional Use Permit for any building over 35 feet high. The maximum height of the proposed new apartment building is 56.8 feet which is below the conditionally allowable height of 75 feet.

The proposed project will also require approval of variances to the front setback distance and the driveway width to accommodate two existing protected trees. The proposed project would have an 18.4-foot front setback which is less than the block average of 19.9 feet; and 9-foot-wide, one-way driveway, which is less than the required width of 12 feet.

Probable Environmental Effects

The EIR will evaluate the proposed project for environmental effects during construction as well as post construction. It is anticipated that the proposed project may have impacts on aesthetics, air quality, cultural resources, greenhouse gas emissions, hydrology and water quality, noise, public services, and transportation/traffic. Where significant impacts for the proposed project are identified, the EIR will develop and propose mitigation measures to avoid or reduce the impact. The impacts of the proposed project in conjunction with past, present and reasonably foreseeable future projects will also be considered.

The EIR will also examine a reasonable range of alternatives to the project including the CEQA-mandated No Project Alternative and other alternatives that may be capable of reducing or avoiding potential significant effects.


Signature

June 15, 2015
Date

WILLIAM D. MEEKER
Name

COMMUNITY DEVELOPMENT DIRECTOR
Title

Figure 1 Project Location Map



SOURCE: ESRI 2015 and Panorama Environmental, Inc 2015

Scale: 1:1,000,000

LEGEND

-  Proposed Project Location
-  U.S. Highway
-  Interstate Highway
-  CA State Route

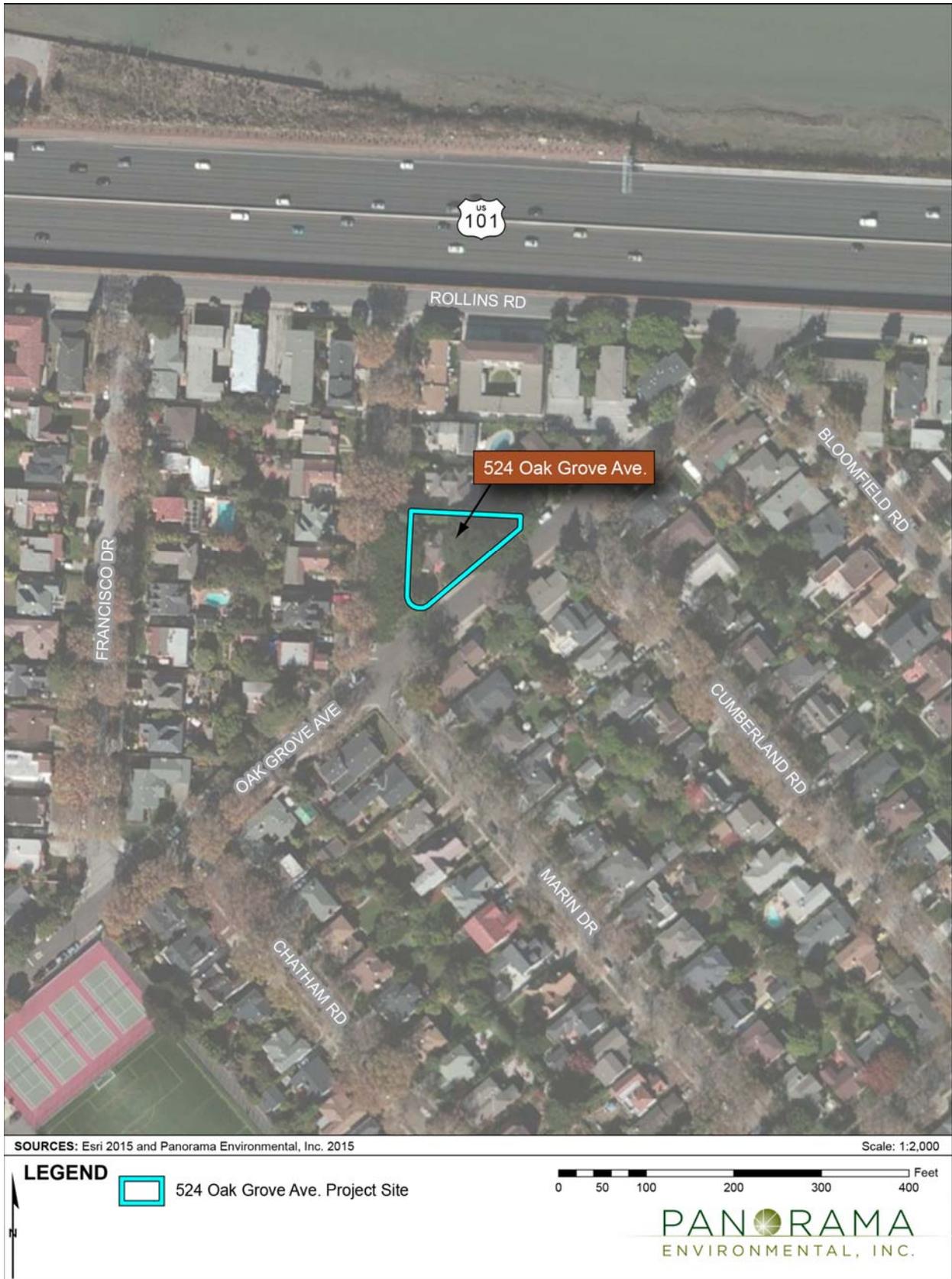


PANORAMA
ENVIRONMENTAL, INC.

Figure 3 1128 and 1132 Douglas Avenue Project Site Location



Figure 4 524 Oak Grove Avenue Project Site Location



From: [Peggy](#)
To: [CD/PLG-Hurin, Ruben](#)
Subject: 1128-1132 Douglas Ave.
Date: Monday, July 13, 2015 6:05:46 PM

Dear Mr. Hurin

My name is Margaret (Peggy) Kennedy Roby and I live at 1133 Douglas Ave. Apt. 101 with my husband Robert D. Roby

We are very concerned about a 5 story apartment building being constructed across the street from us. Especially one with 29 apartments and only 34 parking spaces. Our building has nine apartments and 18 parking places. I'm sure that you have noticed that rarely can you find a parking place during the day as our street seems to be the parking lot for our Library, City Hall, banks, real estate offices and our beautiful downtown Avenue.

