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San Francisco, CA 94107

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January 6, 2020

VIA EMAIL (kgardiner@burlingame.org)

Kevin Gardiner, AICP
Community Development Director
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

RE: Letter of Support - 1095 Rollins Road, Burlingame, CA

Dear Mr. Gardiner:

I represent EQR-Northpark Limited Partnership ("EQR"), the owner and operator of the Northpark Apartments ("Northpark"), located at 1080 Carolan Avenue in Burlingame. The Northpark community consists of 510 apartment residences and was originally built in 1972.

On behalf of EQR, I would like to express our support for Hanover Company's ("Hanover") proposed project at 1095 Rollins Road (the "Project"). Hanover has been in frequent contact with EQR about the Project since its inception in order to coordinate easements and utility access, among other issues. EQR believes the Project will be a valuable addition to the neighborhood and its ongoing development. Future residents of the Project will undoubtedly bring increased vitality to the area, augment ridership at the Broadway Caltrain Station, and help the businesses along Broadway thrive.

EQR understands that the Project will utilize the California State Density Bonus to waive the development standard that requires a 20 foot rear yard setback, and that the proposed project will sit 4 feet off of our shared property line. EQR finds this setback distance acceptable, since the Project will abut landscaping and one of Northpark's surface parking lots. Furthermore, Hanover has coordinated with EQR on its rear elevation, and we believe the southern facing side of the building has been designed tastefully.

For these reasons, we encourage the Burlingame Planning Commission and City Council to approve the Project. Should you have any questions, please contact me at dsullins@eqr.com.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Drew Sullins', written over a horizontal line.

Drew Sullins

cc: Catherine Keylon, Senior Planner
Tiffany Higgins, EQR



CENTRAL COUNTY FIRE DEPARTMENT
Serving the Cities of Burlingame and Millbrae and the Town of Hillsborough

Request for Alternate Materials or Methods of Construction

Date Received: 11/15/18

Permit Number _____

In accordance with section §2.02, Title 19 California Code of Regulations, the undersigned requests approval of alternate means of protection for:

Project Name: 1095 Rollins Road

Project Address: 1095 Rollins Road, Burlingame, CA

Subject of alternative (*separate forms must be completed for each different item*): Fire apparatus access road proximity

Code requirement (*specify code edition and section*): California Fire Code- Section 503.1.1 - "The fire apparatus access roads.. shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility"

Alternate proposed: Building shall have two pressurized stairways extending to the roof with standpipes at intermediate landing level. Building shall have a firewall/horizontal exit from podium to the roof w/ automatically closing fire-rated doors.

Justification (*attach copies of any reference, test reports, expert opinions, etc.*): _____
See attached letter from BDE Architecture, dated 11-16-2018.

Requested by:
Affiliation with Project:

JONATHAN ENNIS
Print Name

[Signature]
Signature

Contact Telephone No: _____

Staff Use Only

Staff Findings: See Attached -

Approval Recommended []

Not Recommended []

Fire Marshal: _____

[Signature]



950 HOWARD STREET
SAN FRANCISCO, CA 94103
PHONE: (415) 677-0966

November 16, 2018

Central County Fire Department
1399 Rollins Road
Burlingame, CA 94010

Re: 1095 Rollins Road, Burlingame
BDE Job No. 1712

Request for Alternate Materials or Methods of Construction - Justification

For this project, the proposed alternate is to provide two fully pressurized stairwell enclosures, with both sets of stairs extending to the roof and with standpipes located on intermediate landings.

This alternative exceeds the minimum in the 2016 California Building Code, which does not require stairs in non-high rise buildings to be pressurized. The exception to Section 1011.12 of the code also allows roof access for this type of project (with no occupied roof) to be by means of a ladder, a ship's ladder or an alternating tread device, so the extension of both stairs to the roof also exceeds the minimum requirements for a building of this type.

These alternatives to the stair design will enhance the ability of fire fighters to respond to a fire emergency, by allowing quick access to the roof from either stair. Pressurization of the stairs, which are already fully sprinklered, will further lengthen the time available for rescue operations.

The stair pressurization fans will be equipped with backup battery power, so the stairwells will remain tenable environments for occupants to egress and for fire fighters to enter the building for a far longer period of time than would normally be found in a similar building.

In addition, although not required for Type III-A Construction, the project will have a Fire Wall extending from the Type I-A concrete podium at Floor 2 all the way to the roof. At each floor a horizontal exit will be provided through this non-combustible 3-hour rated Fire Wall, allowing residents on either side to flee to safety through 3-hour rated self-closing doors on hold-opens. This Fire Wall will further enhance the safety of the occupants by ensuring they will have a significant period of time available to use a pressurized stair for egress.

Best regards,

Jonathan Ennis, AIA, LEED AP
President
BDE Architecture Inc.

JENNIS @ BDEARCH.COM



December 24, 2018

Jonathan Ellis, AIA
BDE Architecture
950 Howard Street
San Francisco, CA 94103

RE: ALTERNATE MEANS OF PROTECTION for 1095 ROLLINS ROAD

Dear Mr. Ellis,

I am in receipt of your request for an Alternate Means of Protection to mitigate where the fire apparatus access and hydrants are not compliant to current California Fire Code requirements. Your request is approved with some conditions.

