

This motion was seconded by Commissioner Davis.

Discussion of motion:

- None.

Chair Sargent called for a vote on the motion to place this item on the Consent Calendar when plans have been revised as directed. The motion passed on a voice vote 5-0-0-1 (Commissioner Terrones absent). The Planning Commission's action is advisory and not appealable. This item concluded at 11:42 p.m.

15. 556 EL CAMINO REAL, ZONED R-3 – APPLICATION FOR ENVIRONMENTAL REVIEW, DESIGN REVIEW AND CONDOMINIUM PERMIT FOR A NEW 25-UNIT CONDOMINIUM BUILDING (ROMAN KNOP, APPLICANT; DOMINGUEZ ASSOCIATES, DESIGNER) STAFF CONTACT: KEVIN GARDINER

All Commissioners had visited the project site. Commissioner Bandrapalli noted that she met the maintenance worker while visiting the property. There were no other ex-parte communications. Reference staff report dated February 24, 2014, with attachments. Planning Manager Gardiner briefly presented the project description, and noted a received letter from the Homeowners' Association at 1515 Floribunda Avenue.

Questions of staff:

- Would involving a design review consultant be something that could be discussed at this meeting? (Meeker: That is something that could be discussed at this meeting.)

Chair Sargent opened the public comment period.

Carlos Dominguez and Roman Knop represented the applicant.

- Inherited plans, worked on floor plans, but not the exterior elevations. Took the project over from another architect, who is no longer involved with the project.

Commission comments:

- Would prefer full-size plans for projects of this size.
- Vinyl windows will not be approvable.
- This design is so far off from the design guidelines that working with a design review consultant would be helpful. The massing needs to be worked on. Not sure what the justification is for maxing the building out to the full height. There needs to be much more articulation. In cases where height would be considered it would be to accommodate an element such as a tower that ties the whole building together. It's not to allow the whole building to be blown up like a balloon to fill the volume – there has to be more justification to go up to that height, if at all.
- Looks like a large hotel next to the freeway with the floors just copied one on top of the next. Not what we want to see in Burlingame.
- Requested explanation from parking consultant regarding how the parking works. (Dominguez – is an automatic setup that is placed within a specific location. Entirely automated.)
- What happens if there is more than one person arriving home at a time? (Dominguez – there is room for two vehicles to stack up. Takes less than a minute for a car to be retrieved. Knop - There is only one car at a time that is possible to park in a regular parking garage. Dominguez – all of the

- parking spaces are ADA compliant. All spaces are full-size. Are leaving all of the trees in their original position.)
- Doesn't understand how the parking doesn't result in a bottleneck. (Ward – presented overview.)
- Stacking is a concern. How is traffic backing up onto El Camino Real.
- How much water will be pumped out of the site? (Dominguez – explored 25-feet deep and had not located water.)
- Are there backup generators for the parking? (Dominguez – will be back up generators.)

Public comments:

Bobbi Benson, 550 El Camino Real, spoke on this item:

- Project will affect many in the area.
- El Camino Real is busy and there are long waiting periods to pull out into it.
- Expressed concern regarding flooding in the area – has had experience with flooding when pumps stop working.
- There are back-ups onto El Camino Real morning and night.
- Not enough setback from the adjacent building at 550 El Camino. There are decks, patios, and gardens at the fenceline.
- Want to ensure that the project is owner-occupied only – not investment or absentee landlord.
- Four stories would be reasonable; five stories is unreasonable. There is nothing taller than three stories in the entire 500 block of El Camino Real.
- Proposed trees are too close to the property line.
- Five-foot setback along El Camino Real to provide a pedestrian promenade and balance the buildings.
- Prevailing winds are from north to south.
- Request to power-wash the adjacent buildings after construction.
- Will follow-up with a letter.

Stan Distel, President of the Homeowners' Association at 1515 Floribunda Avenue, spoke on this item:

- Complaint regarding height of building.
- Depth of garage is a concern with water intrusion.
- Refer to letter submitted.

Resident from 1515 Floribunda Avenue spoke on this item:

- Oversized building for the neighborhood.
- Will obstruct views.
- Traffic and safety concerns.
- Noise concerns.
- Will stand out from the rest of the neighborhood. R-3 zoning specifies that maximum height can only be four stories. Three stories would be reasonable, four many be unreasonable, five stories is not acceptable.

Elena Cherny, 1515 Floribunda Avenue, spoke on this item:

- Looks like the project was slapped together to get the most out of the property financially.
- Not enough thought and consideration given to neighboring properties.
- There are a lot of water issues in Burlingame. 24-foot deep garage will become a sinkhole – it is not a multistory underground garage with horizontals, it is just a hole. It could become a hazard; could change how the groundwater flows and affect the neighboring properties.
- Five story building amongst three story buildings is disrespectful.
- There is no site plan that shows the relationship to the adjacent properties.

- Will provide shadow and light blockage on property at 1515 Floribunda, and shade swimming pools on two adjacent properties.
- Traffic concerns on El Camino Real, will take more than the time noted to get vehicles in and out of the parking structure. What happens if electricity goes out, or malfunction in the equipment? Hazard having only one lift.

There were no other comments from the floor and the public hearing was closed.

Additional Commission comments:

- Has experienced heavy traffic on El Camino Real.
- Feels the design is entirely inappropriate for the City. Doesn't meet the Downtown Specific Plan design guidelines. It is a big box with windows and balconies stuck on.
- Would like to see a listing of heights of existing buildings in the area.

Commissioner Davis moved to refer the project to a design review consultant.

This motion was seconded by Commissioner Sargent.

Discussion of motion:

- *Expressed concern regarding circulation into and out of the parking with the proposed mechanical parking solution.*

Chair Sargent called for a vote on the motion to refer the project to a design review consultant. The motion passed on a voice vote 5-0-0-1 (Commissioner Terrones absent). The Planning Commission's action is advisory and not appealable. This item concluded at 12:25 a.m.

X. COMMISSIONERS' REPORTS

There were no Commissioner's Reports.

XI. DIRECTOR'S REPORT

Commission Communications:

- None.

Actions from Regular City Council meeting of February 18, 2014:

- None.

FYI: 2608 Hillside Drive - review of proposed changes to a previously approved Design Review Project:

- Accepted.

XII. ADJOURNMENT

Chair Sargent adjourned the meeting at 12:26 a.m.



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 029.111.260
 Conditional Use Permit Special Permit Other: _____

PROJECT ADDRESS: 550 EL CAMINO REAL, BURLINGAME CA 94010

Please indicate the contact person for this project

APPLICANT project contact person
OK to send electronic copies of documents

Name: FRANK GONSAIVES

Address: 1271 5TH AVE, BELMONT CA 94002

City/State/Zip: BELMONT, CA 94002

Phone: 650 508 9520

Fax: 650 508 8133

E-mail: FGARCH@ATT.NET

PROPERTY OWNER project contact person
OK to send electronic copies of documents

Name: ROMAN KNOP

Address: 201 17TH AVE

City/State/Zip: SAN FRANCISCO, CA 94121

Phone: 415 516 5180

Fax: 415 876 6012

E-mail: ROMANROMKON@YAHOO.COM

ARCHITECT/DESIGNER project contact person
OK to send electronic copies of documents

Name: FRANK GONSAIVES

Address: 1271 5TH AVE

City/State/Zip: BELMONT, CA 94002

Phone: 650 508 9520

Fax: 650 508 8133

E-mail: FGARCH@ATT.NET

★ Burlingame Business License #: 27593

PROJECT DESCRIPTION: 22 UNIT CONDOMINIUM

RECEIVED
APR 13
CITY OF BURLINGAME
CDD-PLANNING

AFFADAVIT/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: [Signature] Date: 11-18-11

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: [Signature] Date: 02/27/2012

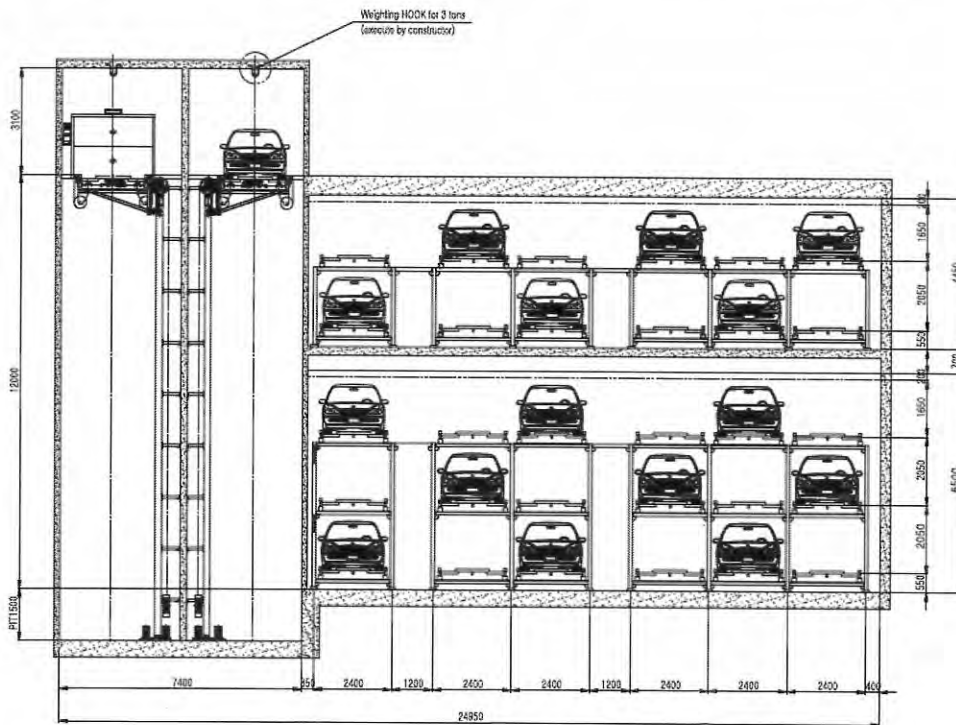
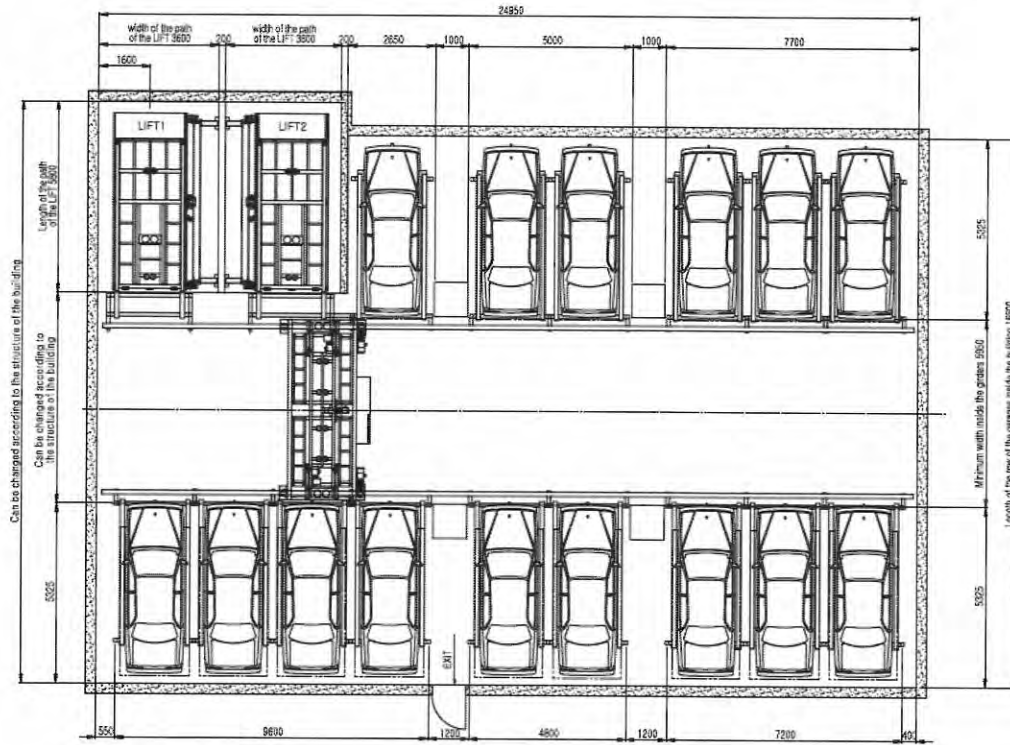
Date submitted: _____

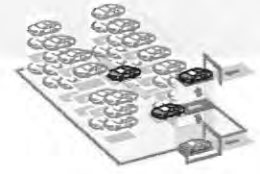
★ Verification that the project architect/designer has a valid Burlingame business license will be required by the Finance Department at the time application fees are paid.