We have lovely sunshine in the afternoon. A four or five story structure would certainly cut that out. The other buildings on our street are not that high. Please let's keep our lovely City beautiful and not so dense that people will want to move out to the suburbs.

The traffic also concerns us. People think that driving around the circle and down our street to California Drive entitles them to drive at record speeds. Many times coming out of our drive way we can't see left or right because of cars parked so close to our drive way. I feel like we should have a sign saying "This not the Indianapolis Speedway". Can you imagine what that will be like when we add more cars to our street? Especially 29 units and I'm sure most families will have more than one car. The two hour parking does not seem to work. People can go to the police station and get a permit and if enough people do this there would be no parking for anyone except permit holders.

Thank you for your attention

Sincerely,

Robert and Peggy Roby

From: linda@taylorcg.biz
To: [CD/PLG-Hurin, Ruben](#)
Subject: Neighbor EIR comment - 1128-1132 Douglas Avenue
Date: Saturday, June 27, 2015 11:40:29 AM

Dear Mr. Ruben Hurin,

As a neighbor I would like to comment on the scope and content of the environmental impact report for the Proposed Douglas Avenue Multi-Family Residential Development.

My concern is the timing of the EIR. If traffic counts are conducted only in July and August I question the validity of the study. The schools are out, people are taking vacations, and contractors work less and there are fewer delivery trucks. Historically Douglas Avenue is never as busy during July and August as the rest of the year. My request is to conduct traffic and parking studies after July and August.

Thank you,

Linda Taylor
1133 Douglas Avenue # 201
Burlingame, CA 94010
805-801-5064

From: juliasergunova@comcast.net
To: [CD/PLG-Hurin, Ruben](#)
Subject: PP at 1128-1132
Date: Friday, July 17, 2015 2:35:59 PM

Hello Ruben,

My name is Julia Sergunova and I am living on 1121 Douglas ave. for the last 20years. I am very concerned about constricting 29 units apartment bld on very small and urban Douglas ave. I believe that such a construction would have negative environmental impact for the avenue and its surroundings.

This would include enormous traffic delays for the area. Despite that Douglas Avenue is very short and small but at this moment it's one of the main street to get to the city hall, main library and downtown. The construction will create traffic conjunctions, delays and potentially create stressful and danger environment.

The dirt and dust from the construction would affect the air quality. For example, I have chronicle bronchitis with asthmatic component and I have concern that this constriction can provoke my illness.

These are not the only factors how this construction can affect the community: the noise and vibration, water issues, unnecessary gas emissions, destroying green flora also can have bad impact for people living on the street and local Burlingame community.

Sincerely,

Julia V. Sergunova

From: [Irina](#)
To: [CD/PLG-Hurin, Ruben](#)
Subject: 1128-1132 douglas
Date: Monday, June 22, 2015 12:06:22 PM

Parking on Douglas is already a Big problem. With these new units, it will be a bigger problem, cars, ups, etc. Sewer capacity, if it ever rains, flooding. The total impact of moving that house to Oak Grove, which does not fit the neighborhood at all. If they do demolish 524, are they using our Drinking water for dust control? This project is too big for Douglas, and not conforming to the area on Oak Grove. Thanks Bruce Taverna 377-0971

Irina Zjuzina (650)377-0971

**Helen F. and John M. Cannon, Unit 4
Jeffrey and June Kaufman, Unit 5
1244 Bellevue Ave.
Burlingame, CA 94404**

July 17, 2015

RECEIVED

JUL 17 2015

City of Burlingame
Community Development Department
City of Burlingame - 501 Primrose Road
Burlingame, CA 94010-3997

CITY OF BURLINGAME
CDD-PLANNING DIV.

RE: Notice of Preparation of a Draft Environmental Impact Report for Proposed Project at 1128-1132 Douglas Avenue and 524 Oak Grove, Burlingame

Please carefully take under consideration the following when preparing the draft referenced above:

1. Parking on Douglas Avenue is challenging. Providing 34 full size parking spaces for a building that could conceivably accommodate 60 plus adults is simply not adequate. We suggest that most adults own a car making parking provisions simply inadequate as street parking on Douglas is now at a premium.
2. It is common knowledge that we are suffering through a drought. The usage of water by tenants necessary for a development this size could have a dramatic negative effect on the Burlingame Water District.
3. It is common knowledge that there is a stream running underneath Douglas Ave. Please carefully consider the environmental impact excavation may or may not have on the stability of the soil surrounding the stream. Will excavation destabilize the earth through which the stream flows?
4. A five story building certainly would affect the aesthetics of the street. It simply would be too tall.

Thank you for your consideration of the above.

Sincerely,



Helen & John Cannon
Jeffrey & June Kaufman

From: [Gerald at Weimax](#)
To: [CD/PLG-Hurin, Ruben](#)
Subject: 1128-1132 Douglas Avenue
Date: Friday, July 17, 2015 11:07:58 PM

Dear Mr. Hurin,

I reside at 1133 Douglas Avenue.

I'm a long time Burlingame resident and I have some concerns about the proposed building at 1128-1132 Douglas.

Aside from immediate concerns about water allotments during a drought, the proposed building would have 29 units, some as large as three bedrooms. Yet, as I understand it, there are only 34 parking spaces for such a building?

At 1133 Douglas, we have 9 units and 18 parking spaces plus room for one or two additional vehicles on a little driveway in front.

The on-street parking is often already fully utilized and it seems to me if they intend to have something like, what?, 50 bedrooms, they ought to have a similar number of parking spaces.

Burlingame has been a nice little town with numerous single family homes and a modest number of apartment buildings.

Please help retain the character of Burlingame by not allowing it to become a densely-populated urban area. We have a century of history as "small town America."

Thanks for your time and attention.