In lieu of meeting the specific requirements of the fire code, you will provide the items indicated in your 15 November 2018 Request with accompanying attached letter dated 16 November 2018 as well as the following:

1. The fire sprinkler and fire standpipe system shall be interconnected.
2. Two positive pressurized stairways extending to the roof with standpipes located at intermediate landing levels and the roof. At least one stair shall be provided on either side of horizontal exits. Openings to the roof shall be in accordance with §1011.12.2, T24 CBC.
3. Fire Wall/Horizontal Exits shall be provided from podium to the roof. Doors within the fire wall/horizontal at the corridor shall be opposite swinging doors.
4. The parking garage which will utilize a stacking system shall be protected by a fire sprinkler system with a density designed for extra high hazard.

The items indicated with this alternate are not intended to set a precedent and is specific to 1095 Rollins Road. The applicant recognizes with approval of this alternate, the applicant may not request any further alternate means of protection or method of construction. Please incorporate the Alternate and both attachment letters into your building plans. If you have any questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rocque J. Yballa".

Rocque J. Yballa
Division Chief/Fire Marshal

cc: Catherine Keylon, Senior Planner



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Christine Reed
Fire Dept.

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

Specific to the Alternate Means of Protection application approval, this approval was granted on December 24, 2018. All conditions of this approval must be incorporated into the building permit plan submittal, including scanned copies of all AMP approved documents.

No further comments at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Reviewed By: Christine Reed
650-558-7617

Date: 12/19/19



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Rocque J. Yballa
Fire

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

1. The plans still indicate the use of fire barriers as opposed to fire walls on pages A0.42-44. Update submittal to include fire walls as indicated in the Alternate Means of Approval date 12-24-18 and show compliance with §705.5 and §705.6, T24 CBC

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. Provide a fire sprinkler system throughout.
2. Provide a fire alarm system throughout
3. Provide a standpipe system within stairwells and provide outlets at the intermediate landings.
4. Provide an emergency radio repeater system including required 2-hour raceway/shaft.
5. Integrate the Alternate Means of Approval approved 12-24-18 to address fire apparatus access and escape window ladder access into the approved set of building construction drawings for permit.

Reviewed By: Rocque J. Yballa
650-558-7600

Date: 8 Jan 2019



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Rick Caro III
Building Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

Note: It was not mentioned yet, however, at the time of your building permit submittal, be sure to provide an infrastructure to facilitate future installation and use of electric vehicle (EV) Chargers in accordance with the 2016 California Green Building Standards Code (CAL Green) Chapter 4, Division 4.1 2016 CBC §420.9.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

- 3) Provide two completed copies of the *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 that indicates the page of the plans on which each Measure can be found. BMC 18.30.040, 18.30.045 & 18.30.050. Note: The mandatory measures documents were cut and pasted on the drawings, however, they were not completed.
- 23) 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. Note: The locations were not provided on the drawings showing where the required accessible signage are supposed to be.

Note: Provide two way communication complying with the 2016 CBC §1009.

Reviewed By: Rick Caro III
650 558-7270

Date: December 4, 2019



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Jennifer Lee
Stormwater

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

This project is required to comply with the Provision C.3 and C.6 of the San Francisco Bay Municipal Regional Stormwater NPDES Permit (MRP) since it will create and/or replace 10,000 square feet or more of impervious surface and will replace 50 percent or more of site impervious surface. Stormwater source control and treatment requirements shall apply to the entire project site.

~~Please complete, sign and return the “C.3/C.6 Development Review Checklist” and the following worksheets, which are available at www.burlingame.org/stormwaterdevelopment~~

- ~~a. Worksheet A, C.6 Construction Stormwater BMPs~~
- ~~b. Worksheet B, C.3 Source Controls~~
- ~~c. Worksheet C, Low Impact Development – Site Design Measures~~
- ~~d. Worksheet D, C.3 Regulated Project – Stormwater Treatment Measures~~
- ~~e. Worksheet E, Hydromodification Management~~
- ~~f. Worksheet F, Special Projects~~
- ~~g. Worksheet F-2, Special Projects Reporting Form~~

~~For additional information, please see the C.3 Stormwater Technical Guidance handbook at www.flowstobay.org/newdevelopment~~

Thank you for submitting the C.3/C.6 Development Review Checklist.

1. Plans show that the Contech media filter is located under a planting area. Please update landscape plans to reflect that the underground media filter and access doors will be present.
2. Across from the Contech media filter is a sidewalk planter strip. Please confirm that the planter strip will not create an accessibility issue for maintenance of the media filter.
3. Sheet C8.4, Linear 4 StormFilter Standard Detail is missing the sizing calculations in the StormFilter Data table. The treatment measure should be sized based on the water quality design flow specified in MRP Provision C.3.d. and the cartridge design operating rate for which the product received certification through the Washington State Technical Assistance Protocol – Ecology (TAPE) General Use Level Designation (GULD) for Basic Treatment. When determining the design flow rate, refer to the Rational Method as described in the C.3 Technical Guidance, Chapter 5, page 5-7.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

- Post-construction treatment measures must be designed, installed, and hydraulically-sized to treat a specified amount of runoff. The project plan submittals shall identify the owner and maintenance party responsible for the ongoing inspection and maintenance of the post-construction stormwater treatment measures in perpetuity. **A completed, notarized Stormwater Treatment Measure Maintenance Agreement must be submitted to the City prior to the issuance of a final construction inspection.**
- Dewatering projects discharging to any surface waters must apply for coverage under the NPDES Permit No. CAG912002 (VOC and Fuel General Permit). Please submit a copy of the completed Notice of Intent form.