Please mark one box above with an X to indicate the contact person for this project. S:\HANDOUTS\PC Application 2008.handout.doc

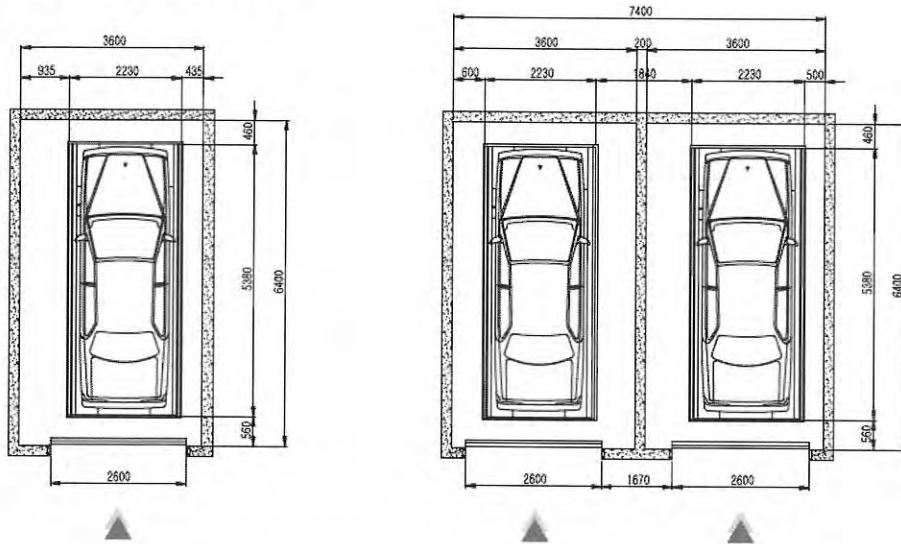
Lengthwise Pallet Type

DMF-FP-L / for Large-sized automobiles





● The ground plan of the entry part



Structure of a single LIFT

Structure of two parallel LIFT

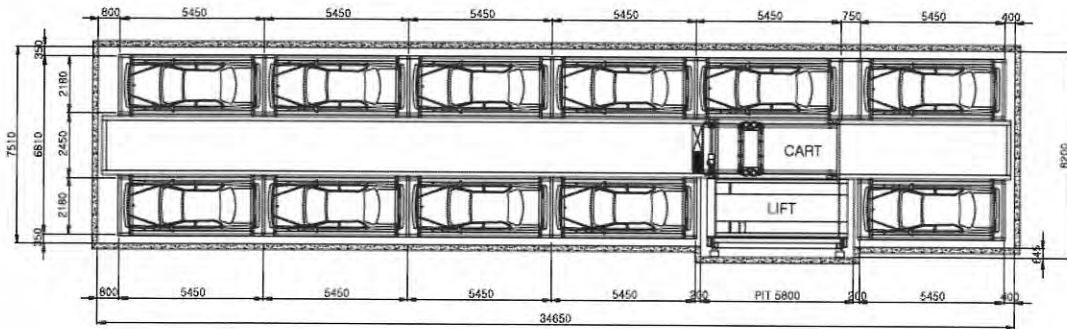
● Standard Details of the Parking Facilities

Capacity		a minimum of 10 cars ~ unlimited (a maximum of 70cars per lift)
The sort and form of the parking equipment		the multi-floor type (pallet type)
Available dimension of cars	the total length	5200mm
	the full width	2150mm (including a side mirror)
	the total height	1600mm
	the weight	2200Kg
LIFT	the hoisting motor	22Kw × 4P & D.C Brake
	the hoisting speed	45 ~ 60m/min (in proportion to the lifting distance)
	the horizontal movement motor	1.5Kw × 4P & D.C Brake
	the horizontally moving speed	45m/min (the rating speed)
CART	the running motor	1.5Kw × 4P & D.C Brake, 2Set
	the running speed	80 ~ 120m/min (in proportion to the traveling distance)
	the horizontal movement motor	1.5Kw × 4P & D.C Brake, 2Set
	the horizontally moving speed	45m/min (the rating speed)
	the picking motor	0,4Kw × 4P & D,C Brake
	the type of picking	Rack & Pinion (the direct drive type)
The Details of the Electrically Controlling Part	the motor controlling machine	IGBT Inverter
	the form of operation control	PLC type (basically included)
	the form of manipulation	Touch Screen or Computer (Optional)
Power	the source of power	three phase, AC 380V
Safety Devices		<ul style="list-style-type: none"> · The induction and the guidance lights at the entrance · The mirror guiding automobiles · The sensor detecting the location of automobiles at the entry story · The sensor detecting the cutting of the hoisting wire · The system for preventing over-run of the lifts and carts · The emergency stop switch · The system for securing safe operation and more...

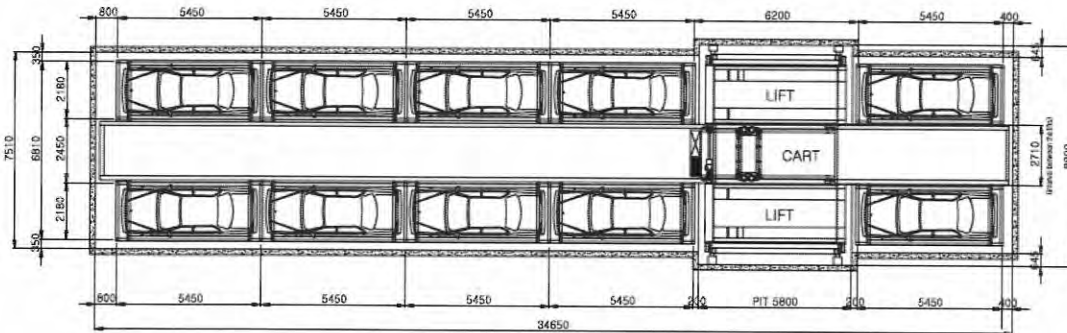
* Drawings may be changed according to dimensions of the vehicle that is accepted in the parking facilities.

Breadthwise Pallet Type

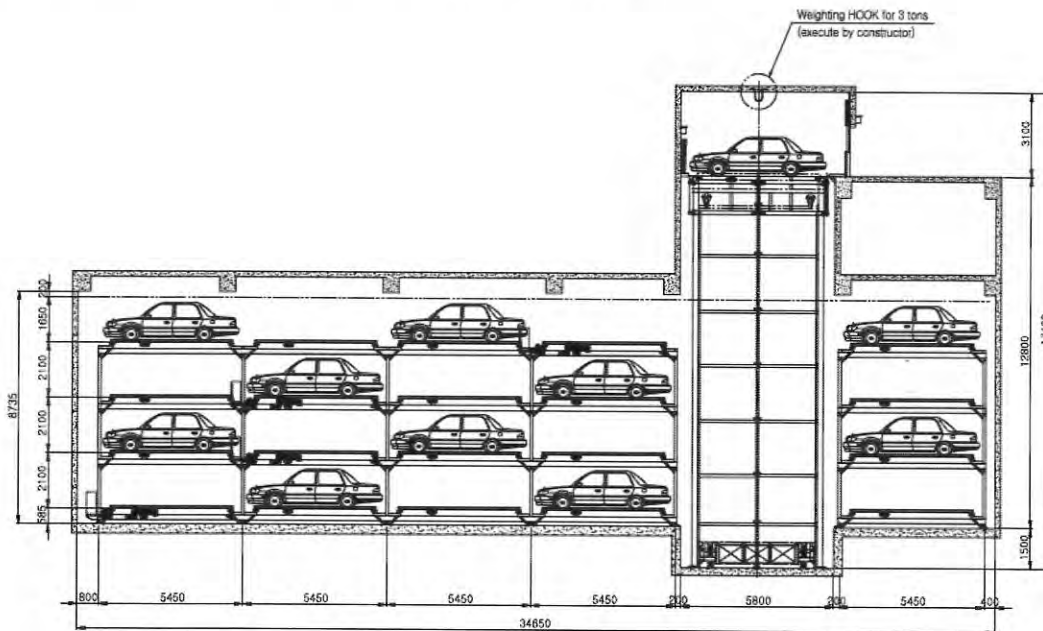
DMF-SP-L / for Large-sized automobiles



Single LIFT



Two parallel LIFT





Civil and Transportation Engineering
Celebrating 35 years of service in northern California

May 5, 2015

Mr. Vadim Melik-Karamov
VMK Design Group
3777 Stevens Creek Blvd., Suite # 420
Santa Clara, California 95051

RE: 556 El Camino Real, Burlingame

Dear Vadim:

I have evaluated your 22 unit residential condominium project with respect to vehicle trip generation and queuing. Enclosed is a table showing time of day vehicle trip generation for a 22 unit condominium development. During the morning peak hour it is projected that 12 vehicles will leave the site and three vehicles will enter the site. During the afternoon peak hour 11 vehicles are projected to enter the site and five vehicles will leave the site. The afternoon peak hour is the one during which the most vehicles will be entering the site and the one where queuing of vehicles waiting to enter the parking machine.

During the peak hour there will be a peak 15 minutes with the highest rate of vehicles entering and exiting the site. If you consider the peak rate within the peak hour to be 19 vehicles per hour and the service rate of the parking machine to be 30 vehicles per hour, the queue would be on the order of one vehicle during the peak 15 minutes of the peak hour. If the service rate of the machine drops to 25 vehicles per hour, the queue increases to 2.5 vehicles. As the service rate approaches 19 vehicles per hour, the queue increases exponentially. The greater the queue, the longer time it will take to clear the queue because of the lack of maneuverable space in front of the building. All this means a small decrease in the service rate of the parking machine will result in significant increases in queued vehicles. At the least you should plan to queue three vehicles at the front of the site waiting to enter the parking structure. The queue should not be so positioned to block those vehicles exiting the site from the parking structure.

If you have any questions, please feel free to call me at your convenience or e-mail me at rhopper@rkhengineering.com.

Sincerely,

RKH

Richard K. Hopper, P.E.
Principal

encl.

RESIDENTIAL CONDOMINIUM/TOWNHOUSE

(230)

Location: 556 El Camino Real, Burlingame

Date: 5/5/2015

LAND USE

22	DU
----	----

TRIP GENERATION

7.83	VTE/DU
172	VTE/DAY

HOUR	%AWDT		
	INBOUND	OUTBOUND	TOTAL
12MN-1AM	1.0	0.3	1.3
1-2	0.5	0.2	0.7
2-3	0.2	0.2	0.4
3-4	0.2	0.1	0.3
4-5	0.1	0.1	0.2
5-6	0.1	0.5	0.6
6-7	0.4	1.9	2.3
7-8	1.0	5.1	6.1
8-9	1.5	7.0	8.5
9-10	1.4	4.1	5.5
10-11	1.3	2.7	4.0
11-12NN	2.2	2.0	4.2
12NN-1PM	2.7	1.8	4.5
1-2	2.4	2.1	4.5
2-3	2.5	2.5	5.0
3-4	3.1	2.5	5.6
4-5	4.4	2.5	6.9
5-6	6.4	3.1	9.5
6-7	5.5	3.0	8.5
7-8	3.8	3.0	6.8
8-9	3.1	2.1	5.2
9-10	2.5	1.6	4.1
10-11	2.1	1.2	3.3
11-12MN	1.6	0.4	2.0
	50.0	50.0	100.0

VTE/HR.		
INBOUND	OUTBOUND	TOTAL
2	1	2
1	0	1
0	0	1
0	0	1
0	0	0
0	1	1
1	3	4
2	9	11
3	12	15
2	7	9
2	5	7
4	3	7
5	3	8
4	4	8
4	4	9
5	4	10
8	4	12
11	5	16
9	5	15
7	5	12
5	4	9
4	3	7
4	2	6
3	1	3
86	86	172

AMPH

PMPH

Reference: ITE Trip Generation, 9th Edition ©2012

Caltrans 13th Progress Report on Trip Ends Generation Research Counts

MEMORANDUM

Date: May 1, 2015 **Job No.:** 2015-05
To: Vadim Malik-Karamov
VMK Design Group
3777 Stevens Creek Blvd., Suite 420
Santa Clara, CA 95051 **Copies To:** -
From: Easton McAllister, PE
Subject: 556 El Camino Real - Parking

Comments:

Vadim,

I have reviewed the information provided regarding a parking queue for residents while utilizing the automated parking structure. Based on the information provided, it appears that a traffic engineer has estimated that the peak 15-minute traffic rate generated from the new development would create a 3 car backup while operating the automated stacker. The current design provides ample room for three cars in the driveway, however the City is requesting additional space. It is unclear how many additional spaces the City is requesting.