GERALD WEISL
1133 Douglas Avenue
#203
Burlingame CA 94010

From: [Eric Clausen](#)
To: [CD/PLG-Hurin, Ruben](#)
Subject: 1128 Douglas Ave proposal
Date: Friday, July 17, 2015 4:13:37 PM

Same developer just built another high rise and changed the natural lighting and parking congestion is a nightmare already. We've also had plumbing and strains on sewer system with sewage back up in the parking lot.

Let alone the legacy trees in the area, this proposal is utterly ridiculous!

There is more, please feel free to contact me.

Eric Clausen

From: [dorothy kearney](#)
To: [CD/PLG-Hurin, Ruben](#)
Subject: 1128-1132 Douglas Project
Date: Friday, July 03, 2015 2:06:40 PM

As a neighbor at 1133 Douglas Ave., I would like to comment on the proposed project which includes 34 parking spaces for 29 apartments. I don't believe this can be achieved by simply counting bedrooms in this day and age of 2 cars per family. Parking on Douglas Ave. is already a problem and this high density unit will exacerbate the problem. With a five story building with occupants and visitors, it is easy to imagine adding 50 or more cars needing to park on Douglas Ave. I don't believe this neighborhood can support a residential building that big without causing hardship on the people living on this street.

Thank you for reading my comments on this proposed project.

Dorothy L. Kearney
1133 Douglas Ave. Apt. 103

From: dionsbiz@gmail.com
To: [CD/PLG-Hurin, Ruben](#)
Subject: 1128-1132 Douglas
Date: Friday, July 17, 2015 12:46:13 PM

Hi Ruben

I'm for this project as long as you provide ample parking for the site

Street parking is tough here.

I was calling police for parkers in my driveway 3-4 times a month

It's less now, but elimination of the buildings without enough parking will make it better

I hope the developers make it.

The architects did a nice job

Dion Heffran
1134 Douglas Ave

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

FAX (510) 286-5559

TTY 711

<http://www.dot.ca.gov/dist4/>

RECEIVED

JUL - 8 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.*Serious Drought.
Help save water!*

July 2, 2015

SM082295
SM-82-13.7

Mr. Ruben Hurin
Community Development Department
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

Dear Mr. Hurin:

1128-1132 Douglas Avenue and 524 Oak Grove Avenue – Notice of Preparation

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. The following comments are based on the Notice of Preparation. We provide these comments to promote the State's smart mobility goals that support a vibrant economy and build active communities rather than sprawl.

Project Understanding

The proposed project would take place on three residential parcels in the City of Burlingame; 524 Oak Grove Avenue, 1128 Douglas Avenue, and 1132 Douglas Avenue. It would include demolition, relocation, and new construction activities. An existing house and shed at 524 Oak Grove Avenue is to be demolished. A portion of an existing house at 1128 Douglas Avenue will be relocated to the 524 Oak Grove Avenue property. All other existing structures are to be demolished. A new five-story building with 29 dwelling units will be constructed at the 1128-1132 Douglas Avenue property.

Traffic Impact Study

The environmental document should include an analysis of the travel demand expected from the proposed project. Early collaboration leads to better outcomes for all stakeholders. We are in the process of updating our Traffic Impact Study Guide for consistency with SB 743, but meanwhile we recommend using the Caltrans' Guide for the Preparation of Traffic Impact Studies (TIS Guide) for determining which scenarios and methodologies to use in the analysis. It is available at http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf. Please ensure that a Traffic Impact Study is prepared providing the information detailed below:

1. Vicinity map, regional location map, and a site plan that clearly shows project access in relation to nearby state roadways. Clearly identify the state right-of-way (ROW). Project driveways, local roads and intersections, car and bicycle parking and transit facilities should be mapped.
2. Project-related trip generation, distribution, and assignment including per capita use of transit, rideshare or active transportation modes and vehicle miles travelled (VMT) reduction factors. The assumptions and methodologies used to develop this information should be detailed in the study, should utilize the latest place based research, and should be supported with appropriate documentation.
3. Schematic illustration of walking, biking, and auto traffic conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e. lane configurations, for AM and PM peak periods.
4. Mitigation for any roadway sections or intersection with increasing VMT should be identified. Mitigation may include contributions to a regional or local fee program as applicable and should support the use of transit and active transportation modes.
5. Impacts on pedestrians and bicyclists resulting from projected VMT increases should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips.

We also encourage you to develop Travel Demand Management (TDM) policies to encourage usage of nearby public transit lines and reduce vehicle trips on the state highways. These policies could include lower parking ratios, car-sharing programs, bicycle parking, and providing transit passes to residents. For information about parking ratios, see the Metropolitan Transportation Commission (MTC) report *Reforming Parking Policies to Support Smart Growth* or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking/.

Traffic Impact Fees

Please identify any Traffic Impact Fees associated with this project. The scheduling and costs associated with planned improvements on the Caltrans ROW should be listed, in addition to identifying viable funding sources.

Mr. Ruben Hurin/City of Burlingame

July 2, 2015

Page 3

Active Transportation

Please consider pedestrian, bicycling, and transit performance or quality of service measures and modeling as a means of estimating the project impacts to these modes and evaluating mitigation measures and tradeoffs.

Transportation Permit

Project work that requires movement of oversized or excessive load vehicles on state roadways, such as US 101 and State Route 82, requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to the following address: Transportation Permits Office, 1823 – 14th Street, Sacramento, CA 95811-7119. See the following website link for more information: <http://www/hq/traffops/permits/>.

Please feel free to call or email Sandra Finegan at (510) 622-1644 or sandra.finegan@dot.ca.gov with any questions regarding this letter.