Reviewed By: Jennifer Lee
650-558-7381

Date: ~~9/27/2018~~
11/27/2018



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Bob Disco
Parks Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

No further comments at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Reviewed By: BD
bdisco@burlingame.org

Date: 11.30.18

Irrigation plan will be provided during building permit review



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Martin Quan
Public Works Engineering

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

- ~~1. For all easements to be abandoned, proper supporting documentation and acceptance (by the benefiting party) will be required prior to Planning Approval for the project.~~
- ~~2. Please dimension the ramp width.~~
- ~~3. All public right-of-way improvements, such as sidewalk, shall be to City Standard (ie. No decorative paving).~~
- ~~4. Please verify street tree species with City Arborist.~~
- ~~5. For the site plan, please overlay and show the street markings.~~
- ~~6. Please show additional street lighting for the frontage of the property.~~
- ~~7. Please show the proposed locations for the 4 cartridge linear stormfilter and correct the sheet C6.0 for the percentage of LID credit. Currently states 75% but shows 100% credit for non-LID application.~~
- ~~8. The proposed driveway approach for the residential parking intersects the existing catchbasin. Please relocate existing catchbasin or eliminate.~~
- ~~9. Overhead utilities on Rollins Road must be undergrounded as part of this project.~~
10. No further comments at this time.

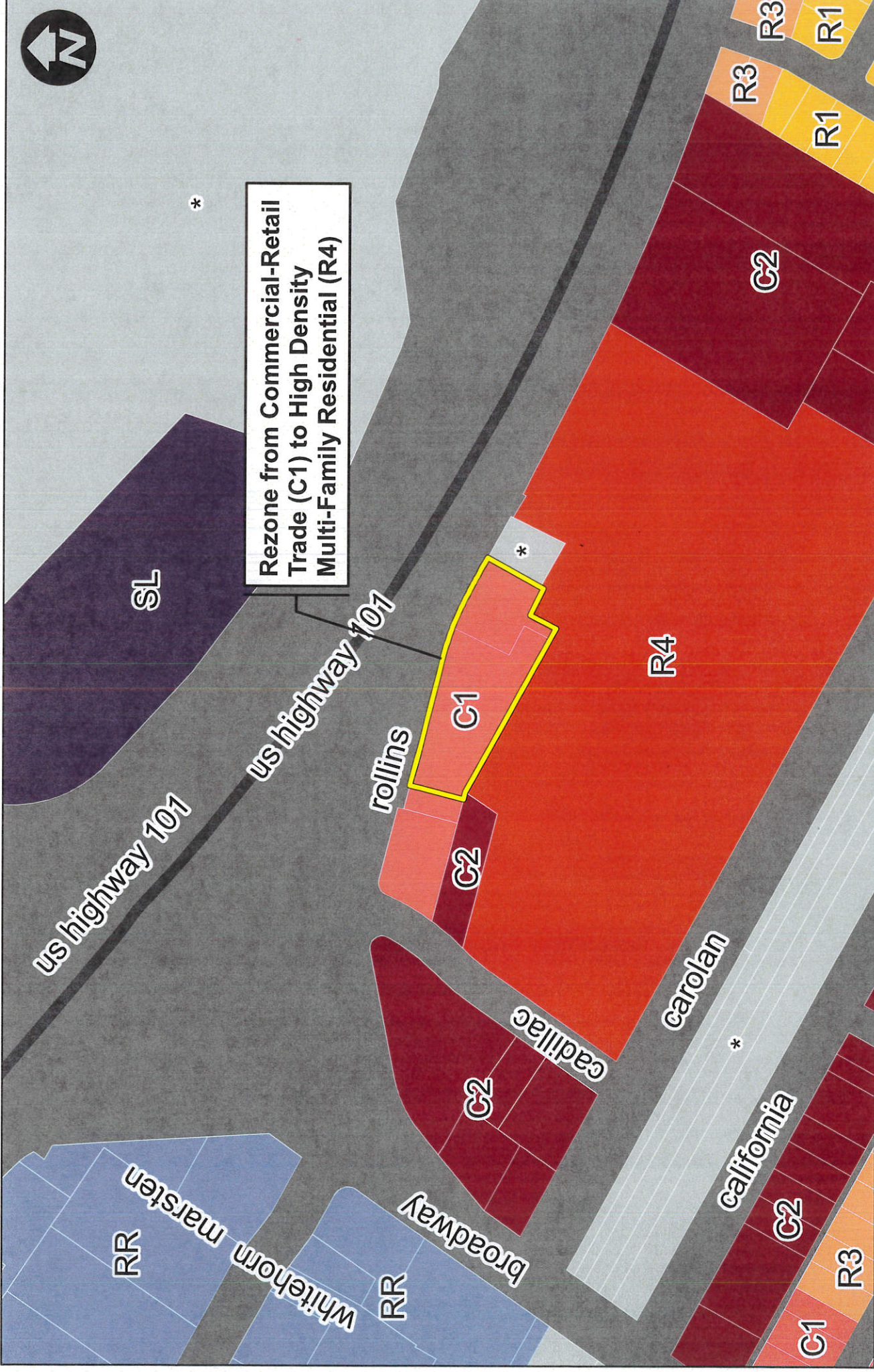
The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

- ~~11. Comments will be deferred after above comments have been addressed.~~
12. Sewer, storm, water study will be required for the proposed project.
13. Line of sight distance for all driveways must be analyzed.
14. Please provide parking lift manufacture information.
15. Please submit an erosion control plan. This plan shall include, but not limited to, delineation of area of work, show primary and secondary erosion control measures, protection of creek or storm drain inlets, perimeter controls, protections for construction access points, and sediment control measures.
16. For the construction of the basement, please provide information on groundwater levels during wet and dry seasons. A geotech report to back up assumptions for design criteria for foundation and shoring structural calculations is required. Design of backup generator for the groundwater pumps is required. Waterproofing of the basement will be required to allow for the water table to rise as no continuous groundwater pumping will be allowed.

