



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, June 10, 2019

7:00 PM

Council Chambers

- b. 1457 El Camino Real, zoned R-3 - Application for Condominium Permit, Design Review and Conditional Use Permit for building height for a new 4-story, 9-unit residential condominium building. (Rabih Balout, applicant and property owner; Troy Kashanipour, architect) (135 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1457 El Camino Real - Staff Report](#)

[1457 El Camino Real - Attachments](#)

[1457 El Camino Real - Plans](#)

Terrones was not in attendance in first meeting, but watched the video.

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

Senior Planner Keylon provided an overview of the staff report.

Questions of Staff:

There were no questions of staff.

Vice Chair Kelly opened the public hearing.

Rabih Balout spoke as property owner, with architect Troy Kashanipour.

Commission Questions/Comments:

- > *Has the feasibility of digging the basement been considered? (Kashanipour: Has met with a general contractor with a preliminary cost estimate, and it is expensive.)(Balout: Understands the cost, but does not want stackers.)*
- > *Why are there not balconies? (Kashanipour: Negative impact on privacy of neighboring properties, and between units. The roof decks are unlikely to be used at the same time. There are not direct sightlines to adjacent buildings, and the generous setbacks would mitigate noise.)*
- > *How much of the roof deck is required to meet the open space requirement? (Kashanipour: The requirement is 75 sq ft per unit, so just a part of the terrace.)*
- > *Were smaller terraces considered? (Kashanipour: The size and dimensions of the terraces was defined by stair location and wedge for A/C unit.)*
- > *Site is being filled property line to property line. Would the foundation use sheet piles? (Kashanipour: Sheet pile or drilled pier set in concrete.)*
- > *If the garage dimensions had to be reduced to make room for the structural elements, would the parking still work? (Kashanipour: Has allocated 14 inches for the concrete. May need to have a pier or pillar coming out of the wall. Should not impact parking spaces.)*
- > *Height to top of penthouse? (Kashanipour: Building is 38 feet to top of roof, then 9'-8" to top of penthouse.) Total is less than the 55 feet allowed by the zoning with a CUP.*
- > *Soils report yet? Water table? (Kashanipour: Will not be in the water table. Will be evaluated in environmental review.)*

- > Are railings on the west elevation the same on second and third floors? (Kashanipour: Yes.)
- > How was the fenestration pattern determined? (Kashanipour: Intentional to keep proportions vertical. Sizes based on program of interior rooms.)
- > Large balcony doors on the second story but smaller on the third story? (Kashanipour: Second floor units do not have roof decks so the balconies are larger.)
- > Are metal panels on the renderings representative of the colors that will be anticipated? (Kashanipour: Yes. Only color will be on the lower canopy next to the entry.)

Public Comments:

There were no public comments.

Vice Chair Kelly closed the public hearing.

Commission Discussion:

- > *Likes the folding panel aesthetic.*
- > *Concern with the size of the roof decks for noise.*
- > *Concern with viability of building the garage lot line to lot line. Needs to have due diligence with the garage construction.*
- > *Metal, plaster and glass have flatness that brings coldness; not inviting.*
- > *Thinks balconies would be better than roof decks. Would be more usable to the units. Balconies are not just for open space, but also to break up the facade of the building.*
- > *All landscaping would need to be in planter boxes.*
- > *In favor of project programmatically, likes the architecture. Believes there will be more texture than what is shown in rendering, should provide a sample board.*
- > *Roof terraces are a potentially good solution if they are made a bit smaller. Suggest adding planters to separate the terraces, would bring down the usable space and make it a more inviting place to be.*
- > *Would be a nice addition to El Camino Real.*
- > *Appreciates attention to the entry. Likes the pop-up color.*
- > *Roof decks feel like an afterthought, not integrated into the building. Would like them to be more integral to design of the building.*
- > *Encourage revisiting the entry again. Eyebrow is not quite enough, could be bolstered to break up strong horizontal line.*
- > *Likes rooftop decks compared to balconies, more functional.*
- > *Likes the material palate. Is different but will be welcoming.*

The application will return to the Planning Commission upon completion of the environmental review.

1457 El Camino Real:

Response to Design Review Study Session #2.

(Note: Responses follow notes provided by Planner dated June 10, 2019)

Letter from Burlingame Historical Society:

Comment: Clarify status of trees in Caltrans right-of-way.

Response: Currently there are three trees in the Caltrans Right-of-way. These include one smaller Eucalyptus, and two small unhealthy Elms. Caltrans has sole jurisdiction over these trees. The Architect has submitted an Application with Caltrans that includes the removal of the two unhealthy Elm trees for construction access. Preliminary review by Caltrans indicates support for the removal of the elm trees and replacement at the end of the project with a single elm. Caltrans has an internal review process and provides their own environmental clearance on the subject of tree removal. Further staff questions about the Caltrans policy and review related to trees can be addressed to:

Lori Richardson, PLA #6143, Landscape Architect, Caltrans Office of Landscape Maintenance Services, lori.a.richardson@dot.ca.gov

Site plan drawings have been adjusted to reflect the proposed net removal of one elm tree.

Design:

Comment: Clarify height and dimensions on building elevations:

Response: Revised elevations reflect these dimensions.

Comment: Provide material sample board.

Response: A sample board will be provided.

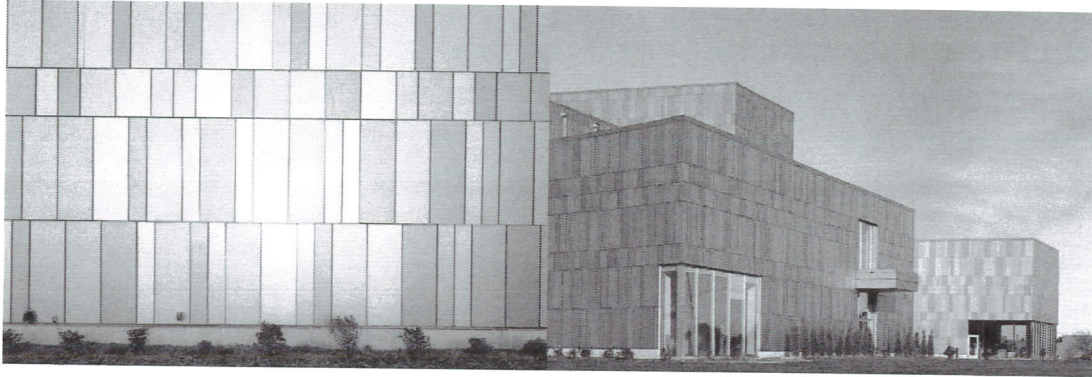
Comment: How do panels close at corners of the building?