It appears that room for a fourth car is almost available in the current design. Pulling building back from El Camino would only add one car, there is not enough space to add any more and maintain a single line. Extending the driveway closer to the property line would be more effective since there is more space to increase driveway length. Regardless, alternative means may be preferable to avoid backup on El Camino Real. My recommendations are summarized below:

Methods for improving circulation:

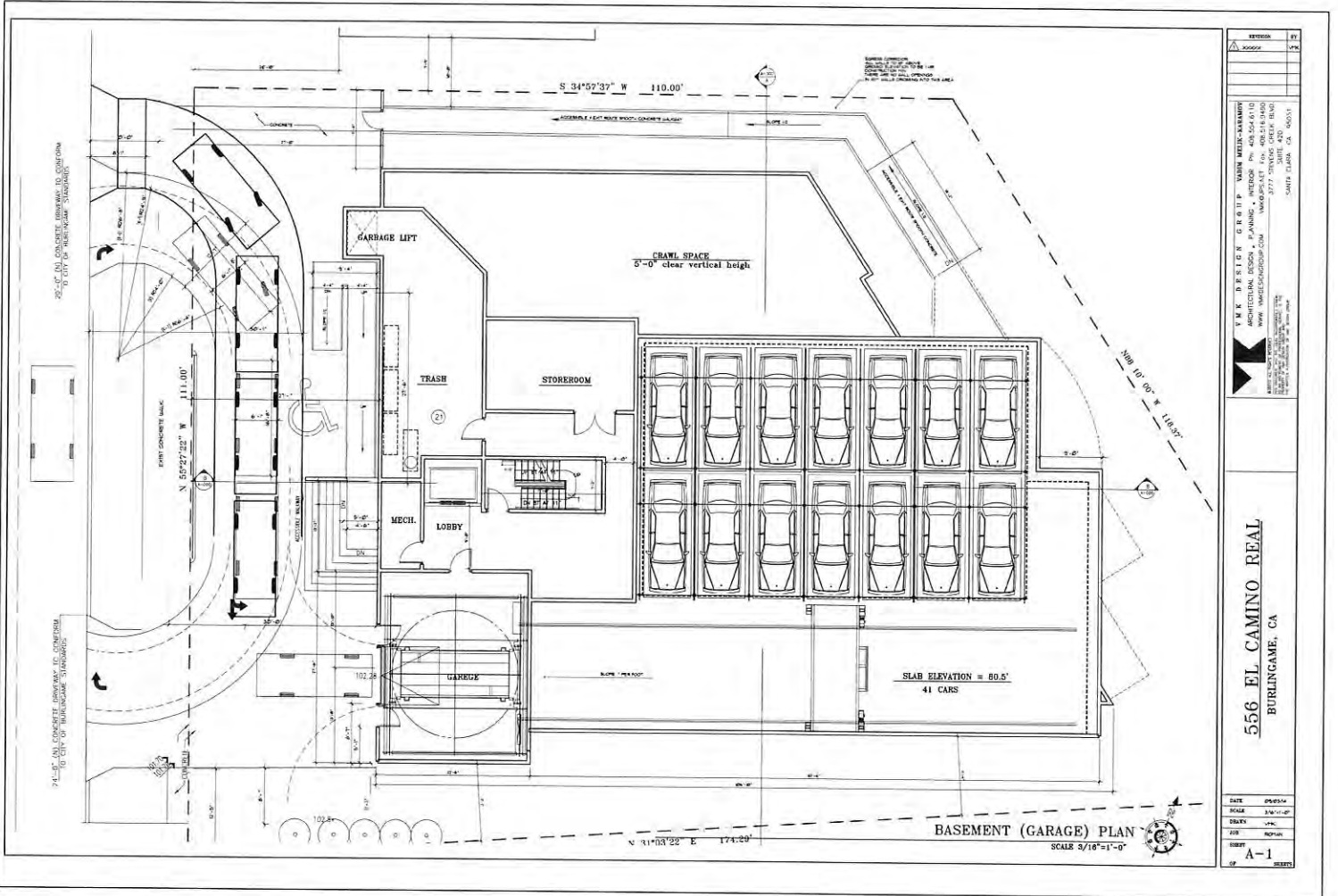
- Lengthen driveway towards the property's westerly boundary. This shift would be more effective than pulling back from El Camino since there is more space in that dimension.
- A fourth car would create a factor of safety of 33%, which seems adequate for this project.
- Notify future residents that blocking ECR is not allowed. If the queue is full, residents must circle the block.
- Provide signage to this effect as requested by traffic engineer.
- Paint stripes in driveway to place cars in order. This could prevent excessive separation between cars and show incoming residents whether all spaces in the queue are full.

No matter what the estimated queue would be, a higher number may occur on any given day. Requiring overflow to prevent blockage on El Camino would be a worthwhile requirement of the residents. Feel free to contact me if you have any questions or comments.

Signed,



Easton C. McAllister, PE



3/4"=1' AN CONCRETE FINISHES IS ACCORDANCE TO CITY OF BURLINGAME STANDARDS

3/4"=1' AN CONCRETE FINISHES IS ACCORDANCE TO CITY OF BURLINGAME STANDARDS

EXIST CONCRETE SLAB
N 52°22'22" W 111.00'

S 34°52'37" W 110.00'

CRAWL SPACE
5'-0" clear vertical height

SLAB ELEVATION = 80.5'
41 CARS

N 31°13'22" E 174.29'

W.K. BRISTON GROUP ARCHITECTURAL DESIGN, PLANNING, INTERIOR AND EXTERIOR DESIGN
1115 NORTH AVENUE, SUITE 400
SANTA CLARA, CA 95051
WWW.WKBRISTONGROUP.COM
TEL: (415) 444-9288
FAX: (415) 444-9289

556 EL CAMINO REAL
BURLINGAME, CA

**REPORT
GEOTECHNICAL INVESTIGATION
Planned Residential Development At
556 El Camino Real
Burlingame, California**

Prepared for:

Mr. Roman Knop
1856 Pacific Avenue, #9
San Francisco, CA 94109

Prepared by:

EARTH MECHANICS CONSULTING ENGINEERS
360 Grand Avenue, Suite 262
Oakland, California 94610
(510) 839-0765

Project Number: 12-3798

H. Allen Gruen

H. Allen Gruen
Registered Geotechnical Engineer No. 2147



April 14, 2013

TABLE OF CONTENTS

INTRODUCTION.....	1
PURPOSE	1
SCOPE	1
PROPOSED DEVELOPMENT	1
FINDINGS.....	2
SITE DESCRIPTION.....	2
GEOLOGIC CONDITIONS	2
EARTH MATERIALS	2
GROUNDWATER	2
CONCLUSIONS.....	3
GENERAL	3
TEMPORARY SLOPES AND UNDERMINING OF EXISTING STRUCTURES	3
GROUNDWATER CONSIDERATIONS.....	3
FOUNDATION SUPPORT	4
GEOLOGIC HAZARDS.....	4
<i>Faulting</i>	4
<i>Earthquake Shaking</i>	4
<i>Liquefaction</i>	4
<i>Lateral Spreading</i>	5
<i>Densification</i>	5
<i>Landsliding</i>	5
RECOMMENDATIONS.....	6
SITE PREPARATION AND GRADING.....	6
<i>General</i>	6
<i>Clearing</i>	6
<i>Overexcavation</i>	6
<i>Subgrade Preparation</i>	6
<i>Material for Fill</i>	6
<i>Compaction of Fill</i>	7
<i>Underpinning</i>	7
<i>Temporary Slopes</i>	7
<i>Finished Slopes</i>	7
SEISMIC DESIGN.....	8
FOUNDATIONS.....	8
<i>General</i>	8

TABLE OF CONTENTS, CONTINUED

<i>Spread Footings</i>	8
<i>Mat Foundation</i>	9
<i>Drilled Piers</i>	9
RETAINING WALLS.....	10
SLABS ON GRADE.....	11
SITE DRAINAGE.....	11
SUPPLEMENTAL SERVICES	11
LIMITATIONS	12
APPENDIX A	A-1
LIST OF PLATES	A-1
APPENDIX B	B-1
LIST OF REFERENCES.....	B-1
APPENDIX C	C-1
FIELD EXPLORATION.....	C-1
LABORATORY TESTING	C-1
APPENDIX D	D-1
DISTRIBUTION	D-1

INTRODUCTION

Purpose

A geotechnical investigation has been completed for the proposed residential development at 556 El Camino Real in Burlingame, California. The purposes of this study have been to gather information on the nature, distribution, and characteristics of the earth materials at the site, assess geologic hazards, and to provide geotechnical design criteria for the planned improvements.

Scope

The scope of our services is outlined in our Proposal and Professional Service Agreement dated April 12, 2012. Our investigation included a reconnaissance of the site and surrounding vicinity; sampling and logging one test boring to a depth of 51-½ feet below the ground surface; laboratory testing conducted on selected samples of the earth materials recovered from the boring; a review of published geotechnical and geologic data pertinent to the project area; geotechnical interpretation and engineering analyses; and preparation of this report.

This report contains the results of our investigation, including findings regarding site, soil, geologic, and groundwater conditions; conclusions pertaining to geotechnical considerations such as weak soils, settlement, and construction considerations; conclusions regarding exposure to geologic hazards, including faulting, ground shaking, liquefaction, lateral spreading, and slope stability; and geotechnical recommendations for design of the proposed project including site preparation and grading, foundations, retaining walls, slabs on grade, and geotechnical drainage.

Pertinent exhibits appear in Appendix A. The location of the test boring is depicted relative to site features on Plate 1, Boring Location Map. The log of the test boring is displayed on Plate 2. Explanations of the symbols and other codes used on the log are presented on Plate 3, Soil Classification Chart and Key to Test Data.

References consulted during the course of this investigation are listed in Appendix B. Details regarding the field exploration program appear in Appendix C.

Proposed Development

It is our understanding that the project will consist of the design and construction of a new 4-story, 22-unit residential development with 1 full basement level. We have reviewed the preliminary plans by Triad/Holmes Associates. No other project details are known at this time.

FINDINGS

Site Description

The project site is located northeast of El Camino Real, between Floribunda Avenue and Bellevue Avenue, in Burlingame, California. The topography in the vicinity of the site slopes downward toward the northeast at an average inclination of about 80:1 (horizontal:vertical). At the time of our investigation, the subject site was occupied by a residential complex with appurtenant flatwork and yard areas.

Geologic Conditions

The site is within the Coast Ranges Geomorphic Province, which includes the San Francisco Bay and the northwest-trending mountains that parallel the coast of California. Tectonic forces resulting in extensive folding and faulting of the area formed these features. The oldest rocks in the area include sedimentary, volcanic, and metamorphic rocks of the Franciscan Complex, and sandstone, shale, and conglomerate of the Great Valley Sequence. These units are Jurassic to Cretaceous in age and form the basement rocks in the region.

The area has been mapped by Pampeyan (1994) as being underlain by older alluvium.

Earth Materials

The boring drilled for this investigation encountered alluvial deposits consisting predominately of sand-clay mixtures with varying amounts of gravel. Detailed descriptions of the materials encountered as well as test results are presented on the Boring Log, Plate 2.

Groundwater

Free groundwater was encountered in the boring drilled at the subject site at a depth of about 5 feet below the ground surface. We anticipate that this represents surface water infiltration that has become perched on a clayey soil lense, and not the phreatic groundwater surface. We anticipate that the depth to groundwater will vary depending on precipitation, and possible other factors. Seepage may be encountered into excavations near the ground surface following rainfall or irrigation in the vicinity of the subject site.

CONCLUSIONS

General

It is our opinion that the site is suitable for support of the planned improvements provided the recommendations contained in this report are followed during the design and construction of the project. The primary geotechnical concerns at the site are support of temporary slopes and adjacent improvements, groundwater considerations, supporting improvements in competent earth materials, and seismic shaking and related effects during earthquakes. These items are discussed below.

Temporary Slopes and Undermining of Existing Structures

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. The contractor may choose to excavate test pits to evaluate site soils and the need for temporary shoring.

If excavations undermine or remove support from the existing or adjacent structures, it may be necessary to underpin those structures. Care should be taken to provide adequate shoring or underpinning to support the affected improvements as a result of the loss of support.

Temporary slopes and support of structures during construction are the responsibility of the contractor. Earth Mechanics Consulting Engineers is available to provide geotechnical consultation regarding stability of excavations and support of improvements.

Groundwater Considerations

Free groundwater was encountered in the boring drilled at the subject site at a depth of about 5 feet below the ground surface. We anticipate that this represents surface water infiltration that has become perched on a clayey soil lense, and not the phreatic groundwater surface. A piezometer may be installed at the site and monitored to determine if the phreatic groundwater table will be within the depth of planned excavations at the subject site. If the free groundwater table is within the depth of excavations, dewatering and water tight construction may be required for the proposed residential development. In addition, if the planned basement extends below the free groundwater table, we should be consulted to provide revised lateral earth pressures on subsurface walls due to hydrostatic water pressure and buoyant earth pressures.

Foundation Support

It is our opinion that the planned improvements may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The Structural Engineer may also choose to use drilled piers to support improvements, or for shoring and underpinning, if required. Detailed foundation design criteria are presented later in this report.