17. The construction of the basement is extension. If groundwater is encountered during the construction of the basement, it must be filtered (by an approved method) before being discharged to the City's storm drain system. If construction occurs during the raining season as defined as from October 15th to April 15th, the excavation area of the basement shall be tarped to prevent rainwater from entering the site. Please state these construction notes on the plans.
18. The back of the driveway/sidewalk approach shall be at least 12" above the flow line of the frontage curb in the street to prevent overflow of stormwater from the street into private property.
19. Please be aware that retrieval of the trash/recycling from Recology must be from the property. Bins are not allowed to be placed in the public right-of-way. Please provide a letter from Recology with their acknowledgement and acceptance to service these bins on private property.
20. A stormwater maintenance agreement shall be recorded with the County for all c3 treatment measures. This agreement must be recorded prior to building permit signoff.
21. 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.

Reviewed By: Martin Quan
650-558-7245

Date: 12/5/18












Rezone from Commercial-Retail Trade (C1) to High Density Multi-Family Residential (R4)



City of Burlingame
Planning Division



- Legend**
-  Project Site
 - Zoning Designations**
 -  C1 - Commercial - Retail Trade
 -  C2 - Commercial - Service Trades
 -  R1 - Single-Family Dwellings
 -  R3 - Multi-Family Residential
 -  R4 - High Density Multi-Family Residential
 -  RR - Rollins Road District
 -  SL - Shoreline District
 -  Unclassified

RESOLUTION NO. _____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURLINGAME RECOMMENDING A FINDING THAT THERE IS NO SUBSTANTIAL EVIDENCE THAT THE APPROVAL OF A REQUEST FOR GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW, CONDITIONAL USE PERMIT, DENSITY BONUS, AND VESTING TENTATIVE MAP FOR LOT MERGER FOR A NEW 6-STORY, 150-UNIT RESIDENTIAL APARTMENT DEVELOPMENT AT 1095 ROLLINS ROAD WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 6 OF THE CEQA GUIDELINES

THE PLANNING COMMISSION OF THE CITY OF BURLINGAME hereby finds as follows:

Section 1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and a Mitigated Negative Declaration, per Mitigated Negative Declaration ND-604-P, is hereby approved.

Section 2. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chair

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 13th day of January, 2020 by the following vote:

Secretary

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURLINGAME RECOMMENDING APPROVAL OF APPLICATIONS FOR A GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW, CONDITIONAL USE PERMIT, DENSITY BONUS, AND VESTING TENTATIVE MAP FOR LOT MERGER FOR A NEW 6-STORY, 150-UNIT RESIDENTIAL APARTMENT DEVELOPMENT LOCATED AT 1095 ROLLINS ROAD (ASSESSOR PARCEL NOS: 026-231-250 AND 026-231-260)

WHEREAS, on September 14, 2018, The Hanover Company, filed an application with the City of Burlingame Community Development Department – Planning Division requesting approval of the following requests:

- General Plan Amendment to change the land use designation from Shopping and Commercial to High-Density Residential;
- Rezoning from Commercial (C-1) to High Density Residential (R-4);
- Design Review for construction of a new 6-story, 150-unit residential apartment building [C.S. 25.29.045 (R-4)];
- Conditional Use Permit for building height (74'-0" proposed where any building exceeding 35'-0" requires a Conditional Use Permit; 75'-0" maximum allowed) (C.S. 25.29.060);
- Vesting tentative map to merge two parcels (includes public access easement for sidewalk on Rollins Road) (C.S. 25.29.050(f)) for the combination of Parcel 3 .327 Ac Mol Parcel Map Vol 13/18 and Parcel 2 .748 Ac Mol Parcel Map Vol 13/18
 - Front and rear setbacks do not conform with R-4 standards (seeking exception); and
- Density Bonus
 - C.S. 25.63.040(a) – By Right Parking Incentive (allows for reduced parking requirement)
 - C.S. 25.63.040(c) – Development Concession – use of parking stackers and tandem parking
 - C.S. 25.63.050 – Waiver/Modification of Development Standard – lot coverage; and

WHEREAS, on January 28, 2019 the Planning Commission conducted a duly noticed public hearing (environmental scoping session and design review study meeting) to review a 150-unit apartment development project and to identify subjects to be analyzed in the project Initial Study/Mitigated Negative Declaration (IS/MND). At that time direction was provided to the applicant regarding issues to be addressed in the project IS/MND; and

WHEREAS, an IS/MND was prepared to analyze project impacts; said IS/MND was circulated for public review and comment commencing on October 25, 2019 and concluding on November 25, 2019; and

RESOLUTION NO.