Sincerely,



PATRICIA MAURICE

District Branch Chief

Local Development – Intergovernmental Review

From: [DR R](#)
To: [CD/PLG-Hurin, Ruben](#)
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report for Proposed Douglas Avenue Multi-Family Residential Project
Date: Friday, July 17, 2015 10:20:04 AM

Dear Ruben, I wanted to let you know there are at least 10 residents who have not responded to this notice. I would like to pass them out today. As I know for sure folks on the street do not want a 5 story building built. My opinion is NO don't build it at all. It is that the same developer just built a very tall building behind my house and I have a tall one next door to me and now if you approved of this one then I lose my light all the way the around and there is no way another 50 people minimum can move into Douglas Avenue Also we will not tolerate the noise pollution of a 2 year building project. The same developer built that building behind me on Floribunda in one year 9 months and I had to deal with massive construction from that, Also this builder although is up to code does not care about the people. And at least 10 families will lose their housing, There are no BMR apartments that he will build and this project is pushing folks to be homeless.. I have lived and worked on Burlingame Avenue and in the neighborhood for 16 years and I am telling you this project is not helpful to the environment and not helpful to us socially or culturally. And As far as the diverse housing stock in Burlingame this project would not add to the neighborhood it would only take away for the neighborhood

I also believe although the trees are protected there on the property that they will automatically seek approval to clear cut the trees because they will have much difficulty working around the trees. And before we can fight for the trees they will be gone. And we don't want that/.

Please save Douglas Avenue from this oversized inconsiderate project!

On Thu, Jun 18, 2015 at 6:09 PM, CD/PLG-Hurin, Ruben <RHurin@burlingame.org> wrote:

Dear Interested Persons,

As lead Agency, the City of Burlingame will prepare a Draft Environmental Impact Report for the proposed 29-unit apartment building at 1128-1132 Douglas Avenue and house relocation at 524 Oak Grove Avenue. Attached you will find the Notice of Preparation of a Draft Environmental Impact Report. Project details are provided at www.burlingame.org/planning.

An environmental scoping meeting was held on May 11, 2015, and you may have already provided comments at that time. However, the City welcomes any additional input regarding the scope and content of the environmental information that is relevant to your area of interest. Due to the time limit mandated by State law, your response must be sent at the earliest possible date but **no later than 30 days** after receipt of this notice. Please include your name and contact information, and direct your response to:

Ruben Hurin

Senior Planner

City of Burlingame, Community Development Dept.

501 Primrose Road

Burlingame, CA 94010

Regards,

Ruben

Ruben Hurin - Senior Planner | Community Development Department - Planning Division | City of Burlingame | ph
[650.558.7256](tel:650.558.7256) | fax [650.696.3790](tel:650.696.3790) | rhurin@burlingame.org

PLEASE NOTE – CHANGE TO PLANNING DIVISION HOURS

Effective June 1, 2015 - The Planning Division will be closed every Wednesday afternoon from 12pm -5pm.

--

Danelle R. Rienks

danellerienks@gmail.com

From: [DR R](#)
To: [CD/PLG-Hurin, Ruben](#)
Subject: Notice of Preparation of a Draft Environmental Impact Report for Proposed Douglas Avenue Multi-Family Residential Project
Date: Saturday, July 04, 2015 6:34:28 AM
Attachments: [Proposed Burlingame Construction final .docx](#)

It seems to me this raises all the key issues that may matter to decision makers: existing city planning requirements, impact on utilities, impact on quality of life and potential popular anger over additional construction. I tried to keep all the points you made. You're of course free to use all or none of my edits.

- daylight planes, setbacks, and limits on percentage of lot usage to accommodate neighbors
- changes to neighborhood character both in terms of building design and economic class
- builder breaking up its work into smaller projects to avoid low cost housing requirements
- adequacy of off-street parking
- fairness and legality of any zoning accommodations that may have been given

The relocation of the historic home would require a permit from the City's Building

Department. Relocation activities may include excavation, road closures and detours, power

interruptions, tree trimming, use of hydraulic jacking systems, large cranes, and semi-trailer

trucks. These activities would be coordinated with utility companies and the City.

MY Comment: I am very concerned about the construction and development in Burlingame at these addresses and nearby (for example the massive structure the same developer just built on the 1200 block of Floribunda directly behind my house on douglas avenue. I am mostly concerned because water conservation consciousness and green building is highly needed at this time. The fact that the new developer is saving the trees and planting drought resistant plants is just the surface bandaid. This is a massive structure they want to build and it effects many families (more then you know) and pushes current long term community members from their current housing situations. And back to the environment issue . In the last four years our electricity has been interrupted on a daily basis as we have sustained light dimming on and off on a regular basis since Burlingame Avenue was reconstructed. Pg and E has not been able to figures this out and 1124, 1122 1126 as well as other nearby properties are completely affected by the loss of natural light, the enormous amount of noise and air pollution due to developing these properties at 1132 and 1128. Currently this is our drive way where we already have a difficult time

pulling in and out. We have 4 garages there on our side of the property behind 1124. If you put a one way driveway???? What happens to the tenants on this side ? How do we pull in and out of a one way drive? Impossible???? I have been there for 16 years I have built my entire world in this area of burlingame I would invite you to come and visit my home and view the property proposed development from my families and neighbors point of view

We have already accepted the same new developers building that massive unit behind our house on Floribunda Since April 2014. They have created massive amount of noise and pollution for over a year now And we have had to deal with it. AND when folks move into that building I am sure We will have to deal with more noise and more pollution and more lighting issues!

Burlingame Apartments, Condos and Housing development is already over developed. There are too many multi family dwellings in downtown burlingame! Stop the developing . Keep the community members that make up a significant part of our community., This is vital to a town that prides itself in community.

He wants to build a 29 unit structure in our DRIVEWAY!!!! Seriously come and re look at this project again.

Also in the last ten years we have noticed the traffic growth has doubled on Douglas Avenue as folks do come speeding through and use douglas ave as a through street. There was a traffic report made that showed less then 20 percent of the drivers are speeding. In my opinion its very different then that. Also there was a comment made during one of the studies that said that lease people drive in from this location because of the location of downtown and CAI train etc. That in my opinion is incorrect because everyone drives in Burlingame Because those who can afford \$4K rent are working in other cities and driving their fancy cars to work! Also this 29 unit does not equal 29 people it equals at least 50 new residents and and most folks are two car families

On Thu, Jun 18, 2015 at 6:09 PM, CD/PLG-Hurin, Ruben <RHurin@burlingame.org> wrote:

Dear Interested Persons,

As lead Agency, the City of Burlingame will prepare a Draft Environmental Impact Report for the proposed 29-unit apartment building at 1128-1132 Douglas Avenue and house relocation at 524 Oak Grove Avenue. Attached you will find the Notice of Preparation of a Draft Environmental Impact Report. Project details are provided at www.burlingame.org/planning.

