



**PROJECT LOCATION**  
1457 El Camino Real

# City of Burlingame

*Design Review, Condominium Permit, and Conditional Use Permit for  
a New 9-Unit Residential Condominium Building*

**Item No. 8d  
Regular Action Item**

**Address:** 1457 El Camino Real

**Meeting Date:** January 27, 2020

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

**Applicant and Property Owner:** Rabih Balout  
**Architect:** Troy Kashanipour  
**General Plan:** Medium-High Density Residential

**APN:** 026-013-050  
**Lot Area:** 8,160 SF  
**Zoning:** R-3

**Adjacent Development:** Multifamily residential to north and south and single family residential to the rear (west).

**Current Use:** 1 single-family dwelling and 1 duplex dwelling (3 units total)

**Proposed Use:** 9-unit residential condominium building

**Allowable Use:** Multifamily, duplex, and single family residential

**Environmental Review:** Section 15332 of the California Environmental Quality Act (CEQA) Guidelines is intended to promote in-fill development within urbanized areas. This class consists of in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in significant impacts on endangered, rare, or threatened species, traffic, noise, air quality, water quality, utilities, and public services. Application of this exemption, as all categorical exemptions, is limited by the exceptions described in Section 15300.2 of the CEQA Guidelines. Section 15332 states:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

On the basis of the evidence provided in the analysis, it was determined the project is eligible for a Class 32 categorical exemption, in accordance with Section 15332, Infill Development Projects, of the CEQA Guidelines (see attached CEQA Class 32 Infill Exemption prepared by FirstCarbon Solutions (FCS), dated January 23, 2020). Based on City of Burlingame threshold criteria, no additional substantial adverse impacts beyond those discussed in the analysis are anticipated. Because the project meets the criteria for categorically exempt infill development projects, and because it would not have a significant effect on the environment, this analysis finds that a Notice of Exemption may be prepared for the Project. No further review is needed.

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**June 10, 2019 Design Review Study Meeting:** The applicant revised their plans (which included the elimination of the request for a Front Setback Landscape Variance), in response to the comments received at the Environmental Scoping and Design Review Study meeting on February 11, 2019 and returned to the Planning Commission on June 10, 2019 for a second Design Review Study meeting. A summary of the Planning Commission comments from the second design review study meeting is provided below:

Summary of Commission's Comments:

**Letter from Burlingame Historical Society**

- Update Environmental Information Form to note that trees at the front of the property will not be removed
- Call out/note on the Site Plans that existing trees not to be removed

**Design**

- Clarify height dimensions and clearly label on all building elevations of plans
- Provide a materials and color sample board
- How do the panels close at the corners of the building? Is there space between them?
- Consider patio doors on 3<sup>rd</sup> floor similar to second floor
- Explanation for various door and window size/type (fenestration pattern)
- Likes folding panel aesthetic – nice modern residential project; a nice addition to eclectic gathering of apartment buildings along El Camino Real corridor
- Combination of metal, plaster, and glass materials and flatness are cold and uninviting
- Likes material palette, disagrees that it is not warm – feels like it will be welcoming once built
- Likes architecture
- Attractive building and nice addition to El Camino Real
- Appreciates articulation of front façade but recommend to revisit entry again – eyebrow is not enough; bolster front entry – make little more celebrated
- In favor of project programmatically – increasing units in area where it ought to be intensified

**Rooftop Terrace**

- Proposed sizes of roof terraces should be reduced, still too large
- Look at adding planters; widening screen walls with planters would reduce usable space and make more inviting
- Prefer rooftop terraces as oppose to balconies, in this location, because it is not functional along El Camino Real due to soot and noise from traffic and noise and privacy issues with adjacent buildings making them unusable; in support of keeping rooftop terraces

**Underground Garage**

- Concerned about building from property line to property line (note: need to clarify that there is a required front setback for underground garages in R-3 zoning district – it must meet the front setback requirement which in this case is the block average of 20'-7")
- Concerned with logistic and constructability, including impact to neighbors, and maintenance issues
- Concerned with issues with water – dewatering/pumping water – consult with Caltrans about process
- Has a feasibility study been done for digging out the basement?

- Needs to be assured that applicant has done due diligence in researching options on how underground garage is to be constructed (e.g. tiebacks, shoring) and if width has to be reduced, will parking spaces needed still be provided

The applicant provided a detailed response to the Commission's comments and concerns in their response letter, dated January 14, 2020 (see attachments).

**February 11, 2019 Design Review Study Meeting:** At the February 11, 2019 Planning Commission environmental scoping and design review study meeting, the Commission noted that they liked the choice of materials and the architectural style of the building, but had several questions and suggestions regarding this project (see attached February 11, 2019 Planning Commission Minutes). Please refer to the meeting minutes for a detailed summary of the Commission's comments.