Following consideration of all information contained in the January 13, 2020 staff report to the Planning Commission regarding the project, all written correspondence, and all public comments received at the public hearing, the Commission recommends approval of the new 150-unit apartment development based on the following findings regarding the project entitlements:

General Plan Amendment Findings:

The change is consistent with the policies of the General Plan and in particular the Land Use Element of the General Plan in that: That the project includes a change in land use designation from Commercial to a High Density Residential land use designation; that the change in land use designation is consistent with the adjacent high density land use designation for the abutting property to the west and to the south and will not alter the land use patterns in the area; that the City of Burlingame General Plan indicates that areas designated as High Density Residential typically contain 51-plus units per acre which supports the proposed project at 140 dwelling units per acre. Therefore, the General Plan Amendment may be found to be consistent with the policies of the Land Use Element of the General Plan.

Rezoning Findings:

The rezoning is appropriate and consistent with the intent of the General Plan and Zoning Ordinance in that the project includes rezoning the two parcels that make up the project site, Assessor's Parcel 026-231-250 and 026-231-260 from the C-1 (commercial) zone to the R-4 (multi-family residential) zone, which would be consistent with the adjacent R-4 zoning immediately to the west; that the City of Burlingame Zoning code indicates that multi-family residential uses are a permitted use within the multi-family residential (R-4) zone; and that the proposed project conforms to all development regulations for the multi-family residential (R-4) zone except as otherwise noted herein with concessions and waivers to development standards that are requested as part of the density bonus with the inclusion of 10% of the units offered as moderate BMR units. Therefore, the rezoning may be found to be consistent with the intent of the General Plan and Zoning Ordinance.

Design Review Findings:

The proposed project is compatible with the requirements of the City's four multifamily residential design review criteria in that: That the proposed 150-unit apartment development has been designed with articulated massing, an articulated aluminum storefront for the office and lobby, with awnings on the ground floor, and articulated walls and repetitive fenestration on the upper floors; that the project contains stoops for several units along Rollins Road to provide a street and pedestrian interface; that the proposed project is six stories and has been massed to fit the project site which is visually prominent and serves as a buffer between Highway 101 and the adjacent multi-family complex; that the project has been designed with only one entrance to the 195 off-street parking spaces that are primarily located below grade so that it does not dominate the street frontage; that the proposed materials and architectural features on the building include stucco, fiber cement panels, manufactured wood siding, stone veneer, vinyl windows, metal and glass railings, metal awnings, and fiber cement siding that complement and blend with the surrounding developments; and that the project includes streetscape improvements along Rollins Road that provide a variety of trees that create a layered appearance to help soften the façade.

RESOLUTION NO.

For the reasons above the project may be found to be compatible with the requirements of the City's four multifamily residential design review criteria.

Conditional Use Permit Findings

The proposed project may be found to be compatible with the requirements of the City's three Conditional Use Permit criteria in That the proposed project 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, in that the multifamily use is consistent with the multifamily residential uses in the neighborhood; that the proposed use will be located and conducted in a manner in accord with the Burlingame General Plan and the purposes of this title, in that it provides a residential use on a property determined to be suitable for such use in the Zoning Code and Burlingame General Plan (with approval of the request General Plan Amendment and Rezoning); and that the project with a proposed building height of 74'-0" to top of parapet would act as a buffer between Highway 101 and the neighborhood and is generally compatible with the surrounding structures in mass and scale with Northpark Apartments at 4-stories tall located immediate adjacent to the west and the Summerhill multifamily project currently under construction to the south, at 5-stories. For the reasons above the project may be found to be compatible with the requirements of the City's three Conditional Use Permit criteria.

Vesting Tentative Parcel Map Findings:

- *That the proposed vesting tentative parcel map, together with the provisions for its design and improvement, is consistent with the Burlingame General Plan and consistent with the provisions of the Subdivision Map Act, and that the site is physically suited for the proposed type and density of development in that it provides a multifamily residential development in an area identified as suitable for such use in the Zoning Code and General Plan, with approval of the requested General Plan Amendment and Rezoning, provides vehicular and pedestrian circulation to serve the project, and is consistent with required development standards except as otherwise noted (waivers/concessions allowed and requested).*

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Burlingame, that the applications for General Plan Amendment, Rezoning, Design Review, Conditional Use Permit, Tentative Parcel Map and Density Bonus are hereby granted, subject to the following conditions:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped December 4, 2019, sheets AP0.0 through AP0.70, sheets C1.01 through C8.04, sheets AP1.0 through AP8.0 and sheets L1.0 through L2.5;
2. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the City Council; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;

RESOLUTION NO.