An environmental scoping meeting was held on May 11, 2015, and you may have already provided comments at that time. However, the City welcomes any additional input regarding the scope and content of the environmental information that is relevant to your area of interest. Due to the time limit mandated by State law, your

response must be sent at the earliest possible date but **no later than 30 days** after receipt of this notice. Please include your name and contact information, and direct your response to:

Ruben Hurin

Senior Planner

City of Burlingame, Community Development Dept.

501 Primrose Road

Burlingame, CA 94010

Regards,

Ruben

Ruben Hurin - Senior Planner | Community Development Department - Planning Division | City of Burlingame | ph [650.558.7256](tel:650.558.7256) | fax [650.696.3790](tel:650.696.3790) | rhurin@burlingame.org

PLEASE NOTE – CHANGE TO PLANNING DIVISION HOURS

Effective June 1, 2015 - The Planning Division will be closed every Wednesday afternoon from 12pm -5pm.

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Danelle R. Rienks

danellerienks@gmail.com

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Danelle R. Rienks

danellerienks@gmail.com

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Danelle R. Rienks

danellerienks@gmail.com

From: [DR R](#)
To: [CD/PLG-Hurin, Ruben](#)
Subject: Re: Out of Office AutoReply: Notice of Preparation of a Draft Environmental Impact Report for Proposed Douglas Avenue Multi-Family Residential Project
Date: Saturday, July 04, 2015 6:48:16 AM

I accidentally sent you my unfinished draft regarding environmental reportI take it since you're out of the 17th I'm hoping you won't see it and it looks like somebody else needs to receive it anyway because the 17th is past the due date of the response time for the environmental report. I will call your office on Monday regarding the environmental report responses .The proposed project is unacceptable to many of us neighbors who live on Douglas Avenue and it affects us in many ways environmentally, socially, economically and mentally, physically and culturally and we do not want this building built we understand that the building is to be built but no way on the five stories make it to stories and call it a dayPlus one of the issues that came up is that there are to be 29 units which statistically equals 50 people not 30 people especially these units will have at least two people living in thembecause of the high rate of rent increases in the area and many single people cannot afford to live in a \$2000 unit or even a \$4000 unit so we will leave.we believe that burlingame would not be able to withstand the environmental impact of such a large building it also puts such a toll on our water resources and electrical resourcesit causes a lot of pollution and the construction would be overwhelming to that neighborhood and the surrounding neighborhoods,

On Saturday, July 4, 2015, CD/PLG-Hurin, Ruben <RHurin@burlingame.org> wrote:

Thank you for your email. Please note that I will be out of the office July 3 - July 17. If you need immediate assistance, please call the Planning Division at (650) 558-7250.

Kind regards,

Ruben Hurin
Senior Planner
City of Burlingame - Planning Division

--

Danelle R. Rienks

danellerienks@gmail.com

Subject: Comments to Proposed Project t 1128 – 1132 Douglas Avenue, Burlingame

I am a sixteen year Burlingame resident very concerned about the construction and development in Burlingame at these addresses and nearby (for example the massive structure the same developer just built on the 1200 block of Floribunda directly behind my house on Douglas Avenue.

My concerns include:

- Excessive development of multi-unit housing in and around downtown Burlingame
- Failure to adequately address the need for low cost housing
- The sheer size of the proposed structure, especially taking together with a recent massive project by the same contractor
- Loss of homes by current long term community members
- Insufficient attention to preservation of existing, established trees, demands on water and sewage services, and to green building processes
- Loss of daylight to adjoining properties, probably in violation of planning requirements for daylight planes
- Probable additional degradation of existing electrical service already subject to periodic losses and reduction of power that PG&E has investigated but has not been able to correct
- Additional parking and traffic volume problems on roads already subject to excessive traffic at high use periods, particularly difficulties entering the roadway
- The project understates the number of likely inhabitants in the 29 units to be constructed. If, as seems likely, there will be far more than the estimated number of inhabitants, all the problems cited above will be even worse.

Beyond the fundamental problems summarized above with the continuing impact of the proposed, neighbors are also concerned with the noise and air pollution we would experience during the extended construction work, disruptions to our lives we have already experienced for more than a year with the earlier Floribunda project. This will be even more severe with the proposed movement of the historical structure.

Most fundamentally, we feel that too much of downtown Burlingame is being devoted to multi-unit housing projects and not enough attention is being paid in those projects to low cost housing. By dividing the new construction into smaller projects, developers are circumventing city requirements to include low cost housing.

Not only is this changing the character of our community and driving out long time residents, it is aggravating traffic and utility problems that are lowering the quality of life for those residents who remain. Existing studies, it seems to me, understate the danger and congestion from traffic. By addressing average numbers, these studies ignore the problems at peak periods. They also make unwarranted assumptions about the use of mass transit in this increasingly driving-oriented city.

I look forward to providing more detailed input to the Environmental Impact Study, and I invite you to visit my home on Douglas Avenue to see first hand the impact of current construction and the disruption additional construction is likely to cause.

On Thu, Jun 18, 2015 at 6:09 PM, CD/PLG-Hurin,
Ruben <RHurin@burlingame.org> wrote:

Dear Interested Persons,

As lead Agency, the City of Burlingame will prepare a Draft Environmental Impact Report for the proposed 29-unit apartment building at 1128-1132 Douglas Avenue and house relocation at 524 Oak Grove Avenue. Attached you will find the Notice of Preparation of a Draft Environmental Impact Report. Project details are provided at www.burlingame.org/planning.