We estimate that improvements supported on foundations designed and constructed in accordance with our recommendations will experience post-construction total settlements from static loading of less than 1 inch with differential settlements of less than ½ inch over a 50-foot span.

Geologic Hazards

Faulting

The property does not lie within an Alquist-Priolo Earthquake Fault Zone. The closest mapped active fault in the vicinity of the site is the San Andreas Fault located about 6 miles to the southwest. No active faults are shown crossing the site on reviewed published maps, nor did we observe evidence of faulting during our reconnaissance. Therefore we conclude that the potential for damage to the improvements from faulting is low.

Earthquake Shaking

Earthquake shaking results from the sudden release of seismic energy during displacement along a fault. During an earthquake, the intensity of ground shaking at a particular location will depend on a number of factors including the earthquake magnitude, the distance to the zone of energy release, and local geologic conditions. We judge that the site will be exposed to strong earthquake shaking during the life of the improvements. The recommendations contained in the applicable Building Code should be followed for reducing potential damage to the improvements from earthquake shaking.

Liquefaction

Liquefaction results in a loss of shear strength and potential volume reduction in saturated, loose, granular soils below the groundwater level from earthquake shaking. The occurrence of this phenomenon is dependent on many factors, including the intensity and duration of ground shaking, soil density and particle size distribution, and position of the groundwater table (Seed and Idriss, 1982).

The soil encountered in our boring consisted of cohesive clay-sand mixtures that generally had a relatively low potential for liquefaction. However, given the alluvial nature of the soil deposits at the site, there is a potential that liquefiable soils could exist. It is our opinion that if potentially liquefiable deposits exist beneath the subject site, they are contained in discrete pockets of limited vertical and lateral extent. We judge that the impact of potentially liquefiable deposits at the subject site would be limited to post-liquefaction settlements of less than 1 inch. Therefore, it is our opinion that there is a relatively low potential for damage to the planned improvements from liquefaction.

Lateral Spreading

Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes. In these cases, the surficial soils move toward an unsupported face, such as an incised channel, river, or body of water. We judge that if potentially liquefiable deposits exist beneath the subject site, they would be contained in isolated pockets of limited lateral and vertical extent, which would not be conducive to lateral spreading. Therefore, we judge that there is a low risk for damage of the improvements from seismically-induced lateral spreading.

Densification

Densification can occur in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction. It is our opinion that earth materials subject to seismic densification do not exist beneath the site in sufficient thickness to adversely impact the planned improvements.

Landsliding

The subject site is relatively level. The geologic maps of the site vicinity reviewed for this study did not indicate the presence of landslides at the site or its immediate vicinity. During our site reconnaissance, we did not observe evidence of active slope instability at the site or its immediate vicinity. Therefore, it is our opinion that the potential for landsliding at the site under static or seismic loading is low provided the recommendations in this report are incorporated into the plans and specifications for the planned improvements.

RECOMMENDATIONS

Site Preparation and Grading

General

We assume that the planned improvements will be constructed at or below existing site grades. If site grades are raised by filling more than about 1 foot, we should be retained to calculate the impact of filling on slope stability, site settlements, and foundations.

Clearing

Following removal of existing improvements to be demolished, areas to be graded should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter. We anticipate that the required depth of stripping will generally be less than 2 inches. Deeper stripping may be required to remove localized concentrations of organic matter, such as tree roots. The cleared materials should be removed from the site; strippings may be stockpiled for reuse as topsoil in landscaping areas or should be hauled off site.

Overexcavation

Loose, porous soils and topsoil, if encountered, should be overexcavated in areas designated for placement of future engineered fill or support of improvements. Difficulty in achieving the recommended minimum degree of compaction described below should be used as a field criterion by the geotechnical engineer to identify areas of weak soils that should be removed and replaced as engineered fill. The depth and extent of excavation should be approved in the field by the geotechnical engineer prior to placement of fill or improvements.

Subgrade Preparation

Exposed soils designated to receive engineered fill should be cut to form a level bench, scarified to a minimum depth of 6 inches, brought to at least optimum moisture content, and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

Material for Fill

It is anticipated that the on-site soil will be suitable for reuse as fill provided that lumps greater than 6 inches in largest dimension and perishable materials are removed, and that the fill materials are approved by the geotechnical engineer prior to use.

Fill materials brought onto the site should be free of vegetative mater and deleterious debris, and should be primarily granular. The geotechnical engineer should approve fill material prior to trucking it to the site.

Compaction of Fill

Fill should be placed in level lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

Underpinning

During excavations adjacent to improvements, care should be taken to adequately support the existing improvements. When excavating below the level of foundations supporting existing structures, some form of underpinning may be required where excavations extend below an imaginary plane sloping at 1:1 downward and outward from the edge of the existing footings. All temporary underpinning design and construction are the responsibility of the contractor. Earth Mechanics is available to provide consultation regarding underpinning adjacent improvements.

Temporary Slopes

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. All temporary slopes and shoring design are the responsibility of the contractor. Earth Mechanics is available to provide consultation regarding stability and support of temporary slopes during construction.

Finished Slopes

In general, finished cut and fill slopes should be constructed at an inclination not exceeding 2:1 (horizontal:vertical). Routine maintenance of slopes should be anticipated. The tops of cut slopes should be rounded and compacted to reduce the risk of erosion. Fill and cut slopes should be planted with vegetation to resist erosion, or protected from erosion by other measures, upon completion of grading. Surface water runoff should be intercepted and diverted away from the tops and toes of cut and fill slopes by using berms or ditches.

Seismic Design

The following seismic design parameters apply:

Site Class C

$S_s = 1.988$, $S_1 = 1.057$

$F_a = 1.0$, $F_v = 1.3$

$SM_s = 1.988$, $SM_1 = 1.374$

$SD_s = 1.325$, $SD_1 = 0.916$

Foundations

General

It is our opinion that the planned improvements may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The Structural Engineer may also choose to use drilled piers to support improvements, or for shoring and underpinning, if required. Design criteria for each foundation type are presented below.

Spread Footings

Spread footings should be at least 12 inches wide and extend at least 18 inches below lowest adjacent exterior grade. If soft or unstable soil areas are encountered at the bottom of the footings, localized deepening of the footing excavation will be necessary. Footings should be stepped to produce level tops and bottoms and should be deepened as necessary to provide at least 7 feet of horizontal clearance between the portions of footings designed to impose passive pressures and the face of the nearest slope or retaining wall. Spread footings can be designed to impose dead plus code live load bearing pressures and total design load bearing pressures of 3,000 and 4,500 psf, respectively.

Resistance to lateral pressures can be obtained from passive earth pressures against the face of the footings and soil friction along the base of footings. We recommend that an allowable passive equivalent fluid pressure of 280 pcf and a friction factor of 0.3 times the net vertical dead load be used for design. Passive pressures should be disregarded in areas with less than 7 feet of horizontal soil confinement and for the uppermost 1-foot of foundation depth unless confined by concrete slabs or pavements.

Mat Foundation

A mat foundation may be used to support the planned improvements. The mat can be designed for an average bearing pressure over the entire mat of 3,000 psf for combined dead plus sustained live loads, and 4,500 psf for total loads including wind or seismic forces. The weight of the mat extending below current site grade may be neglected in computing bearing loads. Localized increases in bearing pressures of up to 5,000 psf may be utilized. For elastic design, a modulus of subgrade reaction of 50 kips per cubic foot may be used.

A passive equivalent fluid pressure of 280 pounds per cubic foot and a friction factor of 0.3 may be used to resist lateral forces and sliding. Passive pressures should be disregarded in areas with less than 7 feet of horizontal soil confinement and for the uppermost 1-foot of foundation depth unless confined by concrete slabs or pavements.

Drilled Piers

Drilled, cast-in-place, reinforced concrete piers may be used to support improvements, or shoring excavation walls and underpinning adjacent improvements. Piers designed to resist lateral loads from retaining walls should extend below grade a minimum of 8 times the pier diameter or twice the height of the retaining wall, whichever is less. Piers should be designed for a maximum allowable skin friction of 500 psf for combined dead plus sustained live loads. The above values may be increased by one-third for total loads, including the effect of seismic or wind forces. The weight of the foundation concrete extending below grade may be disregarded.

Resistance to lateral displacement of individual piers will be generated primarily by passive earth pressures acting against two pier diameters. Passive pressures should be assumed equivalent to those generated by a fluid weighing 280 pcf. Passive pressures should be disregarded in areas with less than 7 feet of horizontal soil confinement and for the uppermost 1-foot of foundation depth unless confined by concrete slabs or pavements.

Where groundwater is encountered during pier shaft drilling, it should be removed by pumping, or the concrete must be placed by the tremie method. If the pier shafts will not stand open, temporary casing may be necessary to support the sides of the pier shafts until concrete is placed. Concrete should not be allowed to free fall more than 5 feet to avoid segregation of the aggregate.

Retaining Walls

Retaining walls should be fully backdrained. The backdrains should consist of at least a 3-inch-diameter, rigid perforated pipe surrounded by a drainage blanket, or equivalent, such as a high profile drain. The pipe should be sloped to drain by gravity to appropriate outlets. Accessible subdrain cleanouts should be provided and maintained on a routine basis. The drainage blanket should consist of clean, free-draining crushed rock or gravel, wrapped in a filter fabric such as Mirafi 140N. Alternatively, the drainage blanket could consist of Caltrans Class 2 "Permeable Material" or a prefabricated drainage structure such as Mirafi Miradrain. The top of the drainpipe should be at least 8 inches below lowest-adjacent grade. The drainage blanket should be at least 1 foot in width and extend to within 1 foot of the surface. The uppermost 1-foot should be backfilled with compacted native soil to exclude surface water.

Yielding retaining walls free to rotate at least 0.1 percent of the wall height at the top of the backfill could be subjected to active lateral earth pressures equivalent to those exerted by a fluid weighing 40 pounds per cubic foot (pcf) where the backslope is level; or 60 pcf where the backslope is inclined at 2:1 (horizontal:vertical). For intermediate slopes, interpolate between these values. In addition to lateral earth pressures, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge loads applied at or near the ground surface. Where an imaginary 1:1 plane projected downward from the outermost edge of a surcharge load or foundation intersects a retaining wall, that portion of the wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-third the maximum anticipated surcharge load. In some cases, this value yields a conservative estimate of the actual lateral pressure imposed. We should be contacted if a more precise estimate of lateral loading on the retaining wall from surcharge pressures is desired.

Rigid retaining walls constrained against such movement could be subjected to "at-rest" lateral earth pressures equivalent to those exerted by the fluid pressures listed above plus a uniform load of $6 \bullet H$ pounds per square foot, where H is the height of the backfill above footing level. Where an imaginary 1:1 (H:V) plane projected downward from the outermost edge of a surcharge load or foundation intersects a lower retaining wall, that portion of the constrained wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-half the maximum anticipated surcharge load. In some cases, this value yields a conservative estimate of the actual lateral pressure imposed. We should be contacted if a more precise estimate of lateral loading on the retaining wall from surcharge pressures is desired.

A seismic pressure increment equivalent to a rectangular pressure distribution of $5H$ in psf may be used, where H is the height of the soil retained in feet.

Wall backfill should consist of soil that is spread in level lifts not exceeding 8 inches in thickness. Each lift should be brought to at least the optimum moisture content and compacted to not less than 90 percent relative compaction, per ASTM test designation D 1557. Retaining walls may yield slightly during backfilling. Therefore, walls should be properly braced during the backfilling operations.

Where migration of moisture through retaining walls would be detrimental or undesirable, retaining walls should be waterproofed as specified by the project architect or structural engineer.

Retaining walls should be supported on footings designed in accordance with the recommendations presented above. A minimum factor of safety of 1.5 against overturning and sliding should be used in the design of retaining walls.

Slabs on Grade

The subgrade soil in slab and flatwork areas should be proof rolled to provide a firm, non-yielding surface. If moisture penetration through the slab would be objectionable, slabs should be underlain by a capillary moisture break consisting of at least 4 inches of clean, free-draining crushed rock or gravel graded such that 100 percent will pass the 1-inch sieve and none will pass the No. 4 sieve. Further protection against slab moisture penetration can be provided by means of a moisture vapor barrier membrane, placed between the drain rock and the slab. The membrane may be covered with 2 inches of damp, clean sand to protect it during construction.

Site Drainage

Positive drainage should be provided away from the improvements. Roof runoff should be directed toward downspouts that discharge into closed conduits that drain into the site storm drain system. Surface drainage facilities (roof downspouts and drainage inlets) should be maintained entirely separate from subsurface drains. Drains should be checked periodically, and cleaned and maintained as necessary to provide unimpeded flow.