3. that any changes to the size or envelope of the building, which would include expanding the footprint or floor area of the structure, replacing or relocating windows or changing the roof height or pitch, shall be subject to Planning Commission review (FYI or amendment to be determined by Planning staff);
4. that prior scheduling the final inspection, the applicant shall pay the public facilities impact fee in the amount of \$784,110.20, made payable to the City of Burlingame and submitted to the Planning Division;
5. that the project shall include fifteen (15) affordable units for a 55-year term; the applicant shall enter into an agreement for the administration of the renting or leasing of the affordable units at least 120 days before the final inspection;
6. that the required affordable dwelling units shall be constructed concurrently with market-rate units;
7. that the fifteen (15) moderate income restricted affordable units shall remain restricted and affordable to the designated income group for a minimum period of fifty-five (55) years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program);
8. that the fifteen (15) restricted affordable units shall be built on-site and be dispersed within the development. The number of bedrooms of the restricted affordable units shall be equivalent to the bedroom mix and average sizes of the non-restricted units in the development; except that the applicant may include a higher proportion of restricted affordable units with more bedrooms. The design and construction of the affordable dwelling units shall be consistent with the design, unit layout, and construction of the total project development in terms of appearance, exterior construction materials, and unit layout;
9. that the applicant shall enter into a regulatory agreement with the City; the terms of this agreement shall be approved as to form by the City Attorney's Office, and reviewed and revised as appropriate by the reviewing City official; this agreement will be a form provided by the City, and will include the following terms:
 - (a) The affordability of very low, lower, and moderate income housing shall be assured in a manner consistent with Government Code Section 65915(c)(1);
 - (b) An equity sharing agreement pursuant to Government Code Section 65915(c)(2);
 - (c) The location, dwelling unit sizes, rental cost, and number of bedrooms of the affordable units;
 - (d) A description of any bonuses and incentives, if any, provided by the City; and
 - (e) Any other terms as required to ensure implementation and compliance with this section, and the applicable sections of the density bonus law;
10. that the above noted regulatory agreement regarding the fifteen (15) restricted affordable units shall be binding on all future owners and successors in interest; the agreement required by this Zoning Code Section 25.63.080 is hereby a condition of all development approvals and shall be fully executed and recorded prior to the issuance of any building or construction permit for the proposed project;

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11. that the project shall be constructed in accordance with the December 24, 2018 "Request for Alternate Materials or Methods of Construction" agreement between The Hanover Company and Central County Fire Department;
12. that the conditions of the Building Division's December 4, 2019 memo, the Stormwater Division's November 27, 2019 memo, the Park's Division's November 30, 2018 memo, and the Public-Works Engineering Division's December 5, 2018 memo related to the building permit submittal shall be met;
13. prior to issuance of a building permit, the project sponsor shall file Form 7460-1 with the FAA, and provide to the City of Burlingame an FAA determination of no hazard to air navigation;
14. that all new development shall be required to comply with the real estate disclosure requirements of State law and General Plan as outlined in Policy IP-1 of the SFO ALUCP. The following statement must be included in the notice of intention to offer the property for sale or lease:

"Notice of Airport in Vicinity
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase or lease and determine whether they are acceptable to you.";
15. that if the City determines that the structure interferes with City communications in the City, the property owner shall permit public safety communications equipment and a wireless access point for City communications to be located on the structure in a location to be agreed upon by the City and the property owner. The applicant shall provide an electrical supply source for use by the equipment. The applicant shall permit authorized representatives of the City to gain access to the equipment location for purposes of installation, maintenance, adjustment, and repair upon reasonable notice to the property owner or owner's successor in interest. This access and location agreement shall be recorded in terms that convey the intent and meaning of this condition;
16. that during construction, the applicant shall provide fencing (with a fabric screen or mesh) around the project site to ensure that all construction equipment, materials and debris is kept on site;
17. that storage of construction materials and equipment on the street or in the public right-of-way shall be prohibited;
18. that the applicant shall prepare a construction staging and traffic control plan for the duration of construction for review and acceptance by the City Engineer prior to the issuance of a building permit; the construction staging plan shall include construction equipment parking, construction employee parking, timing and duration of various phases of construction and construction operations hours; the staging plan shall address public safety and shall ensure that worker's vehicles and construction

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equipment shall not be parked in public parking areas with exceptions for construction parking along the street frontages of the project site;

19. that the project applicant and its construction contractor(s) shall develop a construction management plan for review and approval by the City of Burlingame. The plan must include at least the following items and requirements to reduce, to the maximum extent feasible, traffic and parking congestion during construction:
 - a. A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes;
 - b. Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular, bicycle and pedestrian traffic, circulation and safety, and specifically to minimize impacts to the greatest extent possible on streets in the project area;
 - c. Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur;
 - d. Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant; and
 - e. Designation of a readily available contact person for construction activities who would be responsible for responding to any local complaints regarding traffic or parking. This coordinator would determine the cause of the complaint and, where necessary, would implement reasonable measures to correct the problem.
20. that if construction is done during the wet season (October 1 through April 30), that prior to October 1 the developer shall implement a winterization program to minimize the potential for erosion and polluted runoff by inspecting, maintaining and cleaning all soil erosion and sediment control prior to, during, and immediately after each storm event; stabilizing disturbed soils throughout temporary or permanent seeding, mulching matting, or tarping; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels and other chemicals;
21. that trash enclosures and dumpster areas shall be covered and protected from roof and surface drainage and that if water cannot be diverted from these areas, a self-contained drainage system shall be provided that discharges to an interceptor;
22. that this project shall comply with the state-mandated water conservation program, and a complete Irrigation Water Management and Conservation Plan together with complete landscape and irrigation plans shall be provided at the time of building permit application;
23. that all site catch basins and drainage inlets flowing to the bay shall be stenciled. All catch basins shall be protected during construction to prevent debris from entering;
24. that this proposal shall comply with all the requirements of the Tree Protection and Reforestation Ordinance adopted by the City of Burlingame in 1993 and enforced by the Parks Department; complete landscape and irrigation plans shall be submitted at the time of building permit application and the street trees will be protected during construction as required by the City Arborist;