An environmental scoping meeting was held on May 11, 2015, and you may have already provided comments at that time. However, the City welcomes any additional input regarding the scope and content of the environmental information that is relevant to your area of interest. Due to the time limit mandated by State law, your response must be sent at the earliest possible date but **no later than 30 days** after receipt of this notice. Please include your name and contact information, and direct your response to:

Ruben Hurin
Senior Planner
City of Burlingame, Community Development Dept.
501 Primrose Road
Burlingame, CA 94010

Regards,

Ruben

July 14, 2015

Dear Mr. Hurin

I am concerned that the proposed five story , 29 unit apartment building at 1128 and 1132 Douglas Avenue is **out of scale** with our neighborhood and will set the tone for future buildings on this block. .It is extremely likely that if this building is accepted, property owners will want to continue to maximize their investments by building more massive structures which will bring more traffic, parking woes and increased pedestrian hazards.

I don't think this is the Burlingame that attracted so many of us to move here. It was more about character and quality of life, not quantity. It feels like we are warehousing people.

I've noted a few examples of larger building in the area that have been made to successfully blend in with the existing neighborhood. The size, scale and design of the proposed building will not fit in like the buildings listed below which have successfully integrated into the community

1244 Bellevue (fronts on Douglas) *Sits* on a corner flanked by three streets: Douglas, Primrose and Bellevue, four stories. The mass is well distributed on the three streets

512 Primrose (four stories across from City Hall) Fits in well with the neighborhood and doesn't overpower. Nicely landscaped with a dedicated passenger drop off/delivery area.

1401 Primrose (Arlington) Four stories, large structure that sits on A spacious corner lot.

1422 Bellevue ((Chateau) Six stories on a diagonal, spacious and well landscaped lot, 28 units

The proposed 29 unit apartment building would perhaps blend in better with **a maximum of 4 stories**, and a **drop off area for guests and deliveries**. As

mentioned during a Planning Commission meeting, **the increase in online ordering has really changed the volume of deliveries and resulting traffic congestion**

It would be good to strike a balance between condominiums, apartments and town homes on the streets in the downtown area. 'There is a need for more housing in the downtown core and the Downtown Specific Plan recognizes that fact but not at the expense of the ease of living and special character that has always marked Burlingame.

Sincerely,

Carolyn L Root
1133 Douglas Avenue #303
Burlingame, CA 94010
650-906-3834
carolynroot@icloud.com

From: [Cal Fugitt](#)
To: [CD/PLG-Hurin, Ruben](#)
Cc: bonniefugitt@yahoo.com
Subject: 1128-1132 Apartment Project
Date: Friday, June 26, 2015 11:27:25 AM

Dear Mr. Hurin,

My wife and I live across the street from the proposed project. The five stories is a problem for us. The light and views that will be blocked is just not right.

The number of units and people will adversely impact traffic and parking on our street which is often pretty full now during work and shopping hours during the day.

To plan only one parking space per unit is ridiculous. Our units across the street have two spaces per unit and that's often not enough for third cars and guests.

The reason the developer is seeking five stories is economic. I believe there is a tax benefit (credit) for the extra story and that is the economic reason for such a large (high) structure. We shouldn't let their economics guide our quality of life.

I'm not against development but this project doesn't fit in the neighborhood. Have you looked seriously at all of the traffic, water & sewer issues, impact on the neighborhood, etc.?

I'm certainly overall against the project as it now stands.

Cal Fugitt
Tel: 415-264-6079

1133 Douglas Ave., #102
Burlingame, Ca 94010



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, May 11, 2015

7:00 PM

Council Chambers

- a. 1128-1132 Douglas Avenue and 524 Oak Grove Avenue - Environmental Scoping for proposed construction of a new five-story, 29-unit apartment building at 1128-1132 Douglas Avenue. The project includes moving the house at 1128 Douglas Avenue to the site at 524 Oak Grove Avenue and additions to the first and second floors (the existing house at 524 Oak Grove Avenue would be demolished) (Dreiling Terrones Architecture, Inc., applicant and architect; Jianguang Zhang, property owner) (101 noticed) Staff Contact: Ruben Hurin

Commissioner Terrones recused from this item because he has a business relationship with the applicant.

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

Senior Planner Hurin presented the staff report.

There were no questions of staff.

Chair DeMartini opened the public hearing.

Linda Taylor, Douglas Avenue, spoke on this item:

- > *Currently there are residents, library patrons, dentist office customers and Burlingame Avenue shoppers parking on Douglas Avenue. To determine impact on parking from the proposed development, would like to know how many vehicles are likely to be owned by the residents in the proposed apartment and how many guest vehicles there are likely to be.*
- > *Concerned with the parking capacity on the street, so need to know the total number of parking parking spaces and number of unoccupied parking spaces on the street on weekdays and weekends.*
- > *Need to know if the overflow of vehicles from this development could be accommodated by street parking on Douglas Avenue.*
- > *Would like shadow impact to be studied based on existing conditions and from the proposed development on different times of the day and year.*
- > *EIR should address effect of open spaces and privacy for future residents and neighbors.*

John Taylor, 1133 Douglas Avenue, spoke on this item:

- > *Concerned about traffic impacts from the proposed development.*
- > *Douglas Avenue carries more traffic than the typical quiet street due to its proximity to downtown.*
- > *See a large number of delivery trucks delivering goods to Mollie Stones in the early morning hours.*
- > *Street has problematic intersections at both ends of Douglas Avenue; confusing intersection at Douglas Avenue and Primrose Road and cars waiting to turn onto California Drive.*
- > *EIR should include the average number of vehicle trips per day on weekdays and weekends under existing and proposed conditions.*
- > *EIR should also look at delivery stops, see an increasing number of trucks making deliveries to residents on this street, they block one lane of traffic and cars queue up behind the truck waiting to get around. EIR should look at how many delivery stops there are under the existing and proposed conditions. Suspect there would be more delivery stops under the proposed development.*

Chair DeMartini closed the public hearing.