Response: The design team appreciates the questions from the Commission. As part of the process of seeking clarity the designers meet with a panel manufacture, *Dri-design*, who provided information on the panel joints, sizes, as well as cost information. What we had previously proposed at the façade was called a double tapered panel – folding both vertically and horizontally. Preliminary pricing for this system was landing in the \$200/per square foot range, and thus, prohibitively expensive. The project designers worked with the *Dri-design* team to identify less expensive alternatives keeping a similar concept at building façades.

Panels at the front façade have been simplified to single-tapered panels. The color of the folded panels will shift subtly based on the view angle to the panel, creating subtle visual interest while a unified paint color creates a calm background for the taller trees planted at the front landscaping area.

The side facades have been revised to reflect a flat panel. To create a similar effect of subtle changes in light we are introducing slight variation in color across the side facades. The paint coating would be a Kynar 2-coat Mica, matt finish with color tending toward the warmer tones.

Example as follows:



The panels on the front façade will wrap the corners as corner units. Side façade wall panels will be finished at window openings with a 1 ½" trim piece that slots into an extrusion around the window. The flat panel system is the *Dri-design En-v* system.

Comment: Explanation of various door and window types.

Response: Door and window sizes are based up interior configuration of the room and needs for natural light. The larger patios on the 2nd floor have sliding glass doors that allow light into the living spaces. These units do not have exposure to natural light on both sides and therefore need larger areas of glass. Living spaces on the 3rd and 4th floor are provided with windows on both sides of the unit and therefore do not need the larger exposure of glass at the patio areas. No design changes have been proposed for windows and doors.

Comments: Various comments about the material palette.

Response: Materials emphasize warmer tones, softer textures, with clean lined contemporary residential details.

Comments: Celebrate the entry:

Response: The designers have considered and are proposing an additional element to highlight the entry area over the canopy. This would be a laser cut perforated panel that would be backlit at nighttime and align over the entry door. It would be painted to match the bottom metal of the entry canopy.

Comment: How much of the required opens space for the units is need at the roof terrace area?

Response: Only 17 square feet of the roof terraces apply toward the 75 square feet of required open area needed for each units (#1,3,4,6,7,9). These units also have a 58 square feet of private terrace at the living level. The roof top terraces are supplemental but provide a significant amenity for the building residents.

Comment: Reasoning of terraces versus balconies. Planning Commission seemed to generally agree about supporting the roof terraces. Wanted to see small reductions in size and additional plantings:

Response: The roof terraces will provide a more open to the sky experience with views and greater exposure to sunshine

Rooftop Terraces have been reduced in size in this proposal. Terrace sizes have been reduced as follows:

Unit 9: from 183 to 148 sqft

Unit 7: from 266 to 216 sqft

Unit 5: from 269 to 229 sqft

Unit 4: from 266 to 228 sqft

Unit 3: from 266 to 230 sqft

Unit 1: from 194 to 131 sqft.

These reductions represent a 19% reduction in terrace size since scoping meeting 2.

Additional planting and screening elements have been added to soften the rooftop hardscape.

Underground Garage:

Comment: Concern about the front property line relative to the underground garage:

Response: The basement and structure does not encroach into the front setback. This is reflected in the basement level plan.

Comment: Concern with Logistics and Constructability of Basement:

Response: The project Engineer and the Geotechnical Engineer have a plan for shoring and sequencing the work to provide support to adjacent properties during construction. Sheet piling will be installed. The basement will be excavated to a depth of 5' below grade. Beyond the 5' depth, the remainder of the basement will be excavated and walls/footings poured in sections. A conceptual drawing is provided at the end of the submittal package. The Engineer will be at the Commission hearing to answer specific questions.

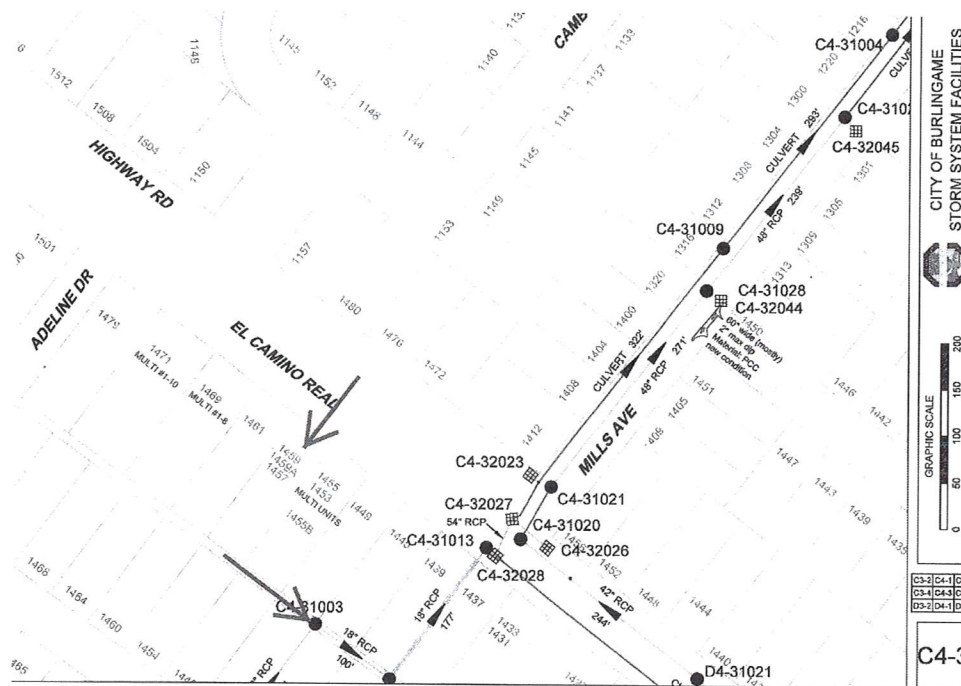
Comment: Questions around impact to neighbors:

Response: The general contractor will determine means and methods of construction including appropriate equipment. Certainly equipment such as one or more excavator will be used on site during the initial phase. A vibratory driver attached to the arm of an excavator would be used to install sheet piling to the necessary depth. Construction impacts for the basement excavation phase will likely be the more intense relative to other phases. The Owner will work with the General Contractor and jobsite manager to be communicative to Owners and occupants of adjacent buildings about construction scheduling and respond appropriately to specific concerns.