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25. that project approvals shall be conditioned upon installation of an emergency generator to power the sump pump system; and the sump pump shall be redundant in all mechanical and electrical aspects (i.e., dual pumps, controls, level sensors, etc.). Emergency generators shall be housed so that they meet the City's noise requirement;
26. that prior to issuance of a building permit, the applicant shall prepare and submit to the Department of Public Works – Engineering Division a sanitary sewer analysis that assesses the impact of this project to determine if the additional sewage flows can be accommodated by the existing sewer line. If the analysis results in a determination that the existing sewer line requires upgrading, the applicant shall perform the necessary upgrades as determined by the Engineering Division;
27. that a Protected Tree Removal Permit shall be required from the City of Burlingame Parks Division to remove any existing protected size trees on the subject property and that the project shall comply with the Tree Protection and Reforestation Ordinance adopted by the City of Burlingame and enforced by the Parks Department; complete landscape and irrigation plans shall be submitted at the time of building permit application and the street trees will be protected during construction as required by the City Arborist;
28. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
29. that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
30. that the applicant shall comply with Ordinance 1503, the City of Burlingame Storm Water Management and Discharge Control Ordinance;
31. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, as amended by the City of Burlingame;
32. that this project shall comply with Ordinance No. 1477, Exterior Illumination Ordinance;
33. that construction access routes shall be limited in order to prevent the tracking of dirt onto the public right-of-way, clean off-site paved areas and sidewalks using dry sweeping methods;

The following five (5) conditions shall be met during the Building Inspection process prior to the inspections noted in each condition:

34. that prior to scheduling the foundation inspection a licensed surveyor shall locate the property corners, set the building envelope;
35. that prior to underfloor frame inspection the surveyor shall certify the first floor elevation (0'-5") of the new structure(s) and the various surveys shall be accepted by the Building

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Division;

36. that prior to scheduling the framing inspection, the project architect, engineer or other licensed professional shall provide architectural certification that the architectural details such as window locations and bays are built as shown on the approved plans; if there is no licensed professional involved in the project, the property owner or contractor shall provide the certification under penalty of perjury. Certifications shall be submitted to the Building Division;
37. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans;
38. that the maximum elevation to the top roof shall not exceed elevation 82.6', as measured from the average elevation at the top of the curb along Rollins Road (8.36') for a maximum height not to exceed 74' to the top of the parapet; the top of each floor and final roof ridge shall be surveyed by a licensed surveyor who shall provide certification of that height to the Building Division; Should any framing exceed the stated elevation at any point it shall be removed or adjusted so that the final height of the structure with roof shall not exceed the maximum height shown on the approved plans;

Mitigation Measures from Initial Study

Aesthetics

39. *The project developer shall install low-profile, low-intensity lighting directed downward to minimize light and glare. Exterior lighting shall be low mounted, downward casting, and shielded. In general, the light footprint shall not extend beyond the periphery the property. Implementation of exterior lighting fixtures on all buildings shall also comply with the standard California Building Code (Title 24, Building Energy Efficiency Standards) to reduce the lateral spreading of light to surrounding uses, consistent with City Municipal Code 18.16.030 that requires that all new exterior lighting for residential developments be designed and located so that the cone of light and/or glare from the light element is kept entirely on the property or below the top of any fence, edge or wall. In addition, lighting fixtures would not be located more than nine feet above adjacent grade or required landing; walls or portions of walls would not be floodlit; and only shielded light fixtures which focus light downward would be used, except for illuminated street numbers required by the fire department;*

Air Quality

40. *The project applicant shall require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of diesel particulate matter. Project construction equipment shall be equipped with at least one of the following requirements:*
 1. *Mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously (or 20 hours in total) shall meet, at a minimum, one of the following:*
 - *Engines meeting US Environmental Protection Agency particulate matter emissions standards for Tier 4 engines or equivalent;*
 - *Use of alternatively-fueled equipment (i.e., non-diesel) would meet this requirement; or*

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- *Other measures may include the use of added exhaust devices; or a combination of measures, provided that these measures are demonstrated to reduce community risk impacts to a less-than-significant level.*
2. *All diesel-powered off-road equipment larger than 25 horsepower must apply diesel particulate filters that reduce diesel particulate matter emissions by at least 95 percent;*

41a. Option A

A location specific health risk assessment (HRA) shall be prepared by a qualified air quality specialist in accordance with the most recent Bay Area Air Quality Management District guidelines for modeling local risks and hazards. If the HRA indicates that the project would expose sensitive receptors to an unacceptable health risk from the project's proximity to U.S. 101 and Caltrain or if the cumulative health risk exceeds applicable thresholds, then mitigation (such as incorporating HVAC systems with high efficiency DPFs or MERV-13 filters into the ventilation design, weatherproofing windows and doors, installation of passive electrostatic filtering systems, and adoption of a maintenance plan for the HVAC and air filtration systems) that reduces health risk below standards recommended by the Bay Area Air Quality Management District shall be incorporated into the development prior to permit issuance; OR

41b. Option B

The applicant shall submit to the City a ventilation proposal prepared by a licensed design professional for the residences that describes the ventilation design and how that design will (a) filter outside air entering the building through its HVAC system with an efficiency of at least 90 percent, and (b) ensure all dwelling units would be below the excess cancer risk level of 10 in 1 million established by the BAAQMD. The specific means by which these performance standards are achieved will be determined by the applicant; however, it is assumed that installation of Minimum Efficiency Reporting Value 13 filters with a Dust Spot Efficiency rating of 89 to 90 percent and an arrestance rate of over 98 percent will be required. Additional measures used to meet the aforementioned performance standards could include, but would not be limited to the following:

1. *For units that would use operable windows or other sources of infiltration of ambient air, the development should install a heating ventilation and cooling (HVAC) system that includes high efficiency particulate filters.*
2. *For units that would limit infiltration through non-operable windows, a suitable ventilation system should include filtration specifications equivalent to or better than the following: (1) American Society of Heating, Refrigerating and Air- Conditioning Engineers Minimum Efficiency Reporting Value 13 supply air filters, (2) greater than or equal to one air exchanges per hour of fresh outside filtered air, (3) greater than or equal to four air exchanges per hour recirculation, and (4) less than or equal to 0.25 air exchanges per hour in unfiltered infiltration. These types of filtration methods are capable of removing approximately 90 percent of the DPM emissions from air introduced into the HVAC system.*
3. *Windows and doors should be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years. Weatherproof should be maintained and replaced by the property owner, as necessary, to ensure functionality for the lifetime of the project.*
4. *Where appropriate, install passive (drop-in) electrostatic filtering systems, especially those with low air velocities (i.e., 1 mile per hour)*

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5. *Ensure an ongoing maintenance plan for the HVAC and filtration systems. Manufacturers of these types of filters recommend that they be replaced after two to three months of use.*

The applicant should inform occupants regarding the proper use of any installed air filtration system;

Biological Resources

42. *If construction activities commence during the nesting/breeding season of native bird species potentially nesting near the site (typically February 1 through August 31 in the project region), a pre-construction survey for nesting birds shall be conducted by a qualified biologist within two weeks prior to the commencement of construction activities. If active nests are found in areas that could be directly affected by construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The avoidance buffer size shall be 300 feet for raptor species and 150 feet for all other bird species. The size of the buffer zones and types of construction activities restricted within buffers will be determined by a qualified biologist by taking into account factors such as the following:*
 - a. *Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;*
 - b. *Distance and amount of vegetation or other screening between the construction site and the nest; and*
 - c. *Sensitivity of individual nesting species and behaviors of the nesting birds;*

Cultural Resources

43. *Prior to demolition or other ground disturbance, a qualified archaeologist will conduct further archival and field study to identify archaeological resources that may show no indication on the surface, including a good faith effort to identify whether the shellmound indicated by the California Historical Resources Information System search is present on the project site. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of buried archaeological resources. If an archaeological resource is identified, the archaeologist will provide site-specific recommendations.*

In the event archaeological resources are encountered during construction, work will be halted within 100 feet of the discovered materials and workers will avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations;

44. *In the event that human remains are discovered during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains. The county coroner shall be informed to evaluate the nature of the remains. If the remains are determined to be of Native American origin, the Lead Agency shall work with the Native American Heritage Commission and the applicant to develop an agreement for treating or disposing of the human remains;*

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Geology and Soils

45. *Project design and construction shall adhere to Title 18, Chapter 18.28 of the City Municipal Code, and demonstrate compliance with all design standards applicable to the California Building Code Zone 4 would ensure maximum practicable protection available to users of the buildings and associated infrastructure;*
46. *A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact;*

Hazards and Hazardous Materials

47. *The contractor shall comply with Title 8, California Code of Regulations/Occupational Safety and Health Administration requirements that cover construction work where an employee may be exposed to lead. This includes the proper removal and disposal of peeling paint, and appropriate sampling of painted building surfaces for lead prior to disturbance of the paint and disposal of the paint or painted materials;*
48. *The applicant shall contract a Certified Asbestos Consultant to conduct an asbestos survey prior to disturbing potential asbestos containing building materials and shall follow the Consultant's recommendations for proper handling and disposal of asbestos containing materials;*
49. *The contractor shall ensure the appropriate handling, storing, and sampling of any soil to be removed from the subject property to eliminate potential health and safety risks to the public, including construction workers;*
50. *Workers handling demolition and renovation activities at the project site will be trained in the safe handling and disposal of any containments with which they are handling or disposing of on the project site;*

Noise

51. *The following mufflers and sound enclosures shall be utilized during project construction to reduce noise levels from individual pieces of construction equipment;*
 - *Generators and air compressors shall be surrounded by acoustic shielding and/or sound enclosures capable of reducing noise by at least 6 decibels (dB) using the A-weighted sound pressure level (dBA);*
 - *An industrial grade muffler or muffler of similar capacity capable of reducing engine noise by at least 10 dBA shall be installed on excavators, dozers, tractors, loaders, backhoes, graders, and bore/drill rigs; and*
 - *An industrial grade muffler or muffler of similar capacity capable of reducing engine noise by at least 15 dBA shall be installed on concrete/industrial saws.*

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Chair

I, _____, Secretary of the Burlingame Planning Commission, do hereby certify that the foregoing resolution was adopted at a regular meeting of the Planning Commission held on the 13th day of January, 2020 by the following vote:

AYES:

NOES:

ABSENT:

Secretary



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 1095 ROLLINS ROAD

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JANUARY 13, 2020 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

**PUBLIC HEARING
NOTICE**

Application for Mitigated Negative Declaration, General Plan Amendment, Rezoning, Design Review, Conditional Use Permit for Height, Density Bonus, and Vesting tentative map for a lot merger for a new 6-story, 150-unit apartment building at **1095 ROLLINS ROAD** zoned C-1. APN 026.231.250

Mailed: January 3, 2020

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

1095 Rollins Road
500' noticing
APN #: 026.231.250