Supplemental Services

Earth Mechanics recommend that we be retained to review the project plans and specifications to determine if they are consistent with our recommendations. In addition, we should be retained to observe geotechnical construction, particularly site excavations, placement of retaining wall backdrains, fill compaction, and excavation of foundations, as well as to perform appropriate field observations and laboratory tests.

If, during construction, subsurface conditions different from those described in this report are observed, or appear to be present beneath excavations, we should be advised at once so that these conditions may be reviewed and our recommendations reconsidered. The recommendations made in this report are contingent upon our notification and review of the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at or adjacent to the site, the recommendations of this report may no longer be valid or appropriate. In such case, we recommend that we review this report to determine the applicability of the conclusions and recommendations considering the time elapsed or changed conditions. The recommendations made in this report are contingent upon such a review.

These services are performed on an as-requested basis and are in addition to this geotechnical investigation. We cannot accept responsibility for conditions, situations or stages of construction that we are not notified to observe.

LIMITATIONS

This report has been prepared for the exclusive use of Mr. Roman Knop and his consultants for the proposed project described in this report. Our services consist of professional opinions and conclusions developed in accordance with generally-accepted geotechnical engineering principles and practices. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided us regarding the proposed construction, our site reconnaissance, review of published data, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of construction.

The test boring log represents subsurface conditions at the location and on the date indicated. It is not warranted that it is representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field exploration, conducted on April 5, 2013, and may not necessarily be the same or comparable at other times.

The location of the test boring was established in the field by reference to existing features and should be considered approximate only.

The scope of our services did not include an environmental assessment or an investigation of the presence or absence of hazardous, toxic, or corrosive materials in the soil, surface water, groundwater or air, on or below, or around the site, nor did it include an evaluation or investigation of the presence or absence of wetlands.

Other Laboratory Tests	Pocket Penetrometer (ksf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200 sieve	Blows/Foot Sample	DEPTH (FEET)	EQUIPMENT: 4" Flight Auger LOGGED BY: A.K.	ELEVATION: * START DATE: 4-5-13 FINISH DATE: 4-5-13
		20.7		59	5	0	Asphalt 3"	
						1	Dark Brown Sandy Silty Clay (CL-ML), moist, firm	
		20.6		76	13	5	Brown Silty Clay with Sand (CL-ML), saturated, stiff	
						6		
		13.4		22	29	10	Mottled Brown Clayey Sand with Gravel (SC), moist, medium dense	
						11		
		12.7		11	29	15	Mottled Brown Poorly Graded Gravel with Clay and Sand (GP-GC), moist, medium dense	
						16		
		13.0		17	28	20	Mottled Light Brown Clayey Sand with Gravel (SC), moist, medium dense	
						21		
		21.4		73	17	25	Brown Lean Clay with Sand (CL), moist, very stiff	
						26		
		15.0		30	26	30	Brown Clayey Sand (SC), moist, medium dense	
						31		
		18.1		66	25	35	Bluish Grey Sandy Silty Clay (CL-ML), moist, very stiff	
						36		
		11.9		47	71	40	Orangish Brown Clayey Sand (SC), moist, very dense	
						41		
		16.6		37	46	45	- brown with light grey, dense	
						46		
		13.0		52	45	50	Light Orangish Brown Sandy Lean Clay (CL), moist, hard	
						51		

* Existing ground surface.

Bottom of Boring = 51-1/2'
Water @ 5'

Earth Mechanics
Consulting Engineers

Job No: 12-3798
Appr:
Drwn: LPDD
Date: APR 2013

LOG OF BORING 1

556 El Camino Real
Burlingame, California

PLATE

2

MAJOR DIVISIONS					TYPICAL NAMES		
COARSE GRAINED SOILS More than Half > #200 sieve	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW		WELL GRADED GRAVELS, GRAVEL-SAND		
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES		
		GRAVELS WITH OVER 12% FINES	GM		SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES		
			GC		CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES		
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW		WELL GRADED SANDS, GRAVELLY SANDS		
			SP		POORLY GRADED SANDS, GRAVELLY SANDS		
		SANDS WITH OVER 12% FINES	SM		SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES		
			SC		CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES		
			FINE GRAINED SOILS More than Half < #200 sieve	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML		INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY
					CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
OL		ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY					
SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS				
	CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS				
	OH		ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS				
HIGHLY ORGANIC SOILS			Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS		

UNIFIED SOIL CLASSIFICATION SYSTEM

		Shear Strength, psf Confining Pressure, psf	
Consol	Consolidation	Tx	2630 (240) Unconsolidated Undrained Triaxial
LL	Liquid Limit (in %)	Tx sat	2100 (575) Unconsolidated Undrained Triaxial, saturated prior to test
PL	Plastic Limit (in %)	DS	3740 (960) Unconsolidated Undrained Direct Shear
PI	Plasticity Index	TV	1320 Torvane Shear
Gs	Specific Gravity	UC	4200 Unconfined Compression
SA	Sieve Analysis	LVS	500 Laboratory Vane Shear
	Undisturbed Sample (2.5-inch ID)	FS	Free Swell
	2-inch-ID Sample	EI	Expansion Index
	Standard Penetration Test	Perm	Permeability
	Bulk Sample	SE	Sand Equivalent

KEY TO TEST DATA

Earth Mechanics
Consulting Engineers

Job No: 12-3798
Appr:
Drwn: LPDD
Date: APR 2013

**SOIL CLASSIFICATION CHART
AND KEY TO TEST DATA**
556 El Camino Real
Burlingame, California

PLATE

3

APPENDIX B

List of References

1. Brabb, E.E., and Pampeyan, E.H., 1983, *Geologic Map of San Mateo County, California*, United States Geological Survey Miscellaneous Investigations Series Map I-1257A, Scale 1:62,500.
2. California Department of Conservation, Division of Mines and Geology, 1998, *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada*.
3. Pampeyan, E. H., 1994, *Geologic Map of the Montera Mountain and San Mateo 7-1/2' Quadrangles, San Mateo County, California*, United States Geological Survey Miscellaneous Investigation Series Map I-2390, Scale 1:24,000.
4. Seed, H. B., and Idriss, E., 1982, *Ground Motion and Soil Liquefaction During Earthquakes*, Earthquake Engineering Research Institute Monograph.

APPENDIX C

Field Exploration

Our field exploration consisted of a geologic reconnaissance and subsurface exploration by means of one test boring logged by our Engineer on April 5, 2013. The test boring was drilled with truck mounted equipment utilizing continuous flight, hollow stem, 8-inch-diameter augers. The boring was drilled at the approximate location shown on Plate 1.

The log of the test boring is displayed on Plate 2. Representative undisturbed samples of the earth materials were obtained from the test boring at selected depth intervals with a 1.4-inch inside diameter, split-barrel Standard Penetration Test (SPT) sampler.

Penetration resistance blow counts were obtained by dropping a 140-pound hammer through a 30-inch free fall. The sampler was driven 18 inches and the number of blows was recorded for each 6 inches of penetration. The blows per foot recorded on the Boring Log represent the accumulated number of blows that were required to drive the sampler the last 12 inches or fraction thereof.

The soil classifications are shown on the Boring Log and referenced on Plate 3.

Laboratory Testing

Natural water contents and percentages of gravel, sand, and fines were determined on selected soil samples recovered from the test boring. The data are recorded at the appropriate sample depths on the Boring Log.

Earth Mechanics Consulting Engineers
Project Number: 12-3798
556 El Camino Real, Burlingame
April 14, 2013

Page D-1

APPENDIX D

Distribution

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CITY OF BURLINGAME
CDD-PLANNING DIV.

556 EL CAMINO REAL



5.3 DESIGN STANDARDS FOR RESIDENTIAL AREAS

Residential buildings in Downtown Burlingame offer higher density development than elsewhere in the City, providing a lifestyle for those who want to live within walking distance of the Downtown commercial areas and transit opportunities. New buildings will mediate this density with thoughtful design and details that create attractive, livable residential environments. Buildings should contribute to an appealing neighborhood character and should employ recognizable residential design details such as visible residential entries, porches, bay windows and roof overhangs, and balconies and small outdoor areas.

Below are recommendations for the architectural treatment and organization of buildings and open space, and the suggested criteria for reviewing projects during the design review process.

5.3.1 ARCHITECTURAL DIVERSITY

Residential projects should respect the diversity of building types and styles in the residential areas Downtown and seek to support it by applying the following principles:

- Design buildings to maintain general compatibility with the neighborhood.
- Respect the mass and fine scale of adjacent buildings even when using differing architectural styles.
- Maintains the tradition of architectural diversity, but with human scale regardless of the architectural style used.
- Create buildings with quality materials and thoughtful design to last into the future.

5.3.2 PEDESTRIAN USE AND CHARACTER

5.3.2.1 Entrances

Primary pedestrian access to all ground-level uses should be from the sidewalk along the public street. Entries should be clearly defined features of front façades. Common entrances for multiple units are



FIGURE 5-27: Buildings should contribute to an appealing neighborhood character and should employ recognizable residential design details such as visible residential entries, porches, bay windows and roof overhangs, and balconies and small outdoor areas.



FIGURE 5-28: Entries should be clearly defined features of front façades, and are encouraged to have appropriately-scaled, usable gathering spaces that invite informal social interaction with neighbors.

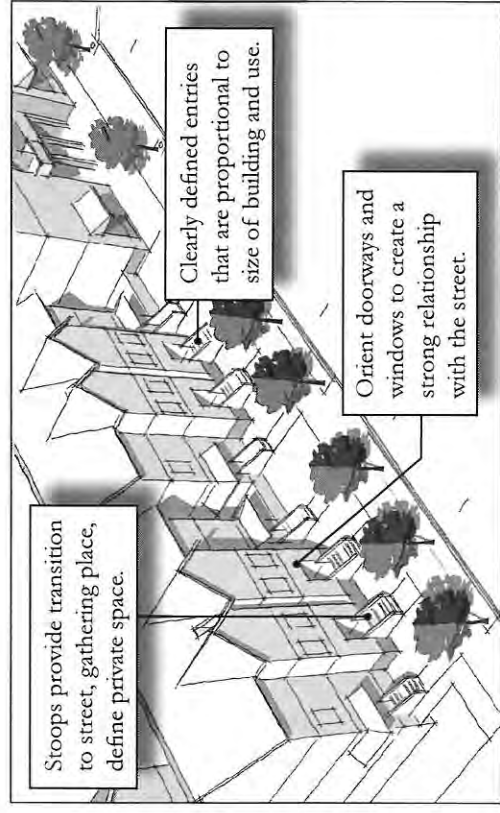


FIGURE 5-29: The street-level frontage should be visually interesting with frequent unit entrances and strong orientation to the street.



FIGURE 5-30: Articulation, setbacks, and materials should minimize massing, break down the scale of buildings, and provide visual interest.

encouraged to have appropriately-scaled, usable gathering spaces at or adjacent to entrances that invite informal social interaction with neighbors.

5.3.2.2 Ground Level Treatment

Residential development may have a finished floor elevation up to 5 feet above sidewalk level to provide more interior privacy for residents. Entry porches or stoops along the street are encouraged to bridge this change in elevation and connect these units to the sidewalk to minimize any physical separation from the street level. The street-level frontage should be visually interesting with frequent unit entrances and clear orientation to the street.

5.3.2.3 Site Access

Curb cuts should be minimized to promote traffic and pedestrian safety and create cohesive landscaping and building façades. A maximum of two curb cuts should be provided for projects requiring 30 parking spaces or more; for projects with less than 30 spaces, only one curb cut should be provided. One-way driveways should have curb cuts with a fully depressed width no greater than 12 feet; two-way curb cuts should be no greater than 22 feet. On-site bicycle parking for residents is encouraged.

5.3.3

ARCHITECTURAL COMPATIBILITY

5.3.3.1 Development Massing

The residential areas within Downtown Burlingame have a range of building heights, and so particular attention must be paid to the massing of new buildings to ensure an appropriate transition with surrounding development. Massing and street façades shall be designed to create a residential scale in keeping with Burlingame neighborhoods.

Articulation, setbacks, and materials should minimize massing, break down the scale of buildings, and provide visual interest.

5.3.3.2 On-Site Structured Parking

Given the density and premium land values Downtown, new projects will likely provide on-site parking in enclosed garage structures, underground, or in “semi-depressed” garages that are partially underground and partially above ground.

Parking should not be allowed to dominate the character of the project. Where enclosed parking is at ground level, it should be fronted or wrapped with habitable uses when possible. If it is not possible to fully wrap the parking, it should be incorporated into the design of the facade. Semi-depressed parking (partly below ground and partly exposed above ground) should be screened with architectural elements that enhance the streetscape such as stoops, porches, or balcony overhangs.

5.3.3.3 Roof Treatment

Interesting and varied roof forms are encouraged. Rooflines should emphasize and accentuate significant elements of the building such as entries, bays, and balconies. Rooftop equipment shall be concealed from view and/or integrated within the architecture of the building.