Comment: Questions about issues with water for basement

Response: Per City of Burlingame Storm System Maps, a point of connection is available at the rear lot utility easement 100' from the rear corner of the property. A Civil

Engineer will design the storm water system and connection to the utility after Planning Commission Approval. The connection at the rear of the property for basement dewatering does not require Caltrans approval. Permits will be obtained as needed by the General Contractor for work in an easement or right-of-way.



Summary:

At our second project scoping hearing the project had been modified to be fully code compliant. We hope that current modifications address the concerns of the Planning Commission related to the materials and constructability issues. We appreciate the Planning Commission questions related to materials and construction as this prompted further research and alternative solutions for the façade that stay within the design intent.

CD/PLG-Catherine Keylon

From: [REDACTED]
Sent: Friday, June 7, 2019 10:56 PM
To: CD/PLG-Kevin Gardiner; CD/PLG-Amelia Kolokihakaufisi; GRP-Planning Commissioners
Cc: CD/PLG-Catherine Keylon; CD/PLG-Ruben Hurin; PARKS-Bob Disco
Subject: 1457 El Camino Real, Burlingame (revised Study item 9B)

Dear Chair Comaroto, and Planning Commissioners:

I am out of town until mid-week and will be unable to attend Monday evening's Planning Commission meeting in which you will discuss changes made to the original project proposed at 1457 El Camino Real.

I much appreciate that the variance request for the front setback landscaping has been eliminated from the project plans. However I do not agree with the stated assessment of the architect and property owner that large and/or multiple curb cuts are acceptable going forward. Though these were done (often illegally) in the past, including the cementing of front landscaping and planter strips; this is absolutely NOT the direction of the El Camino Task Force goals, and Caltrans going forward. The removal of two of the three trees in the Caltrans planter strip, one of which is contributory to the Howard Ralston Historic Resource (the accolade elm) shows the most obvious reason why. It is particularly worrisome to me that others seeking to develop properties on El Camino Real will somehow see this site-plan design (if approved) of a double driveway on a 50ft. lot as a template to emulate, when, in fact, a stacker parking system may likely have eliminated the need for the second curb cut that could have prevented the tree removal(s) from happening in the first place.

In any case, please ensure in that Section 106 of the NHPA is followed, and that the owner is responsible of any tree removals, specifically with Caltrans Cultural Resources Department.

Finally, the addition of what appears to be a below-grade parking garage/ basement arrangement running the entire property width (side-to-side property line and flush with- and to the rear property line) recalls a similar issue presented on the project at 556 El Camino Real, a year or two ago, where the side setback extended several feet below ground up to the property line of the adjacent property.

I think the environmental scoping needs to at least include how those will be engineered and constructed (shored up?) without degrading the adjacent properties. If and when those adjacent properties are improved, their plans may involve fencing and/ or landscaping at- or near the property edges. Will the underground structure effectively limit, or negate their ability to do so in the future-- How can this be mitigated, if at all? I note, for example, that the trees planned in the rear of the proposed project appear to be in raised planters, rather than in the ground, as there is no ground underneath, illustrating the same limiting issue on the property itself.

The expansion of the above-ground stated setbacks to what appears to be zero setback below-ground could present problems if this becomes the prevailing trend in residential zones. I'm thinking in particular of extant mature plantings, new hedges and vines, etc. that frequently function as screening between projects. This project has none. When space or ability to plant for lack of depth disappears, or is severely limited, how does this impact the look and feel of our projects and our city as a whole?

Kind regards,

Jennifer Pfaff



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, February 11, 2019

7:00 PM

Council Chambers

- b. 1457 El Camino Real, zoned R-3 - Application for Environmental Scoping, Design Review, Condominium Permit, Conditional Use Permit for building height and Variance for Front Setback Landscaping for a new 4-story, 9-unit residential condominium building. (Rabih Balout, applicant and property owner; Troy Kashanipour, architect) (99 noticed)
Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1457 El Camino Real - Staff Report](#)

[1457 El Camino Real - Attachments](#)

[1457 El Camino Real - Plans](#)

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

Associate Planner Kolokihakaufisi provided an overview of the staff report.

There were no questions of staff.

Chair Gaul opened the public hearing.

Troy Kashanipour, architect, represented the applicant.

Commission Questions/Comments:

- > *How is the deck at rear screened from the neighborhood behind? (Kashanipour: There would be a fence, probably 6 feet tall. There is also an easement providing separation from the adjacent property.)*
- > *Plans should note the fencing and screening. It is an important detail, as it effects neighboring properties.*
- > *Are there no windows on the front elevation? (Kashanipour: It is intentional. Tried some options with windows, but thought it looks cleaner and more contemporary with a solid backdrop. Wanted a canvas for the trees to live in front of.) The lack of windows combined with the small entry space makes it look like it is presenting a blank wall, looks uninviting from the street.*
- > *Percentage of landscaping cited in the variance application is not correct. 18 percentage points cited, but it is actually almost 40 percent less.*
- > *38-foot height does not include the penthouse? (Kashanipour: Correct.)*
- > *Spoken with Caltrans about the double driveway? (Kashanipour: Spoke with a Caltrans engineer who said it would likely not be an issue given the pattern on El Camino Real.)*
- > *Has the ceramic tile cladding been replaced with stone? (Kashanipour: Yes, wants something more textured such as limestone. Will still be a veneer, but with dimensional quality.)*
- > *Is the full metal screen on the front also on the side? (Kashanipour: It will wrap the full upper stories. It is intended to be a rainscreen detail.)*
- > *Concern the roof decks could be noisy if everyone is up there at the same time. The terraces are large, which would invite a lot of people.*
- > *Could the parking be configured to be double-loaded rather than having two driveways? (Kashanipour: Car parking space dimension is 20 feet, but the lot width is 50 feet. Would not have enough room for two bays plus an aisle.)*