**Project Summary:** The subject property is an interior lot with frontage on El Camino Real. The existing lot contains a one-story duplex dwelling at the front of the lot and a two-story single family dwelling at the rear of the lot. The applicant is proposing to demolish all existing structures and construct a new four-story, 9-unit residential condominium building.

Zoned R-3, the property has a General Plan land use designation of Medium-High Density residential with 21-50 dwelling units per acre, which allows up to 9 units. The application is for 9 units which is a density of 48 dwelling units per acre. Because the trees along El Camino Real are part of the Howard-Ralston Eucalyptus Tree Rows (P-41-002191), which is listed in the National Register of Historic Places (NRHP), the work proposed within the Caltrans right-of-way will require additional review for consistency with Caltrans standards as well as Caltrans permitting. The proposed work within the Caltrans includes improvements to the driveway, curb and gutter.

The proposed condominium building will have four stories, with the building entrance, lobby area and vehicle parking on the first floor and in an underground garage. Three units are proposed to be on the second floor and the remaining six units have their main living area on both the third and fourth floors with entries into each unit from the second floor, respectively.

The project includes seven, two-bedroom units and two, one-bedroom units. The average unit size proposed is 1,047 SF, with the units ranging from 710 SF to 1,196 SF. Condominium projects are required to provide 100 SF of common open space per unit and a minimum of 75 SF of private open space per unit. The proposed project meets these requirements with 905 SF of common open space in the rear yard and a minimum of 75 SF of private open space per unit with either a private balcony or combination of a private balcony plus private rooftop terrace for six of the units.

The following applications are required for this project:

- Design Review for construction of a new four-story, 9-unit condominium building (C.S. 25.28.020);
- Condominium Permit (Tentative Condominium Map) required for construction of new condominium building (C.S. 26.30.020); and
- Conditional Use Permit for building height exceeding 35'-0" (47'-4" proposed) (C.S. 25.28.060).

**General Plan and Zoning:** The Burlingame General Plan designates the subject properties as Medium-High Density residential with 21-50 dwelling units per acre. The proposal of 9 units is 47 units per acre and is

consistent with the General Plan land use designation. The R-3 zoning district allows multi-family residential uses by right and the development standards are summarized in the table below.

**Design Review:** Materials proposed for the exterior of the building include painted aluminum panels and cement plaster siding, ceramic tile or stone at the base of the building, anodized aluminum windows, and perforated metal railings at the balconies. The rooftop terraces would be enclosed with wood siding and perforated metal railings.

The height of the building, as measured from average top of curb to the top of parapet is 39'-9½". The overall height, as measured from average top of curb to the top of the rooftop terrace enclosures, is proposed at 47'-0". A Conditional Use Permit is required if building height exceeds 35'-0" (55'-0" is the maximum allowed).

**Off-Street Parking:** Code Section 25.70.032 requires parking based on the number of bedrooms in each unit. One and one-half parking spaces are required for each one-bedroom unit and two spaces are required for each two-bedroom unit: 80% of the total required number of spaces must be covered. Based on the proposed project, a total of 17 spaces are required for the units.

In addition, Code Section 25.30.070 (a)(2) requires two on-site guest parking spaces for new condominium project with 5-15 units. Two guest parking spaces are provided in the at-grade parking garage. In addition, Code Section 25.30.070(a)(3) requires one on-site service and/or delivery vehicle space, which is provided in the at-grade garage. There would be two curb cuts for the property; one would lead to a subterranean garage containing parking for 12 off-street parking spaces and the other would lead to eight at-grade spaces (beneath the second floor residences). All proposed 20 parking spaces on the site are covered.

To maintain adequate sight lines for vehicles leaving the site, the proposed project includes low-lying vegetation no greater than three feet in height between the two driveways. In addition, a warning device at both project driveways to warn pedestrians of exiting vehicles will be required.

**Landscaping:** Proposed landscaping throughout the site is shown on the Landscape Plan (sheet L1.0). The applicant is proposing 50.4% (519 SF) landscaping within the required front setback where 50% (515 SF) is the minimum required. The walkway to the front entrance of the building counts towards the total front setback landscaping.

In accordance with the City's requirements, each lot developed with a multifamily residential use is required to provide a minimum of one 24-inch box-size minimum non-fruit trees for every 2000 SF of lot coverage. Based on the proposed project, a total of two landscape trees are required on site. The Landscape Plan notes that there will be six, 24-inch box landscape trees planted on the site.