5.3.4 ARCHITECTURAL DESIGN CONSISTENCY

5.3.4.1 Facade Design

Facades should include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass. All exposed sides of a building should be designed with the same level of care and integrity. Facades should have a variation of both positive space (massing) and negative space (plazas, inset doorways and windows).

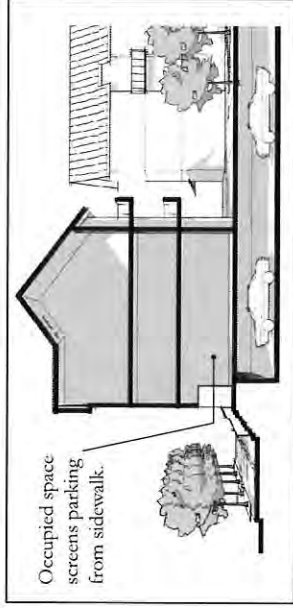
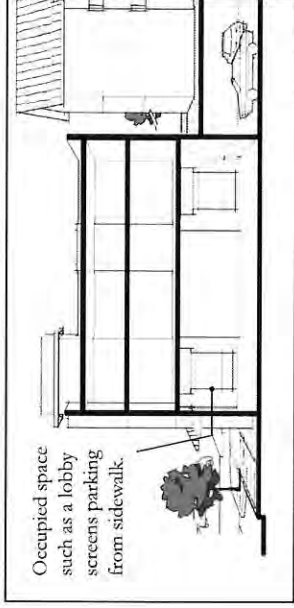


FIGURE 5-31: Where enclosed parking is at ground level, it should be fronted or wrapped with uses that can be occupied such as lobbies and living space when possible.

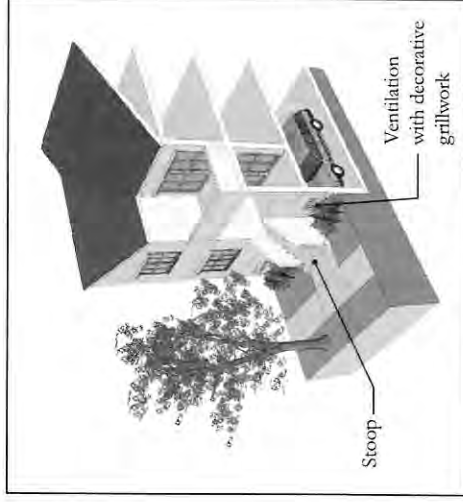


FIGURE 5-32: Semi-depressed parking should be screened with architectural elements that enhance the streetscape such as stoops, porches, or balcony overhangs.



FIGURE 5-33: Residential facades should include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass.



FIGURE 5-34: Windows should be inset generously from the building wall to create shade and shadow detail.

Elements such as entrances, stairs, porches, bays and balconies should be visible to people on the street. Corner parcels are encouraged to incorporate features such as corner entrances, bay windows, and corner roof features, but should avoid monumentally-scaled elements such as towers.

5.3.4.2 Windows

Building walls should be accented by well-proportioned openings that provide relief, detail and variation on the façade. Windows should be inset generously from the building wall to create shade and shadow detail. The use of high-quality window products that contribute to the richness, detail, and depth of the façade is encouraged. Windows with mullions should have individual window lights, rather than applied "snap-in" mullions that lack depth and are not integral to the window structure. Reflective glass is undesirable because of its tendency to create uncomfortable glare conditions and a visual barrier. Where residential uses are adjacent to each other, windows should be placed with regard to any open spaces or windows on neighboring buildings so as to protect the privacy of residents.

5.3.4.3 Materials

Building materials should be richly detailed to provide visual interest. The use of materials that are reflected in the historic architecture present in the neighborhood is encouraged. Metal siding and large expanses of stucco or wood siding are also to be avoided. Roofing materials and accenting features such as canopies, cornices, tile accents, etc. should also offer color variation. Residential building materials should include quality details such as wrought iron, wood-framed windows, wood brackets and tile roofs.

5.3.5 SITE AMENITIES

5.3.5.1 Setbacks

Table 3-2 in Chapter 3 specifies basic building standards such as setbacks and height. Building setbacks are intended to create

a transition between the hardscape, urban environment of the commercial areas and the suburban setting in the surrounding neighborhoods. Setbacks have multiple purposes, including providing sunlight, places for landscaping, and areas for activity and recreation.

Building setbacks should be appropriately landscaped to provide screening and introduce trees and plantings in this area. Landscaped setback areas should be integrated with buildings by providing openings in the building walls that connect the perimeter landscaping with interior courtyards and landscape pathways. Landscaping should be planned in relation to surrounding vegetative types with special consideration being given to native species where possible. Pathways and courtyards should be made of pervious materials to allow groundwater absorption.

5.3.5.2 Open Space

Private on-site open space within the Downtown area is not intended to provide recreational space or large landscaped areas, since this is a more urban environment. However, open space is an important element for residential buildings and should be used to effectively articulate building forms, promote access to light and fresh air, and maintain privacy for Downtown residents. In residential development, most open space should be used to provide attractive amenities for residents, including interior courtyards, outdoor seating options and perimeter landscaping. Balconies and rooftop terraces are encouraged.

Where open space is situated over a structural slab, podium or rooftop it should have a combination of landscaping and high quality paving materials, including elements such as planters, medium-sized trees, and use of textured and/or colored paved surfaces. Planters may be designed to not only accommodate colorful ornamental landscaping, but could also accommodate garden plots for "urban agriculture."

Trees should be selected from the City's tree list.



FIGURE 5-35: Where open space is situated over a structural slab, podium or rooftop it should have a combination of landscaping and high quality paving materials, including elements such as planters, mature trees, and urban agriculture.

5.4 ADDITIONAL DESIGN STANDARDS FOR ALL AREAS OF DOWNTOWN

5.4.1 LAND USE TRANSITIONS

Where appropriate, when new projects are built adjacent to existing lower-scale residential development, care shall be taken to respect the scale and privacy of adjacent properties.

5.4.1.1 Massing and Scale Transitions

Transitions of development intensity from higher density development building types to lower can be done through different building sizes or massing treatments that are compatible with the lower intensity surrounding uses. Massing and orientation of new buildings should respect the massing of neighboring structures by varying the massing within a project, stepping back upper stories, reducing mass by composition of solids and voids, and varying sizes of elements to transition to smaller scale buildings.

5.4.1.2 Privacy

Privacy of neighboring structures should be maintained with windows and upper floor balconies positioned so they minimize views into neighboring properties, minimizing sight lines into and from neighboring properties, and limiting sun and shade impacts on abutting properties.

5.4.1.3 Boundaries

Where appropriate, when different land uses or building scales are adjacent, boundaries should be established by providing pedestrian paseos and mews to create separation, rather than walls or fences.

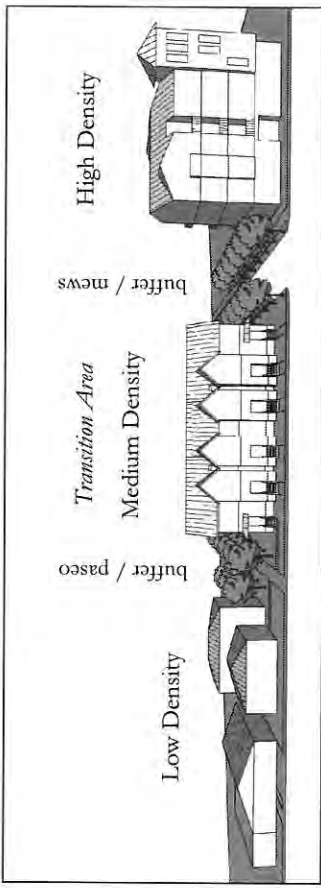


FIGURE 5-36: Transitions of development intensity from higher density development building types to lower can be done through building types or treatments that are compatible with the lower intensity surrounding uses. Boundaries can be established by providing pedestrian paseos and mews to create separation, rather than walls or fences.

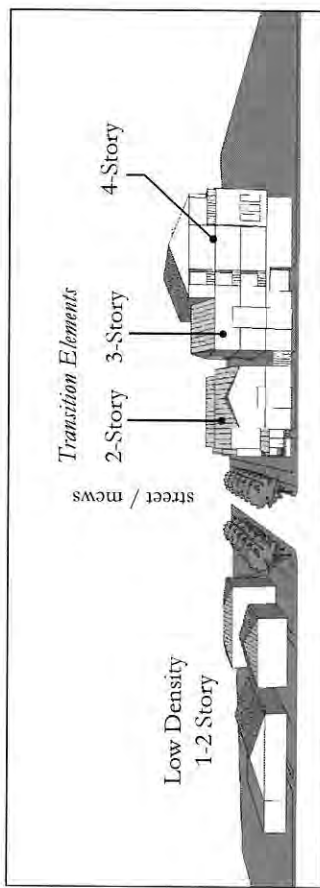


FIGURE 5-37: Transitions can also be made by stepping massing down within a project, with lower building elements providing a buffer between taller elements and adjacent lower-density development.

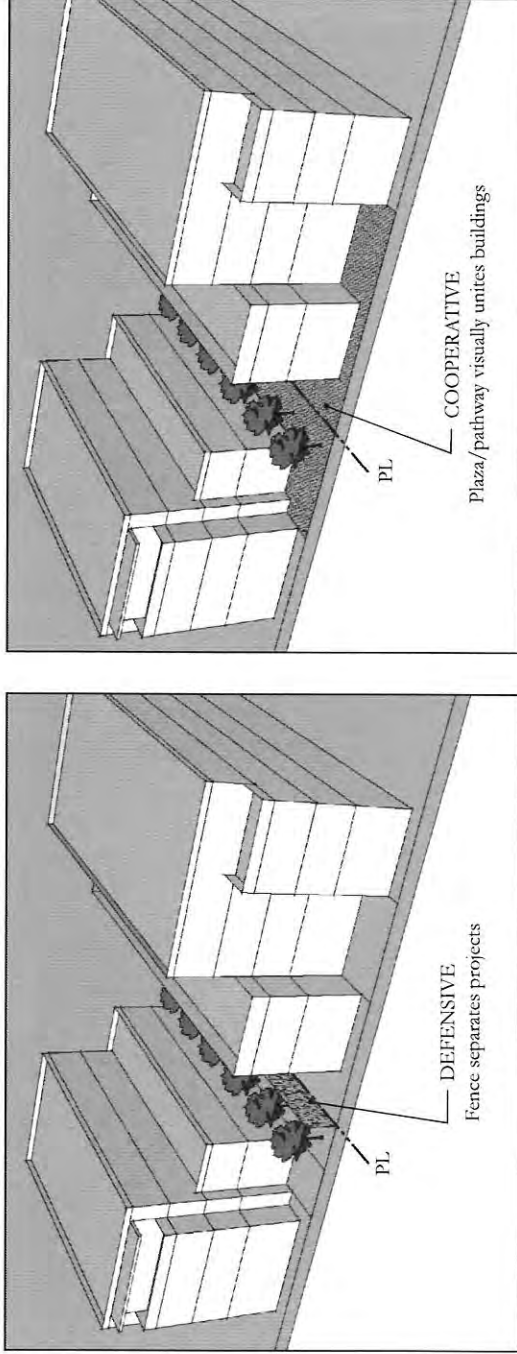


FIGURE 5-38: Following a cooperative, rather than defensive design approach for the spaces between buildings results in a more coherent downtown feel, as opposed to a collection of unrelated projects.



FIGURE 5-39: Example of two different land use intensities joined with a common paseo pathway.

5.4.2

SHADOW IMPACTS

Every building invariably casts some shadows on adjoining parcels, public streets, and/or open spaces. However, as the design of a project is developed, consideration should be given to the potential shading impacts on surroundings. Site plans, massing, and building design should respond to potential shading issues, minimizing shading impacts where they would be undesirable, or conversely maximizing shading where it is desired.

As part of the design review process, development in the Specific Plan Area that is proposed to be taller than existing surrounding structures should be evaluated for potential to create new shadows/shade on public and/or quasi-public open spaces and major pedestrian routes. At a minimum, shadow diagrams should be prepared for 9 AM, 12 noon, and 3 PM on March 21st, June 21st, September 21st, and December 21st (approximately corresponding to the solstices and equinoxes) to identify extreme conditions and trends. If warranted, diagrams could also be prepared for key dates or times of day — for example, whether a sidewalk or public space would be shaded at lunchtime during warmer months.