- > Is the area on the first floor indicated as stamped concrete walkway a useable space? (Kashanipour: It's primarily a service area. Needs to have a concrete slab since there is parking structure below.) Looks like there could be an opportunity to use the area for functional outdoor space.
- > How would garbage be picked up? (Kashanipour: Recology does not drive onto the property. The building association will need to designate someone to bring the bins up to the curb. Can likely work with one pickup per week.) Seems far back in the building. Maybe there is a location closer to the front. Also it is facing the only remaining community space on the site.
- > Is there an overhang over the front door to protect people from the weather? (Kashanipour: There is a two-foot overhang. Would like it to be more, but it would be counted as building area if it extends beyond two feet, and there is not enough buildable area remaining. Would have preferred four feet.)
- > How many square feet is the landscaping under what is required? If it were not for the sidewalk would it comply? (Kashanipour: No, it is the driveway. If the second driveway was not there, it would just barely comply.)
- > Has there been consideration of a smaller building, and not filling the entire site from setback to setback? (Kashanipour: No, based on what owner paid for the property, it would be hard to have a smaller building work. Did not do a serious study of a smaller building with less parking.)

Public Comments:

Walter: Lives across the street on Highway Road. Supports condo development. Appreciates 1:1 parking. Two guest spots are not enough. Appreciates underground parking, and that it is not stacked. Did not realize the front has no windows, is reminiscent of the correctional facility in Redwood City.

Chair Gaul closed the public hearing.

Commission Discussion:

- > Too big for the footprint. Front variance. This location needs the setback and landscaping to feel supportive of pedestrians. Likes the current condition with greenery, serves as a respite. Understands the current condition will change, but not in support of the landscape variance.
- > OK with material palette. However would like a more inviting treatment of the front.
- > The number of units drives the parking, which then creates the need for the variance. If the building were smaller it would not need to have a variance.
- > Wants to see residential units, but not at any cost. Cannot agree with the variance request.
- > Much of El Camino Real is defined by curb cuts, so two may be OK here. However it shows the need for landscaping.
- > Should consider evaluating if it could be smaller so it could fit within the development standards.
- > Likes the building, including the folding metal plate. Would be a nice addition to the eclecticism of El Camino Real. However the front is not inviting, needs some windows.
- > Renderings help, but the elevations are confusing to read.
- > Could consider a studio unit in lieu of one of the one-bedrooms, and reducing one of the multi-story units, so that it could fit within the development standards but still pencil out.
- > Front without windows is uninviting, would like a more inviting face.
- > Understands the double driveway but should address the needs for landscaping.
- > Make better use of some of the available space to create more useable open space.
- > Side setbacks look larger than required. Perhaps reconfigure some of the building to push things back and get more landscaping in front of the structure.
- > Does there need to be these type of bumpouts to get access to the roof terraces? Perhaps they could be tied in better with the architecture of the building, rather than just looking like the top of a stairwell.
- > Would parking stackers require a variance? (Gardiner: Yes.)
- > Two driveways is driven by desire to max out everything. Can't make findings for the variance. Getting the maximum number of units is not justification for a variance.
- > Program on the first floors is so maxed out, in order to meet the open space requirements it leads them to needing to have roof decks. The decks are so large they read as a fifth floor. It will overwhelm the

neighbors.

- > Wants to study how the decks would impact neighbors on Balboa Avenue behind.
- > Would encourage alternate parking methods. Hard to justify the variance.
- > Architectural style is interesting, but the front elevation needs to be revisited. Too stark.
- > Needs a serious revision of the program. Cannot support it in its current form.
- > Building reads as a large box and is very plain.
- > Penthouses make it appear too tall. Roof decks should be brought down in size.
- > Intent of open space is not just to have usable space, but to provide buffers between neighbors. That is being lost by the size of the building.
- > Lacks human scale in the front. Entrance should be more appealing to pedestrians.
- > Sidewalk can be offset to match up with the sidewalk on each side.
- > Not supportive of two curb cuts. While El Camino Real has a lot of curb cuts, it also has a lot of paved front yards. The street would benefit from more landscaping, and projects should conform to the requirements.
- > Eucalyptus tree should be shown in correct location. Another tree appears to be proposed to be removed, but not sure it can be removed. Could influence whether a second driveway is possible.
- > Would prefer one wider driveway rather than two that take up the full frontage.
- > Concern with drainage issues on El Camino Real, and potential drainage into the garage.
- > Caltrans will not allow drainage onto El Camino Real. Water in garage cannot be pumped onto the street.

As a Design Review Study/Environmental Scoping item, there is no action from the Planning Commission. The application will return as an Action Item with the environmental review at a later date.

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MAY 28 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

1457 El Camino Real: Summary of Changes in Response to Study Session.

Front Setback Variance:

The building has been redesigned and scaled back on the site to eliminate the requirement for a front landscaping Variance. The front of the building has a greater setback than code requires. The lobby is setback 3'-9" from the previous position, providing greater relieve at the sidewalk and allows the front landscaping to be in full compliance with the Planning Code.

Front Elevation:

The Commission had concerns that the front elevation lacked appropriate scale and detail due to the lack of window openings giving the building an uninviting appearance. Commissioners also wanted to see a larger canopy at the front for protection and a more inviting entryway.

The building and façade have been revised to add windows at each level of the front elevation. Windows are grouped and aligned for visual clarity and provide animation to the front facade

The entry canopy has been extended to 3' in depth. Coupled with the building overhang, this create a 5'-3" area of protection from the elements at front door.

The front door previously was mostly solid. The front door as proposed is mostly glass for greater visibility into the lobby. The lobby interior maintains high visibility with a certain amount of wall reserved for shearwall and structure. The lobby will be rendered in warmer finished materials which will be clearly visible at the pedestrian level providing a contemporary residential appearance at a pedestrian and automobile level along El Camino Real.

Size and Scale of the Project:

In addition to the setback at the ground floor the upper levels have been provided with an additional reduction and setback.

The side setbacks at the upper level conform to the 8' minimum requirements and the building is unified through an alignment of all levels on the upper level setback requirement. The lower levels do not step outward to provide additional relief to adjacent building and to provide a unified building form. Architectural scale is provide through a more articulated base, a middle section clad in cement plaster, and the upper levels articulated in a folded metal panel, providing vertical breaks in the massing and texture through a variety of materials. Recesses at patios on the north elevation are clad in cedar siding providing texture and warmth to this façade.