Commission discussion:

- > There were no comments for environmental scoping for 524 Oak Grove Avenue.*
- > Interested in hearing about usage of existing parking capacity in townhouses and apartments in high density areas.*
- > Would like to know if compact spaces have an influence on how many spaces are used if residents have large vehicles.*
- > Is the current parking requirement relevant? Parking requirement for a one-bedroom unit is one parking space, but could be occupied by two persons with two vehicles.*
- > Given the concern about delivery stops on the street, should consider providing an area in the driveway for a delivery vehicle.*
- > Imagine there is a study of the capacity limitations for sewage and water use for the downtown area. Would like to know if there is a threshold indicating at what point development has to stop.*
- > Concerned with the density and impact on the intersection at Douglas and California Drive.*
- > EIR should look at impacts on open spaces and parks from the proposed development.*
- > Geotechnical report should be included as part of EIR, impact on groundwater should be reviewed.*
- > Concerned with construction related effects, impacts on area during demolition and construction of project.*
- > Review impact from the proposed development on the existing protected size trees at front of lot.*
- > Concerned about the height of the proposed building.*
- > Concerned about impacts on public safety.*
- > Concerned about the number of visitor parking spaces provided.*
- > Concerned about the increasing number of deliveries to the site, shopping habits have changed which include more online shopping and deliveries to homes.*
- > Interested to know how the proposed five story building compares to the heights of the existing buildings in area, not just to the immediately adjacent buildings.*
- > Interested to know how the proposed density compares to existing densities in the area.*
- > How will proposed rooftop deck impact neighbors.*
- > Want to know if our allocation of water is being reduced and how would it impact this project.*
- > Would like to understand the displacement of existing housing and where the current residents will go.*
- > Include impact on schools and where will kids be going to school.*

This is a study item so there is no action.



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, March 23, 2015

7:00 PM

Council Chambers

- c. 1128-1132 Douglas Avenue, zoned R-4 - Application for Design Review, Conditional Use Permit for building height, Front Setback Variance, Parking Variance for driveway width, Condominium Permit and Lot Merger for construction of a new five-story, 29-unit apartment building with at-grade and below-grade parking (Dreiling Terrones Architecture, Inc., applicant and architect; Jianguang Zhang, property owner) (101 noticed) Staff Contact: Ruben Hurin

Commissioner Terrones was recused from this item and Item 9d.

Ex-Parte Communications: Commissioner Sargent met with the applicant but did not discuss the merits of the projects. Commissioner Loftis met a neighbor.

Visits to Property: All had visited the property.

Planning Manager Gardiner provided a brief overview of the staff report. He noted that the Homeowners Association of 512 Primrose Road submitted a letter at the beginning of the meeting, and the letter will be submitted to the record and included in the staff report for the environmental review scoping.

Questions of Staff:

- > *How does this application relate to the application for 524 Oak Grove? (Gardiner: The applications are joined through the environmental review, and the moving of the house is a mitigation for the proposed project. The house would not be allowed to be relocated without a new project being approved. Neither project will happen without the other.)*
- > *Color renderings are often more helpful than elevation drawings. Could this be a requirement? (Gardiner: It is encouraged but not required. Having it as a requirement could be taken up at another time.)*

Jacob Furlong represented the applicant:

- > *Started off with the project knowing it would be a very public process. There have been two public meetings, and meetings with adjacent neighbors. Wanted to engage in process and receive comments*
- > *House at 1128 Douglas would be relocated because of its potential historic significance.*
- > *Trees to be retained, but requires variance for driveway. Driveway has a reciprocal easement with adjacent property that must be maintained.*
- > *Contemporary in style but open to the street. The entrance is oriented to the street.*

Commission questions:

- > *How do rear parking spaces work with the single driveway? (Furlong: It's one-way but not serving enough vehicles to be a concern. Currently operates this way with an 8-foot driveway. Would need to remove the trees if the driveway were widened.)*
- > *Front setback variance seems related to the position of a concrete shear wall. Seems hard to believe it could not be kept within the setback. (Furlong: Would result in size of units being compressed. Setbacks are based on the average for the block; neighborhood is in transition but is based on setbacks of existing structures.)*

- > Nice piece of modern architecture.
- > Thickness of floor slabs in building seems unrealistic. Thin and elegant as shown, but if chunkier will make a difference in how building looks.
- > How is traffic being mitigated? (Furlong: The proximity to downtown is significant. Within walking distance of Caltrain, grocery store, restaurants, Walgreens. These are all trip-generating items that will be reduced or eliminated.)
- > Indoor bike parking? (Furlong: Bike storage area in the garage.)
- > Site plan does not have outdoor amenities for residents. All open space is filled with parking, seems too dense for site.
- > Four-story building would work better for neighborhood. Would allow less parking and more open space.
- > All two-bedroom units share a common wall. This does not seem common these days, might expect two Master Bedrooms in some units.
- > Likes footprint of the building, but it is a block-like structure. Some articulation on the east elevation but very similar on all four sides. Would like more articulation in a "depth-ful" way - not just a balcony or one-foot inset. Site plan shows "design shape," but massing does not.
- > Will be the biggest structure within the block. Block is mostly three-story, with one four-story. (Furlong: There is a 6-story structure two doors down from City Hall.)
- > Have the shadow impacts been evaluated? (Furlong: Expects to be reviewed in the environmental review.)
- > Ceiling height of first floor seems high.
- > Concerned with narrow width of driveway.
- > The one place that density is encouraged is in the Downtown Specific Plan area.

Public comments:

Carolyn Root, 1133 Douglas Avenue, spoke on this item:

- > Lives across from the proposed development.
- > Height, density and mass not compatible with rest of block. Douglas Avenue has two-story buildings with some three-story condos.
- > Downtown Specific Plan has policies and guidelines for compatibility. Does not meet requirements as well as it could.
- > Building should make more of a statement. The project will set a tone for the entire street and influence future buildings.
- > No provision for visitor parking or drop-offs. Neighborhood has parking impacts.
- > Douglass Avenue seems to be a preferred route to reach California Drive from Downtown and El Camino Real for both cars and trucks.
- > Suggest independent parking and traffic specialist to evaluate potential impact of project.
- > A structure with less height and well managed parking and traffic mitigation will go a long way to making the development a welcome addition to the neighborhood and Burlingame.