There are three trees (one dead eucalyptus, one live eucalyptus, and a young elm), all on the Caltrans right-of-way at the project frontage. The elm is a contributing element of the *Howard Ralston Eucalyptus Tree Row* and would either remain on-site or be replaced by another Accolade elm (*Ulmus 'Accolade'*) or Patriot elm (*Ulmus 'Patriot'*). The eucalyptuses do not require replacement trees and are recommended for removal by Caltrans. Any tree replacement will need to be done under the supervision of a licensed arborist and in conjunction with the encroachment requirements set forth by Caltrans.

**Affordable (Below-Market Rate) Units:** The City's previous Inclusionary Housing Ordinance has been replaced by a Density Bonus Ordinance consistent with State Law. The Density Bonus Ordinance is discretionary, and projects are not obligated to provide affordable units unless they seek to utilize development standard incentives offered by the ordinance. The applicant has not chosen to apply any of the development standard incentives offered by the Density Bonus Ordinance and therefore is not providing any affordable units as part of the project.

**1457 El Camino Real**

**Lot Area:** 8,160 SF

**Plans date stamped:** January 15, 2020

	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
<b>SETBACKS</b>		
<b>Front:</b>	23'-4¾" (1 <sup>st</sup> flr) 20'-10¾" (2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> flrs)	20'-7" (block average)
<b>Underground Garage:</b>	22'-6"	20'-7" (block average)
<b>Left Side (1<sup>st</sup> flr):</b>	12'-0"	5'-0"
<b>(2<sup>nd</sup> flr):</b>	8'-8½"	6'-0"
<b>(3<sup>rd</sup> flr):</b>	8'-8½"	7'-0"
<b>(4<sup>th</sup> flr):</b>	8'-8½"	8'-0"
<b>Right Side (1<sup>st</sup> flr):</b>	8'-0"	5'-0"
<b>(2<sup>nd</sup> flr):</b>	8'-0"	6'-0"
<b>(3<sup>rd</sup> flr):</b>	8'-0"	7'-0"
<b>(4<sup>th</sup> flr):</b>	8'-0"	8'-0"
<b>Rear:</b>	20'-0" (all floors)	20'-0"
<b>Lot Coverage:</b>	4,058 SF 49.7%	4,080 SF 50% (for interior lots)
<b>Building Height:</b>	47'-0"	55'-0" maximum/ CUP required to exceed 35'-0"
<b>Off-Street Parking:</b>	17 unit spaces 2 guest spaces <u>1 service vehicle space</u> Total = 20 spaces	7 (2-bdr units) x 2 = 14 2 (1-bdr units) x 1.5 = 3 guest spaces = 2 <u>service vehicle = 1</u> Total = 20 spaces
<b>Driveway Width:</b>	12'-0"	12'-0" required
<b>Driveway Aisle:</b>	27'-10" (underground garage)	18'-0" required
<b>Front Setback Landscaping:</b>	50.4% 519 SF	50% 515 SF

**Staff Comments:** None.

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**Public Facilities Impact Fee:** The purpose of public facilities impact fee is to provide funding for necessary maintenance and improvements created by development projects. Public facilities impact fees are based on the uses, the number of dwelling units, and the amount of square footage to be located on the property after completion of the development project.

New development that, through demolition or conversion, will eliminate existing development is entitled to a fee credit offset if the existing development is a lawful use under this title, including a nonconforming use. Based on a 9-unit residential condominium project and providing a credit for the existing three residential units, the estimated Public Impact Fee for this development project is: \$33,222.00 (see table below).

Service Area	Proposed Multifamily Project 9 Units (fee based on per dwelling unit)	Existing SFD and Duplex - 3 Units (fee based on per dwelling unit)
General Facilities & Equipment	\$1,636 x 9 = \$14,724	\$1,636 x 3 = \$4,908
Libraries	\$1,415 x 9 = \$12,735	\$1,415 x 3 = \$4,245
Police	\$259 x 9 = \$2,331	\$259 x 3 = \$777
Parks	\$350 x 9 = \$3,150	\$350 x 3 = \$1,050
Traffic/Streets	\$1,105 x 9 = \$9,945	\$1,105 x 3 = \$3,315
Fire	\$381 x 9 = \$3,429	\$381 x 3 = \$1,143
Storm Drainage	\$391 x 9 = \$3,519	\$391 x 3 = \$1,173
<b>Subtotal</b>	<b>\$49,833.00</b>	<b>\$16,611.00</b>
<b>TOTAL</b>	$  \begin{array}{r}  \$49,833.00 \\  - \quad \$16,611.00 \text{ (credit for existing 3 dwelling units)} \\  \hline  \mathbf{\$33,222.00}  \end{array}  $	

Planning staff would note the additional fees that apply to the project that will be required at the time of building permit issuance include sewer connection fees (determined by Public Works) as well as school fees (elementary and high school fees).