Alternative Parking and Curb Cuts:

The parking condition remains code compliant including resident parking spaces, guest spaces, a delivery space, ADA compliant spaces, and an accessible loading zone.

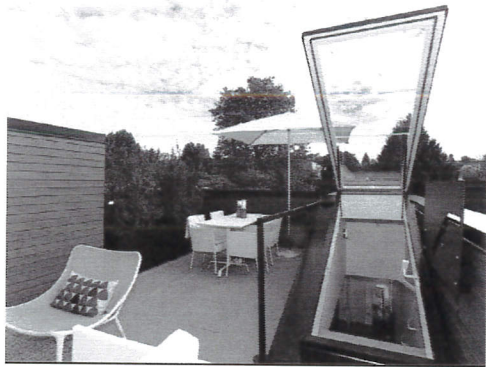
Car stackers were considered early in the project but rejected because of issues around usability, maintenance, noise, and safety. Stackers were not seen to provide any great advantage over more conventional surface and below grade parking. Car stackers would require a variance from the Planning Code.

Consultation at the Caltrans District 4 office indicated that the 2 curb cuts fit a pattern along El Camino, with some frontages effectively very large curb cuts. Having two curb cuts allow each cut to serve fewer vehicles and potentially reduce congestion and vehicle conflict. The two curb cuts also allows the building to provide the code required number of space. Eliminating a curb cut allows a maximum of 9 parking space, with 3 of those being delivery and service spaces, thus allowing only 3-4 units on the property which is greatly under the allowable density.

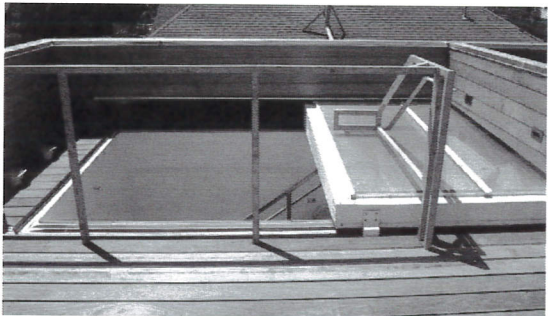
Roof Terraces:

The upper level units are provided with unabled open space at the living level and at the rooftop through small roof terraces. While these roof terraces likely will not be for daily but more occasional use. They will however provide a significant amenity for the unit residents.

As the size of stair penthouse were of concern to Commissioners options were explored. These options included the use of roof hatches, such as those on pistons, or rolling skylights illustrated below.



Piston hatch



Rolling Hatch:

The use of a roof hatch is more common in single family home where individual owners are responsible to properly maintain and know the limits of the hatch. Ownership and Architect had

concerns about use of a roof hatch in a rental situation. Tenants will be unfamiliar with the mechanism and that inappropriate use or malfunction could represent a significant safety and liability concern. Therefore roof hatches were not seen as appropriate for this application.

The Architect also explored the elimination of the landing at the top of the stair for each penthouse in order to reduce their profile. While a stair with no landing is permitted in the building code, the Architect does not see this as the safest condition. Therefore landings are preserved at the straight run stairways.

In order to address concerns about the stair penthouse profile, the stairway landings have been reduced in size. Ceiling heights have been reduced to the code minimum of 6'-8". Additionally, the stairway penthouses have been aligned as close to the center of the building as possible for reduced visibility from street level.

In total the area of roof terrace has been reduced 17% from the previous submittal. For Units 3,4,6,7 the roof terraces have been reduced in size from 269 square feet to 230 square feet. Units 1 and 9 roof terrace has been reduced in size from 197 square feet to 156 and 147 square feet.

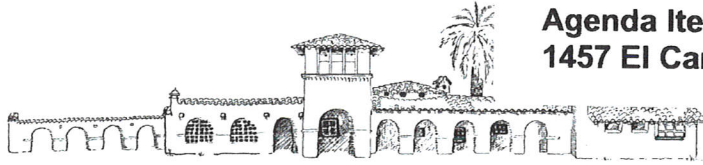
This minimizes the potential occupant number of these terraces. They are intended for family use and not as entertainment spaces and thus are sized accordingly. These terraces have significant setbacks from the building edge reducing sitelines and providing privacy. The roof terrace at the rear of the property is provided with screening at the Balboa Avenue, R-1 district

It should be noted that the building is also designed without projecting balconies. The roof terrace provides private open space moving noise away from adjacent buildings and window openings to the center of the lot and thus will be less impactful on neighbors and adjacent properties.

The impact of the roof terrace has been added to the Environmental Scoping requirements for the CEQA review.

Summary:

In summary we hope that the modifications address the concerns of the Planning Commission. The project has been modified to be Planning Code compliant. A net total of six additional dwelling units will be provided from the current three units at this site. These housing units will be provided along a major transit corridor in the context of larger multiunit residential buildings in close proximity to Caltrain and other public transportation options. Approval of this project will help the City of Burlingame meet the regional need for additional housing ultimately improving affordability through greater supply. Parking is fully provided on-site in a code compliant way relieving any potential burden on neighborhood parking in the immediate vicinity.



The Burlingame Historical Society P.O. Box 144, Burlingame, CA 94011 Ph. 650-340-9960 Tax ID #: 94-2411929

Re: Agenda item 9B
Front setback landscape reduction variance request for 1457 El Camino Real February 9, 2019

Dear Honorable Members of the Planning Commission:

The Board of the Burlingame Historical Society would like to express its opposition to the variance request for reduction of the front setback landscaping at 1457 El Camino Real because of the negative impacts related to the immediately adjacent *Howard Ralston Eucalyptus Tree Rows*, a Historic Resource, listed in the National Register of Historic Places since 2012.

For several years, you and former planning commissioners have thoughtfully reviewed applications along El Camino Real, ensuring that project plans are sensitive to and in harmony with their location adjacent to our unique, living historical resource. To that end, excessive curb cuts, and related hardscapes have been discouraged, while meaningful landscaping has been encouraged that, over time, will embellish and reinvigorate Burlingame's unique, tree-lined highway for generations to come.

The crafting of appropriate El Camino Real guidelines was incorporated into the Downtown Specific Plan (2010), has been reiterated by the El Camino Real Task Force (2017-2018) and most recently, is an important component of the *Community Character* principals of the *Envision Burlingame -General Plan Update*, approved by the Burlingame City Council in January 2019 (see attached excerpts *Urban Forest and Streetscape*).