Linda Taylor spoke on this item:

- > Lives across the street.
- > Understands need for more units, but height must fit neighborhood.
- > Proposed structure is inconsistent with neighboring buildings and neighborhood. Height and width yields a mass far beyond anything nearby.
- > Downtown Specific Plan policy 5.3.1 discusses Architectural Diversity.
- > Attention to massing of building to ensure appropriate transitions to surrounding development.
- > Residential scale of neighborhood needs to be respected, cannot support Conditional Use Permit.

John Taylor spoke on this item:

- > Lives at 1133 Douglas Avenue.
- > Nice elements of the building such as facade treatment, setbacks, mix of materials, glass-enclosed

stairwells attractive. However it would be a five-story building.

- > (Showed exhibit depicting building heights on Douglas Avenue, scaled to height and width.)

Danelle Rinks spoke on this item:

- > Lives at 1126 Douglas Avenue at the back. Has lived on street for 15 years.
- > Reiterate residents' comments on traffic and parking. Traffic has doubled while she has lived there. Douglas is used as a through-way.
- > Believes 29 units equates at least 58 people.
- > Five stories is too tall.
- > Request historical review of 1124 Douglas if it hasn't already been done.
- > Expects health risk to existing trees.
- > Sewage, water and gas lines.
- > 1225 Floribunda Avenue has been under construction since April 2014.
- > There are too many apartment buildings in Burlingame already.
- > Building will displace 10 current working families and individuals.

Clark Silva, 1133 Douglas Avenue, spoke on this item:

- > Height is not compatible with surrounding houses and buildings.
- > Units are facing City Hall and railroad. Side of building faces Douglas. The tree will cover much of the glasswork.
- > From front will just see high wall with small square windows.
- > 34 parking for 29 units are not enough spaces. 20 cars will be left on street.

Julie Serranova, 1131 Douglas Avenue, spoke on this item:

- > Not enough parking.
- > Will impact view from building across the street.
- > Does not seem typical for Burlingame.
- > Five stories too tall.

Vince Campinelli spoke on this item:

- > Neighborhood has parking issues.
- > Water and sewage system is struggling. Street was dug up last year to replace water pipes.
- > People park on Douglas Avenue to have lunch on Burlingame Avenue.

Alex Goldstein, 1121 Douglas Avenue, spoke on this item:

- > California is in a drought. By building apartments and condos, not conserving water.
- > Parking on Douglas Avenue is unconscionable - can't park own car in front of apartment.
- > Can walk to Burlingame Avenue, but can't find a parking space in downtown.
- > Assumes post office building will have same issues with more units.

Jacob Furlong spoke as the applicant:

- > Parking and traffic consultant will be retained for analysis.

Question to applicant:

- > Has stacked parking been considered? (Furlong: Has been discussed but not in this proposal. Willing to discuss it in the future.)

Chair Bandrapalli closed the public hearing.

Commission discussion:

- > *This is the beginning of the process.*
- > *There will be an extensive environmental analysis.*
- > *Beginning of design process - anticipate back and forth.*
- > *Look at roof deck at rear, could impact privacy for neighbors behind. At very least move to interior of roof structure.*
- > *Downtown Plan shows 3 and 4 story buildings. A four story building would be a density that would fit in.*
- > *School district projects only 150 units in the future, not 500.*
- > *Needs to know what happens to current residents. Not a lot of opportunities for affordable housing in town. Not an obligation of the project.*

This item will return for environmental scoping at a subsequent meeting once the environmental consultant has been retained.



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, March 23, 2015

7:00 PM

Council Chambers

- d. 524 Oak Grove Avenue, zoned R-1 - Application for Design Review and Front Setback Variance to demolish the existing house at 524 Oak Grove Avenue and replace it with an existing house to be moved from 1128 Douglas Avenue; the project includes a first and second story addition to the house moved from Douglas Avenue and construction of a new detached garage (Dreiling Terrones Architecture, Inc., applicant and architect; Jianguang Zhang, property owner) (57 noticed) Staff Contact: Ruben Hurin

Ex-Parte Communications: Commissioner Sargent met with applicant but did not discuss the merits of the project.

Visits to Property: All had visited the property.

Planning Manager Gardiner provided a brief overview of the staff report.

Questions of Staff:

> *When a sidewalk is torn up as part of a project, who is responsible for replacing sidewalk? (Gardiner: The applicant if it is part of the project.)*

Jacob Furlong and Wayne Lin represented the applicant.

- > *House was originally moved from Burlingame Avenue to its current location.*
- > *Will retain the original components but not later additions. Restore window boxes on second story.*

Commission questions/comments:

- > *On the front (west) elevation, what is the main entry? (Furlong: Most people will probably enter from the back porch mud room from the garage, though some will enter from Oak Grove side. Wants to engage both street faces.) On left side/front could open it up more and add wider steps to be more inviting, provide a place to perch.*
- > *New addition on East Elevation looks like it is a lot of windows.*
- > *Request to show siding pattern on elevation drawings so people will know what it will look like.*
- > *Existing house does not look very well maintained. Remove ivy from street trees. (Furlong: The owner acquired the property in its current condition but will address the maintenance.)*
- > *Exciting to see a landmark house going on that corner.*
- > *Would it be possible to push the West Elevation back to avoid needing a variance and be more consistent with the other houses on Marin? The wall appears massive. (Lin: Can't modify the existing house second floor. For the addition, brought down the roof slope in the back so the wall would not appear as massive.*
- > *Likes the glass on the addition on the back of the house. (Furlong: Intent is to capture the view of the tree in the back yard.)*
- > *Sheet 8.4 appears to have a labeling error - both elevations are labeled "North"*
- > *Likes that the addition has some differentiation from the original structure.*

Public comments:

Ashley Canty, resident of 1128 Douglas, spoke on this item:

- > Hopes to be able to acquire the house when it gets relocated to new site. Has engaged with property owner.*
- > Lived at 504 Marin previously.*

There was no action, as environmental review is required. The application will return on the Regular Action Calendar once the environmental review is completed. Action will be coordinated with the 1128-32 Douglas Avenue application.