**Design Review:** Design review is required for new construction of multi-family residential developments in the R-3 and R-4 Districts. The following considerations shall be reviewed by the Planning Commission (Code Section 25.57.010(b) :

- (1) Compatibility with the existing character of the neighborhood;
- (2) Respect the mass and fine scale of adjacent buildings even when using differing architectural styles;
- (3) Maintain the tradition of architectural diversity, but with human scale regardless of the architectural style used; and
- (4) Incorporate quality materials and thoughtful design which will last into the future.

**Suggested Findings for Design Review:** That the proposed condominium building will be compatible with the existing character of the neighborhood with the use of a variety of quality materials including aluminum panel and cement plaster siding, ceramic tile, wood elements, metal railings, and anodized

aluminum windows. The new four-story building respects the mass and scale of this portion of El Camino Real which has a mix of multi-level multifamily residential buildings with a variety of architectural styles. The building includes a front façade that provides visual interest and front setback landscaping that is pedestrian friendly. For these reasons the project is found to be compatible with the requirements of the City's five design review criteria.

**Criteria for Permitting a Residential Condominium:** The following condominium standards shall apply to all land and structures proposed as a part of a condominium project and shall be evaluated and processed pursuant to the procedural requirements set forth for Conditional Use Permits in title 25 of this code. No condominium project or portion thereof shall be approved or conditionally approved in whole or in part unless the planning commission, or city council upon appeal or review, has reviewed the following on the basis of their effect on:

- (a) Sound community planning; the economic, ecological, social and aesthetic qualities of the community; and on public health, safety and general welfare;
- (b) The overall impact on schools, parks, utilities, neighborhoods, streets, traffic, parking and other community facilities and resources; and
- (c) Conformity with the general plan and density permitted by zoning regulations.

**Suggested Findings for Condominium Permit:**

- that the 9-unit residential condominium project incorporates well with existing multifamily buildings along El Camino Real and in the neighboring single family residential neighborhood and features ample landscaping with usable common open space;
- that the project has fulfilled all criteria for an Infill Exemption and therefore will have no significant impacts; and
- that the project provides six additional residential units (9 total) consistent with the applicable general plan and zoning designations.

**Conditional Use Permit Request for Height:** The R-3 District regulations state that no building shall exceed a height of 55-feet. A conditional use permit is required for any building which exceeds thirty-five (35) feet in height. The proposed height, measured to the highest roof elevation, will be 47'-3" (from average top of curb). In order to grant approval of a Conditional Use Permit the following findings must be made by the Planning Commission:

- (a) The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience;
- (b) The proposed use will be located and conducted in a manner in accord with the Burlingame general plan and the purposes of this title;
- (c) The planning commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this title and to assure operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses on adjoining properties in the general vicinity.

**Suggested Findings for a Conditional Use Permit for Building Height:** That the proposed building height to the top of parapet only exceeds the 35'-0" threshold by less than five feet and that the stairway enclosures, wrapped with wood siding, above the rooftop are designed in an unobtrusive manner so that combined with the added plantings in each rooftop terrace, soften their extension above the parapet providing more aesthetic view and therefore 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; therefore the project may be found to be compatible with the Conditional Use Permit findings.

**Planning Commission Action:** The Planning Commission should conduct a public hearing on the application and consider public testimony and the analysis contained within the staff report. Affirmative action should be taken separately by resolution and include findings supporting the Planning Commission's decision. The reasons for any action should be stated clearly for the record.

1. Design Review, Condominium Permit, and Conditional Use Permit.
2. Tentative Condominium Map (recommendation for approval by City Council).

At the public hearing the following conditions should be considered:

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;
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.
  - 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 even; 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;
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 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.

'Amelia Kolokihakaufisi  
Associate Planner

- c. Rabih Balout, applicant and property owner  
Troy Kashanipour, architect

Attachments:

June 10, 2019 Planning Commission Minutes  
Applicant's Letter of Response to the Planning Commission, dated January 14, 2020  
Email from Jennifer Pfaff, dated June 7, 2019  
February 11, 2019 Planning Commission Minutes  
Letter of Response from Architect, dated May 28, 2019  
Letter from Burlingame Historical Society, received February 11, 2019  
Application to the Planning Commission  
Conditional Use Permit Application  
Environmental Information Form, submitted by the applicant  
Planning Commission Resolution (proposed)  
Notice of Public Hearing – Mailed January 17, 2020  
Area Map

Separate Attachment:

CEQA Class 32 Infill Exemption prepared by FirstCarbon Solutions (FCS), dated January 23, 2020