We feel strongly that this variance, if granted, would set a retrograde precedent with a high likelihood of diminishing the aesthetic and buffering qualities of the Tree Row district over time, by:

- 1) reducing valuable, visually supportive depth of landscaping (in this case by nearly 20%).
- 2) eliminating (by default) viable planter-strip areas meant to accommodate new contributory trees, resulting in excessive curb cuts, pavement and secondary driveways on standard-width lots.

Double driveways (and associated curb cuts) are unusual on standard width lots along El Camino Real; Caltrans discourages them for safety reasons. Last year, a similar landscape reduction variance request at 1431 El Camino Real was denied by the Planning Commission. By contrast, when integrated with amalgamated parcels with wide frontages, there are a number of newer crescent-shaped driveway sites on El Camino Real, **with fully landscaped, generous setbacks** (ie. 1509 El Camino Real, 2018-9).

Two recent, **single driveway** projects, on standard-width frontages (with single set curb cuts) that incorporate lush supportive vegetation are: 1321 El Camino Real (2015), and the rear 20ft. setback of 21 Park Road (2019) the yard of which abuts the highway, adding lush richness of depth to the adjacent historic Tree Rows.

Sincerely yours,

Jennifer Pfaff,
Burlingame Historical Society President

(see attached GP excerpts)



BURLINGAME GENERAL PLAN:

COMMUNITY CHARACTER/ URBAN FOREST -- Principles

(some related excerpts)

Burlingame's physical character is defined by its cherished tree groves and urban forest, distinct neighborhoods and business districts, and historic structures and resources. The City should ensure that these features are respected and enhanced, with streetscape and architectural styles sensitive to long-established forms and features.

▪ **Ensure that trees continue to be an integral character-defining feature of our streetscapes, neighborhoods, and business districts.**

▪ Recognize the distinct qualities of Burlingame's many and varied neighborhoods and business districts, and require that new development respond to and respect the desired character-defining features of these places.

▪ **Protect the character and quality of Burlingame's historical buildings, neighborhoods, districts, and landscapes.**

▪ Be receptive to modern design approaches that complement the Burlingame aesthetic and are harmonious with their surroundings.

▪ **Protect and expand the City's urban forest and tree groves as aesthetic, historical, and environmental resources.**

CC-2.2: Increase the Public Street Tree Population

Identify ways to increase the overall population of street trees in Burlingame to stem the natural decline of the urban forest and create a more equitable distribution of tree canopy. [MP, FP]

▪ Manage infrastructure to ensure that the placement and maintenance of street trees, streetlights, signs, and other infrastructure assets are integrated.

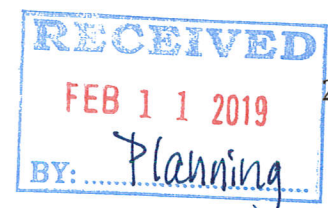
▪ **Limit the number of new curb cuts for development projects to provide adequate space for protection of tree roots and for planting of new trees. [DR]**

EL CAMINO REAL will continue to be an iconic roadway through Burlingame. Development along the densely tree-lined boulevard will consist of distinctive multifamily housing with commercial development limited to properties within Downtown, the intersection at Broadway, and a small node at Adeline.

GOALS: The City, in conjunction with Caltrans, will develop a plan to preserve the tree groves through management and a defined replanting plan for older trees.

Maintain El Camino Real as a finely scaled, medium-high density residential corridor with supportive institutional uses. Landscape standards should maintain and strengthen the unique aesthetics of ECR, insuring compatibility with surrounding structures (incl. lower density residential).

Policies protecting the Howard Ralston Tree Rows should extend along the entire length of the tree-lined corridor.





APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 026-013-050
 Conditional Use Permit Special Permit Zoning / Other: R-3

PROJECT ADDRESS: 1457 El Camino Real

APPLICANT

Name: Rabih Balout
 Address: [REDACTED]
 City/State/Zip: [REDACTED]
 Phone: [REDACTED]
 E-mail: [REDACTED]

PROPERTY OWNER

Name: Same as Applicant
 Address: _____
 City/State/Zip: _____
 Phone: _____
 E-mail: _____

ARCHITECT/DESIGNER

Name: Troy Kashanipour
 Address: 2325 3rd Street, Suite 401
 City/State/Zip: San Francisco, CA 94017
 Phone: (415) 431-0869
 E-mail: tk@tkworkshop.com
 Burlingame Business License #: 32719

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to reproduce upon request and/or post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action. TK (Initials of Architect/Designer)

PROJECT DESCRIPTION: New 9 Unit Residential Condominium

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

Applicant's signature: _____ **Date:** _____

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

Property owner's signature: [REDACTED] **Date:** _____

RECEIVED

JUL 14 2018

Date submitted: _____



**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION**

RECEIVED

JUL 14 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

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

- 1. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.** The proposed new residential building will replace existing older substandard housing stock. The current small residential buildings are in dis-repair and the rear building is non-conforming in terms of rear setback. The proposed residential building is similar in height and massing to newer developments in the immediate area. The new building will be constructed to modern seismic standards, will be fully sprinklered, and will have fire alarm and monitoring system. The building will have parking adequate for the needs of residence. The property will improve the overall quantity and quality of housing stock in Burlingame with two bedroom units suitable for smaller families.
- 2. How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?** The C-3 Zoning designation allows a multi-family residential use. A height limit above 35' is subject to conditional use authorization. Granting of the Conditional Use Authorization for a building of greater height than 35' is consistent with a wider public-right-of-way like El Camino Real. The proposed building will in scale with the larger residential apartment buildings along El Camino Real most of which are 3 stories in height but are un-articulated in terms of materials and scale. The proposed building will be broken down vertically into zones: lobby/parking, podium (2nd story) and cap (3rd&4th) with material differentiation to break down to overall scale and massing. A 4-story building in this block is precedent by 1411 El Camino, with no adverse effect.
- 3. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?** El Camino Real is a street with buildings that are stylistically eclectic constructed over several decades. The mass of the proposed project conforms to and is controlled by the setback requirements. The building is conceived as a well articulated and detailed box, floating above a largely glazed lobby and open parking area. The project will be compatible with other residential uses immediately adjacent and along the El Camino corridor and enhance the character of the immediate neighborhood by removing substandard housing stock and replacing it with a well detailed building of quality contemporary materials.



ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Address: 1457 El Camino Real Assessor's Parcel Number: 026-013-050

Applicant Name: [REDACTED] Property Owner Name: [REDACTED]
Address: [REDACTED] Address: [REDACTED]
City/State/Zip: [REDACTED] City/State/Zip: [REDACTED]
Phone: [REDACTED] Phone: [REDACTED]

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

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: _____

SITE INFORMATION

Site size: .187 Acres = 8170 Square Feet Existing Zoning: R-3

Existing use(s) of property: Residential

Total Number of Existing Parking Spaces¹: 4 Number of Compact Spaces¹: 0

Number of Existing Structures and Total Square Footage of Each: 2 structures, front building 1700 sqft, rear building 700 sqft

Will any structures be demolished for this project? Yes No

Size and use of structures to be demolished: Residential, 1700 and 700

Number and size of existing trees on site²: 3 at front of building along El Camino Real

Will any of the existing trees be removed? Yes No

If Yes, list number, size and type of trees to be removed: at front of property, remove 2 small trees species unknown

Are there any natural or man-made water channels which run through or adjacent to the site?
 Yes No If Yes, where? _____

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

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

RECEIVED

JUL 14 2018

ENVREV.FRM

Describe in general the existing surrounding land uses to the:

North Residential
South Residential
East El Camino Real, with Residential at East Side
West Residential

PROPOSED PROJECT

Project Description: New 9 unit multi-family residential building, basement parking, ground floor parking and lobby, 2nd-4th Story residential use, private rooftop terraces for upper level dwelling units

Residential Projects:

Number of Dwelling Units: 9
Size of Unit(s): Varies: 763 sqft 2 bed/1 bath, 789 sqft: 2 bed/2 bath units, 1191-1219 sqft 2 bed/2.5 bath two story units
Household size (number of persons per unit) expected: 3-4 average household size expected

Commercial/Industrial Projects:

Type and square footage of each use: _____

Estimated number of employees per shift: _____

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

If Yes, please describe: _____

Institutional Projects (public facilities, hospitals, schools):

Major function of facility: _____

Estimated number of employees per shift: _____

Estimated Occupancy: _____

For all Projects:

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

Land Use: If the project involves a conditional use permit, variance or rezoning application, please explain why the applications are required³: Conditional Use for Height over 38' height. Allowable per zoning up to 55' with Conditional Use

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

Building gross square footage: Existing: _____ Proposed: 12,000
Number of floors of construction: Existing: _____ Proposed: _____

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

Existing: Standard _____ Proposed: Standard 21
Compact _____ Compact _____
Total _____ Total 21

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

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

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

Storm water runoff: Indicate area of site to be covered with impervious surfaces (parking lot paving, etc.): 6300 sqft

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

Noise: Describe noise sources and timing of activity generated by your project during construction: _____
Excavation and shoring, concrete pouring for basement, wood framing

Noise sources generated during operation of facility: typical for residential use

Vibration: Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: Construction techniques to be determined for basement construction may include drilled piers for installation of lagging. TBD by Structural Engineer

Exterior Lighting: Please describe any proposed exterior lighting of the facility⁴: low voltage lighting for wayfinding at entry, building number illumination, illumination of parking area

Water: Expected amount of water usage: Water use per CA regulations re plumbing fixtures
Domestic 200 gal/day Peak use _____ gal/min
Commercial _____ gal/day Peak use _____ gal/min
Expected fire flow demand TBD by fire sprinkler gal/min
contractor

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

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

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

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

3. Would the proposed project result in increased impervious surfaces and associated increased runoff? No

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

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

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

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

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

9. Will the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? No

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

Sewer: Expected daily sewer discharge 200 gal/day per unit x 9 units: 1800 g per day

Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.) residential uses

General:

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

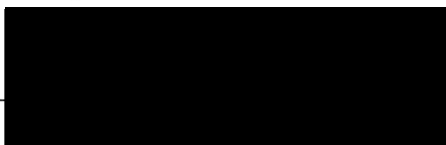
	Yes	No
Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	_____	No _____
Change in scenic views or vistas from existing residential areas or public lands or roads.	_____	No X _____
Change in pattern, scale or character of general area of project.	_____	X _____
Significant amounts of solid waste or litter.	_____	X _____
Change in dust, ash, smoke fumes or odors in vicinity.	_____	X _____
Change in bay, lagoon, stream, channel or groundwater quality or quantity, or alteration of existing drainage patterns.	_____	X _____
Substantial change in existing noise or vibration levels in the vicinity (during construction and/or during operation).	_____	X _____
Site on filled land or on slope of 10 % or more.	_____	X _____
Use or disposal of potentially hazardous materials, such as toxic substances, flammable materials or explosives.	_____	X _____
Substantial change in demand for municipal services (police, fire water, sewage)	_____	X _____
Substantial increase in fossil fuel consumption (oil, natural gas, etc.).	_____	X _____
Relationship to a larger project or series of projects.	_____	X _____
	_____	_____

CERTIFICATION

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

Date 06/25/2018

Signature _____



RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW, CONDOMINIUM PERMIT, AND CONDITIONAL USE PERMIT

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for Design Review, Condominium Permit, and Conditional Use Permit for Building Height for construction of a new, 4-story, 9-unit residential condominium building at 1457 El Camino Real, Zoned R-3, Rabih Balout, property owner, APN: 026-013-050;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on January 27, 2020, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

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 categorical exemption, per CEQA Section 15332, In-Fill Development Projects, is hereby approved.
2. Said Design Review, Condominium Permit, and Conditional Use Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review, Condominium Permit, and Conditional Use Permit are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chairperson

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 27th day of January, 2020 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Condominium Permit, and Conditional Use Permit