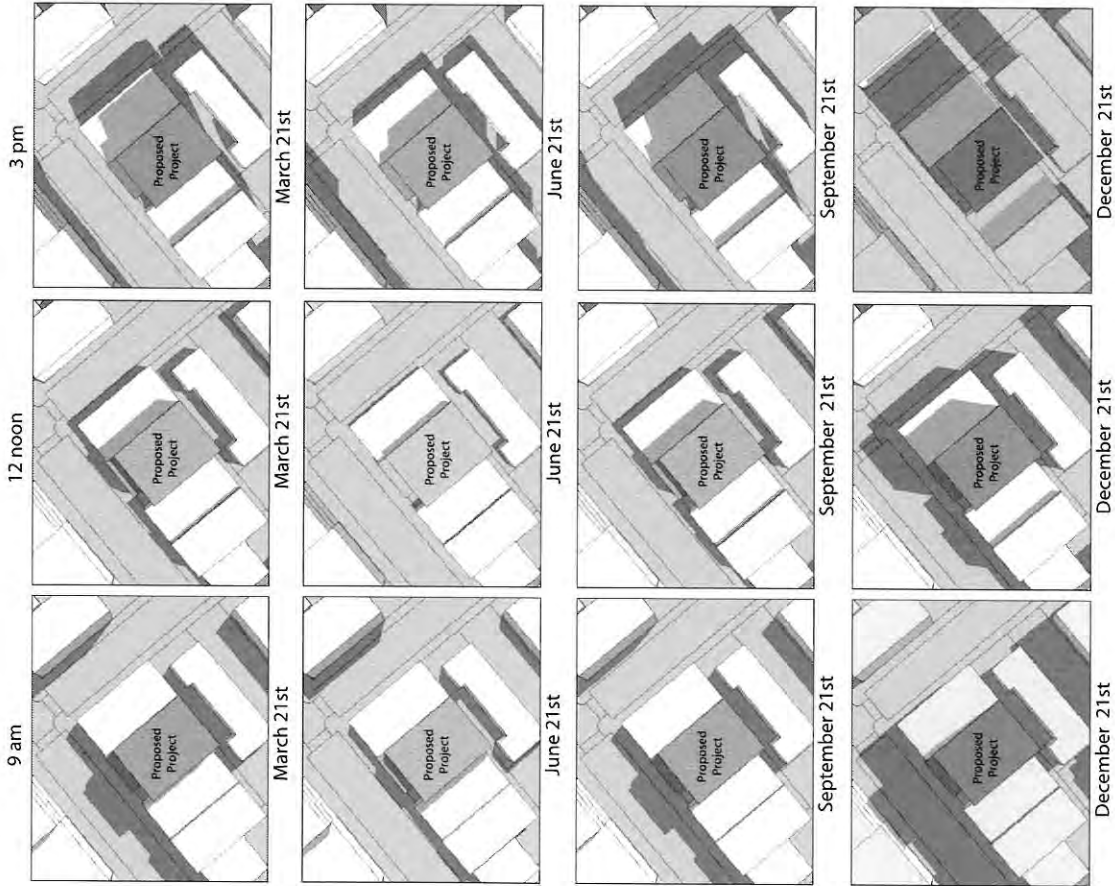


FIGURE 5-40: Sample shadow analysis shows the range of shading conditions through the year.

5.4.3

SUSTAINABILITY AND GREEN BUILDING DESIGN

Project design and materials to achieve sustainability and green building design should be incorporated into projects. Green building design considers the environment during design and construction and aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:

- Resilient, durable, sustainable materials and finishes.
- Flexibility over time, to allow for re-use and adaptation.
- Optimize building orientation for heat gain, shading, daylighting, and natural ventilation.
- Design landscaping to create comfortable micro-climates and reduce heat island effects.
- Design for easy pedestrian, bicycle, and transit access, and provide on-site bicycle parking.
- Maximize on-site stormwater management through landscaping and permeable pavement.
- On flat roofs, utilize cool/white roofs to minimize heat gain.
- Design lighting, plumbing, and equipment for efficient energy use.
- Create healthy indoor environments.
- Pursue adaptive re-use of an existing building or portion of a building as an alternative to demolition and rebuilding.
- Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants as part of project open space, or providing garden plots to residents for urban agriculture.

To reduce carbon footprint, new projects are encouraged to follow the standards and guidelines of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, developed by the U.S. Green Building Council (USGBC), and pursue LEED certification if appropriate.

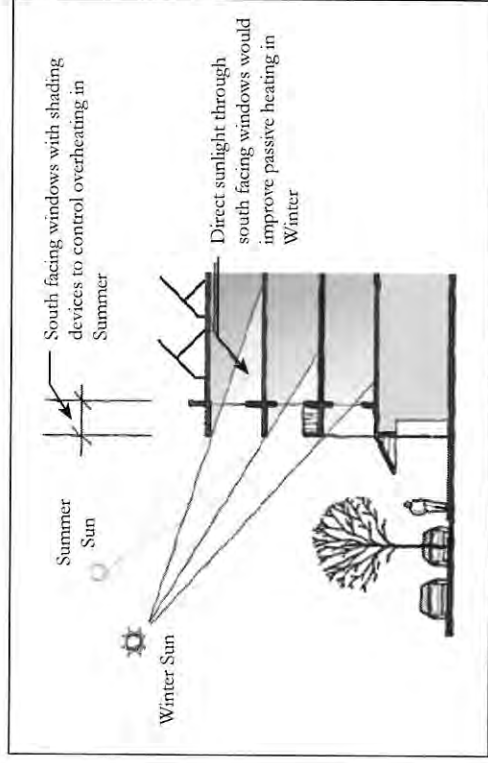


FIGURE 5-41: Use of shading devices to control solar loads in summer and gain passive heat in winter.

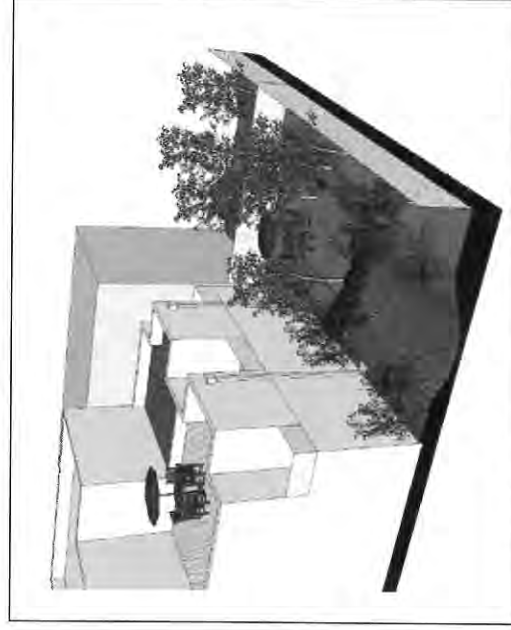


FIGURE 5-42: Minimize stormwater runoff to impermeable areas with landscaping, green roofs, and rain gardens when possible.



FIGURE 5-43: Consistent with Burlingame's status as "Tree City USA," new projects are required to incorporate trees into landscape and private open space plans.

5.4.4

LANDSCAPE TREES

The City of Burlingame has a long history of proactive tree planting and proper tree care. From the late 1800's when trees were planted along El Camino Real and Easton Drive to the current day, Burlingame has enjoyed the many benefits trees provide to an urban area.

Burlingame's longtime commitment to trees is evidenced by recognition as a "Tree City USA" for 30 consecutive years. This is the longest streak in the County, 5th longest in the State and one of the longest in the Country for receiving this award.

In Downtown Burlingame, trees include street trees lining sidewalks and roadways (typically within the public right-of-way), as well as trees on private property in settings such as landscaped setback areas, courtyards, and roof gardens.

Chapter 4: Streetscapes & Open Space) provides guidance for street trees within the public right-of-way. Landscape trees on private property have equal importance as part of the "urban forest," in contributing environmental and aesthetic benefits to downtown. Trees are important for their beauty, shade and coolness, economic benefits, and role in reducing energy use, pollution, and noise.

The City of Burlingame has an Urban Forest Management Plan that includes policies and management practices for both city and private trees. Maintaining existing trees is a priority, and large trees on private property are protected by City Ordinance. Any tree with a circumference of 48 inches or more when measured 54 inches above the ground is a "Protected Tree." A permit is required to remove or heavily prune a protected tree.

Consistent with Burlingame's status as "Tree City USA," new projects are required to incorporate trees into landscape and private open space plans. Property owners should consult the Burlingame Urban Forest Management Plan for design considerations, planting techniques, and maintenance guidance.

5.4.5 PRESERVATION OF HISTORIC BUILDINGS

Downtown Burlingame is the symbolic and historic center of the City. The vision for Downtown is to preserve the mix of buildings, the pedestrian-scaled environment and the carefully designed public spaces that contribute to its special community character. Downtown's flexible and timeless late 19th and early 20th Century buildings contribute historic character and distinctiveness to this desirable pattern and mix of buildings. New buildings should be sensitive to the historic scale and architecture of Downtown.

Historic preservation and adaptive re-use is encouraged both to maintain the unique ambiance of Downtown Burlingame but also for ecological benefits. Preservation maximizes the use of existing materials and infrastructure, reduces waste, and preserves historic character. Historic buildings were often traditionally designed with many sustainable features that responded to climate and site, and when effectively restored and reused, these features can bring about substantial energy savings.

The guidelines in this chapter, together with the *Commercial Design Guidebook* for commercial and mixed use developments and the *Inventory of Historic Resources* are intended to ensure that both new development and improvements to existing properties are compatible with the historical character of Downtown and will be the basis of design review.

Where a building is described in the *Inventory of Historic Resources*, the inventory should be consulted as part of the design review. Building characteristics described in the inventory should be a consideration in project design and review, together with other design considerations described in this chapter and in the *Commercial Design Guidebook*.



FIGURE 5-44: Downtown's late 19th and early 20th Century buildings contribute historic character and distinctiveness to this desirable pattern and mix of buildings.

Project Comments

Date: Revised Plans Submitted March 25, 2015

To:

<input checked="" type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Condo Permit, Parking Variance, and Conditional Use Permit for height for a new 25-unit condominium building at **556 El Camino Real, zoned R-3, APN: 029-111-260**

Staff Review:

1. Please provide information for the auto car stacker.
2. Please provide a site plan of the existing structures along with details of the lot.
3. This project appears to be over 10,000sf. If this is the case, the developer must construct permeant stormwater treatment measures on-site. No additional storm runoff will be allowed from post construction site. More information can be found at: <http://www.flowstobay.org/newdevelopment>
4. For the construction of the basement, please provide information on groundwater levels during wet and dry seasons. A geotech report to back up assumptions for design criteria for foundation and shoring structural calculations is required. Design of backup generator for the groundwater pumps is required.
5. Please provide a ramp profile.
6. Please provide a proposed landscape plan.
7. Please show the street right of way and dimension the driveway approaches.
8. A sewer study will be required for this project.

Reviewed by: M. Quan

Date: 5/8/15

Project Comments

Date: April 20, 2012

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input checked="" type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Condo Permit, Parking Variance, and Conditional Use Permit for height for a new 25-unit condominium building at **556 El Camino Real, zoned R-3, APN: 029-111-260**

Staff Review:

- (1) Plans submitted for any commercial project must be designed, wet-stamped, and signed by a licensed architect. 1997 Uniform Administrative Code §302.2 and §302.3.
- (2) On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2016 then this project must comply with the 2016 California Building Codes.
- (3) Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.
Go to <http://www.energy.ca.gov/title24/2013standards/> for publications and details.
- 4) Provide two completed copies of the attached *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found.
- 5) Place the following information on the first page of the plans:

"Construction Hours"

Weekdays: 7:00 a.m. – 7:00 p.m.

Saturdays: 9:00 a.m. – 6:00 p.m.

Sundays and Holidays: 10:00 a.m. – 6:00 p.m.

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

Note: Construction hours for work in the public right of way must now be included on the plans.

- 6) On the first page of the plans specify the following: "Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission." The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- 7) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 8) Provide a fully dimensioned site plan which shows the true property boundaries, the location of all structures on the property, existing driveways, and on-site parking.
- 9) This project will be considered a New Building because, according to the City of Burlingame Municipal code, "when additions, alterations or repairs within any twelve-month period exceed fifty percent of the current replacement value of an existing building or structure, as determined by the building official, such building or structure shall be made in its entirety to conform with the requirements for new buildings or structures." This building must comply with the 2013 California Building Code for new structures. BMC 18.07.020

Note: Any revisions to the plans approved by the Building Division must be submitted to, and approved by, the Building Division *prior to the implementation of any work not specifically shown on the plans*. Significant delays can occur if changes made in the field, without City approval, necessitate further review by City departments or the Planning Commission. Inspections cannot be scheduled and will not be performed for work that is not shown on the Approved plans.

- 10) **Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been finalized. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**
- 11) Provide a complete demolition plan that includes a legend and indicates existing walls and features to remain, existing walls and features to be demolished, and new walls and features.
NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.