1457 El Camino Real

Effective **February 6, 2020**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped January 15, 2020, sheets A0.0 through A4.4, L1.0, S-0, and S-1;
2. that in order to maintain adequate sight lines for vehicles leaving the site, the vegetation in between the two driveways shall be maintained at a height no greater than three feet;
3. that a warning device shall be installed at both project driveways to warn pedestrians of exiting vehicles;
4. that prior to the final inspection for the project, the applicant shall pay the Public Facilities Impact fee in the amount of \$33,222.00, made payable to the City of Burlingame and submitted to the Planning Department;
5. 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;
6. that the applicant shall apply for an encroachment permit from the Department of Transportation for any work proposed in the state right-of-way;
7. that documentation with exhibits that show detailed project construction plans including work on the driveway, sidewalk adjacent to the two existing elm trees and existing eucalyptus tree in the planter strip, and a description of any other ground-disturbing work within 100-feet of the trees shall be submitted to the Department of Transportation for review and approval of an encroachment permit;
8. that the maximum elevation at the top of the roof ridge shall not exceed elevation 67' as measured from the average elevation at the top of the curb along El Camino Real (20') for a maximum height of 47'-0". 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;
9. 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;
10. 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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Condominium Permit, and Conditional Use Permit

1457 El Camino Real

Effective February 6, 2020

11. that storage of construction materials and equipment on the street or in the public right-of-way shall be prohibited;
12. that the final inspection shall be completed and a certificate of occupancy issued before the close of escrow on the sale of each unit;
13. that the developer shall provide to the initial purchaser of each unit and to the board of directors of the condominium association, an owner purchaser manual which shall contain the name and address of all contractors who performed work on the project, copies of all warranties or guarantees of appliances and fixtures and the estimated life expectancy of all depreciable component parts of the property, including but not limited to the roof, painting, common area carpets, drapes and furniture;
14. that the trash receptacles, furnaces, and water heaters shall be shown in a legal compartment outside the required parking and landscaping and in conformance with zoning and California Building and Fire Code requirements before a building permit is issued;
15. that prior to underfloor frame inspection the surveyor shall certify the first floor elevation of the new structure(s) and the various surveys shall be accepted by the City Engineer;
16. that all runoff created during construction and future discharge from the site shall be required to meet National Pollution Discharge Elimination System (NPDES) standards;
17. that the applicant shall submit an erosion and sedimentation control plan describing BMPs (Best Management Practices) to be used to prevent soil, dirt and debris from entering the storm drain system; the plan shall include a site plan showing the property lines, existing and proposed topography and slope; areas to be disturbed, locations of cut/fill and soil storage/disposal areas; areas with existing vegetation to be protected; existing and proposed drainage patterns and structures; watercourse or sensitive areas on-site or immediately downstream of a project; and designated construction access routes, staging areas and washout areas;
18. The Project sponsor shall ensure implementation of the following BMPs during Project construction, in accordance with the BAAQMD's standard requirements:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Condominium Permit, and Conditional Use Permit

1457 El Camino Real

Effective February 6, 2020

- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (California Code of Regulations [CCR] Title 13 § 2485). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact at the City of Burlingame regarding dust complaints. The City of Burlingame and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
19. that methods and procedures such as sediment basins or traps, silt fences, straw bale dikes, storm drain inlet protection such as soil blanket or mats, and covers for soil stock piles to stabilize denuded areas shall be installed to maintain temporary erosion controls and sediment control continuously until permanent erosion controls have been established;
 20. 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;
 21. 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;
 22. 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 equipment shall not be parked in public parking areas with exceptions for construction parking along the street frontages of the project site;
 23. that common landscape areas shall be designed to reduce excess irrigation run-off, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Condominium Permit, and Conditional Use Permit

1457 El Camino Real

Effective February 6, 2020

24. 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;
25. that this project shall comply with Ordinance 1845, the City of Burlingame Water Conservation in Landscaping Regulations, and complete landscape and irrigation plans shall be provided at the time of building permit application;
26. 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;
27. that all new utility connections to serve the site, and which are affected by the development, shall be installed to meet current code standards and local capacities of the collection and distribution systems shall be increased at the developer's expense if necessary;
28. that all utilities to this site shall be installed underground. Any transformers needed for this site shall be installed underground or behind the front setback on this site;
29. that sewer laterals from the site to the public sewer main shall be checked and shall be replaced to city standards as required by the development;
30. that all abandoned utilities and hookups shall be removed;
31. that all drainage (including water from the below grade parking garage) on site shall be required to be collected and pumped to the street as determined by the Public Works Department;
32. that demolition of the existing structures and any grading or earth moving on the site shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
33. that the applicant shall install fire sprinklers and a fire alarm system monitored by an approved central station prior to the final inspection for building permit;
34. that all construction shall abide by the construction hours established in the Municipal Code;
35. that the applicant shall comply with Ordinance 1645, the City of Burlingame Recycling and Waste Reduction Ordinance, and shall submit a waste reduction plan and recycling deposit for demolition and new construction, before receiving a demolition permit;
36. that this project shall comply with Ordinance No. 1477, Exterior Illumination Ordinance;
37. that the project shall be required to comply with all the standards of the California Building and Fire Codes, in effect at time of building permit issuance, as amended by the City of Burlingame;
38. That construction methods shall not include the use of impact, sonic, or vibratory pile driving methods. In addition, foundation compaction techniques shall exclude the use of vibratory

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Condominium Permit, and Conditional Use Permit

1457 El Camino Real

Effective **February 6, 2020**

rollers on the project site and shall exclude the use of all vibration-compaction equipment within 25-feet of the project boundaries.

Alternate methods of compaction to be used shall include the use of back-hoe mounted, nonvibratory, sheepsfoot rollers, or the use of hand-controlled jump-jack compactors, or similar low- or non-vibratory compaction equipment.

39. That the applicant shall provide a Construction Vibration Management Plan which shall include a list of all heavy construction equipment to be used on the project site that are known to produce high vibration levels (tracked vehicles, vibratory compaction, jackhammers, hoe rams, etc.) to the Community Development Director or the Director's designee. This list shall be used to identify equipment and activities that would potentially generate substantial vibration and to define the level of effort required for continuous vibration monitoring to ensure the project would not exceed acceptable thresholds.

The following four (4) conditions shall be met during the Building Inspection process prior to the inspections noted in each condition:

40. that prior to scheduling the foundation inspection a licensed surveyor shall locate the property corners, set the building envelope;
41. 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 Department;
42. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
43. 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.



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

Site: 1457 EL CAMINO REAL

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JANUARY 27, 2020 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

**PUBLIC HEARING
NOTICE**

Application for Condominium Permit, Design Review, and Conditional Use Permit for building height for a new 4-story, 9-unit residential condominium building at

1457 EL CAMINO REAL zoned R-3. APN 026.013.050

Mailed: January 17, 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)

1457 El Camino Real
300' noticing
APN #: 026.013.050