- 12) When you submit your plans to the Building Division for plan review provide a completed Supplemental Demolition Permit Application. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**
- 13) Show the distances from all exterior walls to property lines or to assumed property lines
- 14) Show the dimensions to adjacent structures.
- 15) Obtain a survey of the property lines.
- 16) Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***On the elevation drawings specify the location and the net clear opening height and width of all required egress windows.*** 2013 California Residential Code (CRC) §R310.
- 17) Indicate on the plans that, at the time of Building Permit application, plans and engineering will be submitted for shoring as required by 2013 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. On the plans, indicate that the following will be addressed:
 - a. The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.
 - b. All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content / water table, flatter slopes will be required which will be recommended by the soils engineer in the field.
 - c. If shoring is required, specify on the plans the licensed design professional that has sole responsibility to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.
 - d. Shoring and bracing shall remain in place until floors, roof, and wall sheathing have been entirely constructed.
 - e. Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and / or driveway surcharge loads.
- 18) Indicate on the plans that an OSHA permit will be obtained per CAL / OSHA requirements. See the Cal / OSHA handbook at: http://www.ca-osh.com/pdfpubs/osh_a_userguide.pdf
* Construction Safety Orders : Chapter 4, Subchapter 4, Article 6 , Section 1541.1.
- 19) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.

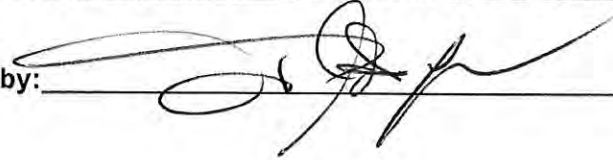
- 20) Provide guardrails at all landings. NOTE: All landings more than 30" in height at any point are considered in calculating the allowable lot coverage. Consult the Planning Department for details if your project entails landings more than 30" in height.
- 21) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 22) Provide lighting at all exterior landings.
- 23) On the first page of the plans state the Access Regulations that you are using to gain full access compliance. There are five access regulations that may apply to a multi-family residential project in California:
- The Architectural Barriers Act of 1969 (ABA)
 - Section 504 of the Rehabilitation Act of 1973
 - The Fair Housing Act (FHA)
 - The Americans with Disabilities Act (ADA)
 - The California Building Code (CBC), Chapters 11A and 11B.
- NOTE: Specify which of the regulations, above, will be used on this project to comply with all accessibility requirements!**
- 24) On the first page of the plans clearly whether ANY public money, of any kind, **will or will not** be used to construct this project.
- NOTE: Specify if any public money will be used or if no public money will be used!**
- 25) On the first page of the plans clearly state if an application for ANY tax credits have or will be submitted for tax rebates. NOTE: See the 2015 California Code of Regulations, Title IV, §10325 (f)7 (K). In part: "All tax credit recipient projects shall adhere to the provisions of California Building Code 11(B) regarding accessibility to privately owned housing made available for public use."
- NOTE: Specify if any tax credits will be submitted!**
- 26) On your plans provide a table that includes the following:
- Occupancy group for each area of the building
 - Type of construction
 - Allowable area
 - Proposed area
 - Allowable height
 - Proposed height
 - Proposed fire separation distances
 - Exterior wall and opening protection
 - Allowable
 - Proposed
 - Indicate sprinklered or non-sprinklered
- 27) Acknowledge that, when plans are submitted for building code plan check, they will include a complete underground plumbing plan including complete details for the location of all required grease traps and city-required backwater prevention devices.
- 28) Provide details on the plans which show that the entire site complies with all accessibility standards. NOTE: If full accessible compliance cannot be achieved complete the attached *Request for Unreasonable Hardship*.
- 29) Specify on the plans the location of all required accessible signage. Include references to separate sheets on the plans which provide details and graphically illustrates the accessible signage requirements.
- 30) Specify the accessible path of travel from the public right of way, through the main entrance, to the area of alteration.
- 31) Specify an accessible path of travel from all required exits to the public right of way.

- 32) Specify a level landing, slope, and cross slope on each side of the door at all required entrances and exits.
- 33) Provide complete dimensioned details for accessible bathrooms
- 34) Provide details on the plans which show that the building elevator complies with all accessible standards. 2013 CBC §11B-407.
- 35) On the first page of the plans clearly state that all paths of travel and common use spaces will be accessible and all living units will be adaptable.
- 36) Provide details which show that the maneuvering clearances for the bathrooms in each unit are accessible CBC 1127A2.2 #1. (The space under the lavatory can be used but the maneuvering clearance and are allowed to encroach into the knee and toe clearances.)
- 37) Specify whether CBC 1134A.2 option #1 or option #2 will be used for the bathrooms.
- 38) Specify that there will be a clear maneuvering space adjacent to each tub that is at least 30" X 48" measured from the drain end of the tub. CBC 1134A.5
- 39) Specify on the plans that all dwelling unit interior doors will comply with CBC 1132A5.2. Note: Many doors within the unit appear to have only 12" of strike side clearance.
- 40) Where elevators are provided in structures that are four or more stories in height at least one elevator shall be provided for Fire Department emergency access. One elevator must accommodate a stretcher that is 24" x 84". See 2013 CBC §3002.4 for elevator cab dimensions (80" x 54") and other details.
- 41) The second exit appears to terminate at the rear of the property. Provide an exit plan which shows accessible path of travel from the exit to the public right of way per 2013 CBC 1007.2. **NOTE: The path of travel must be at least 48" in width.**
- 42) Private decks and exterior balconies must be accessible and therefore must be 60" in the shortest dimension to allow for a person in a wheelchair to turn around and exit the deck or balcony in the forward direction. Revise the plans to show decks / balconies that are at least 60" in the shortest dimension. UFAS §4.34.2 and §4.2.3 **NOTE: Some of the decks do not comply with this requirement.**
- 43) Please Note: Architects are advised to specify construction dimensions for accessible features that are below the maximum and above the minimum dimension required as construction tolerances generally do not apply to accessible features. See the *California Access Compliance Manual – Interpretive Regulation 11B-8*.
- 44) Provide an exit plan showing the paths of travel
- 45) Revise the plans to show that the egress from the basement area leads directly to the exit of the building or extends to the exterior of the building through an exit passageway. 2013 CBC §1022.1
- 46) Exterior exit balconies, stairways, and ramps shall be located at least ten (10) feet from adjacent lot lines and from other buildings on the same lot unless adjacent building exterior walls and openings are protected in accordance with Section 705 based on fire separation distance. 2013 CBC §1026.5.
- 47) The width of egress courts shall not be less than 44" 2013 CBC §1027.4.1.
- 48) Where an egress court is less than 10 feet in width, the egress court walls shall have not less than one-hour fire-resistance-rated construction for a distance of ten feet above the floor of the court. Openings within such walls shall be protected by not less than ¾ -hour fire rated protectives. 2013 CBC §1027.4.2
- 49) Specify the total number of parking spaces on site.
- 50) All NEW non-residential buildings must comply with the requirements of AB-2176 Sec. 42911 (c) [2003 – 2004 Montanez] as follows:
 - a. Space for recycling must be a part of the project design in new buildings.
 - b. A building permit will not be issued unless details are shown on the project plans incorporating adequate storage for collecting and loading recycled materials.

51) Sewer connection fees must be paid prior to issuing the building permit.

NOTE: A written response to the items noted here and plans that specifically address items 1, 2, 3, 16, 23, 24, 25, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 44, and 45, must be re-submitted before this project can move forward for Planning Commission action. The written response must include clear direction regarding where the requested information can be found on the plans.

Reviewed by:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, written over a horizontal line.

Date: 10-16-2015



2013 CALIFORNIA GREEN BUILDING CODE RESIDENTIAL CHECKLIST

New residential buildings must be designed to include the Green Building mandatory measures specified in this checklist. These Green Building mandatory measures also apply to additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.

Building Permit Number: _____

Site Address: _____

*In the column labeled "Plan Reference"
specify where each Measure can be found on the plans.*

Green Building Measure	Plan Reference
SITE DEVELOPMENT (2013 CGC §4.106)	
A plan has been developed, and will be implemented, to manage storm water drainage during construction. CGC §4.106.2 & §4.106.3	
ENERGY EFFICIENCY (2013 CGC §4.2 and the 2013 California Building Energy Efficiency Standards)	
2013 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	
Walls with 2 X 6 and larger framing require R-19 insulation §150.0 (c) 2	
Hot water piping insulation §150.0 (j) 2 A ii	
Lighting – new mandatory requirements for indoor rooms. §150.0 (k)	
Duct insulation (R-6) required §150.0 (m) 1	
Duct leakage testing – 6% with air handler and 4% without air handler §150.0 (m) 11	
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	
Water heating – 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour §150.0 (n)	
New third-party HERS verification for ventilation and indoor air quality §150.0 (o)	
New mandatory U-factor (0.58) for fenestration and skylights §150.0 (q)	
Luminaire efficiency levels 2013 California Energy Code Table 150.0 B	
Refrigerant charge verification for ducted package units, mini-splits, and other units §150.1 (c) 7	
Radiant barrier now required in Climate Zone 3 §150.1 (c) 2	
Reduce U-factor (0.32) and SHGC (0.25) for high performance windows §150.1 (c) 3 A	

Green Building Measure	Plan Reference
WATER EFFICIENCY AND CONSERVATION (2013 CGC §4.3)	
Plumbing fixtures (water closets and urinals) will comply with the following: <ol style="list-style-type: none"> 1. The effective flush volume of all water closets will not exceed 1.28 gal / flush. 2013 CGC §4.303.1.1 2. The effective flush volume of urinals will not exceed 0.5 gal / flush. 2013 CGC §4.303.1.2 	
The fittings for faucets and showerheads will have all required standards listed on the plans; 1.5 GPM for faucets and 2.0 GPM for showers. 2013 CGC §4.303.1.3 and 2013 CGC §4.303.1.4	
An automatic irrigation system controller for landscaping will be provided by the builder and installed at the time of final inspection. 2013 CGC §4.304.1	
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2013 CGC §4.406)	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. 2013 CGC §4.406.1	
CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (2013 CGC §4.408)	
A minimum of 60% of the non-hazardous construction and demolition waste generated at the site will be diverted to an offsite recycle, diversion, or salvage facility per City of Burlingame Ordinance # 1704 and 2013 CGC §4.408	
BUILDING MAINTENANCE AND OPERATION (2013 CGC §4.410)	
An operation and maintenance manual will be provided to the building occupant or owner. 2013 CGC §4.410.1	
FIREPLACES (2013 CGC §4.503)	
Any gas fireplaces will be direct-vent, sealed-combustible type. 2013 CGC §4.503.1	
Any wood stove or pellet stove will comply with US EPA Phase II emission limits. 2013 CGC §4.503.1	
POLLUTANT CONTROL (CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. 2013 CGC §4.504.1	
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2013CGC §4.504.2.1	
Paints and coatings will comply with VOC limits per CGC §4.504.2.2	
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC and other requirements. 2013CGC §4.504.2.3	
Documentation provided verifies compliance with VOC finish materials. 2013 CGC §4.504.2.4	
Carpet system installed in the building interior will meet the testing and product requirements found in the 2013 California Green Building Code. 2013 CGC §4.504.3	
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2013 CGC §4.504.4	
Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior and exterior of the building will comply with the low formaldehyde emission standards. 2013 CGC §4.504.5	

Green Building Measure		Plan Reference
INTERIOR MOISTURE CONTROL (2013 CGC §4.505)		
A capillary break will be installed if a slab on grade foundation system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided unless an engineered design has been submitted and approved by the Building Division. 2013 CGC §4.505.2 and California Residential Code (CRC) §R506.2.3		
Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. 2013 CGC §4.505.3		
INDOOR AIR QUALITY AND EXHAUST (2013 CGC §4.506)		
Exhaust fans that are ENERGY STAR-compliant, ducted and that terminate outside the building will be provided in every bathroom. 2013 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2013 CGC §4.506.1		
ENVIRONMENTAL COMFORT (CGC §4.507)		
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: <ul style="list-style-type: none"> 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equal; 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2009 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent. 2013 CGC §4.507 		
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2013 CGC §702)		
HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2013 CGC §702.1		
VERIFICATION (2013 CGC §703)		
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2013 Code requirements. 2013 CGC §703.1		
Responsible Designer's Declaration Statement	Contractor's Declaration Statement	
I hereby certify that this project has been designed to meet the requirements of the 2013 Green Building Code.	I hereby certify, as the builder or installer, under permit listed herein, that this project will be constructed to meet the requirements of the 2013 Green Building Code.	
Name:	Name:	
Address:	Address:	
City/State/Zip Code	City/State/Zip Code	
Signature:	Signature:	
Date:	Date:	

Project Comments

Date: Revised Plans Submitted May 22, 2013

To:

<input type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input checked="" type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Condo Permit, Parking Variance and Conditional Use Permit for height for a new 25-unit condo building at **556 El Camino Real, zoned R-3, APN: 029-111-260**

Staff Review: N/A

- ① Plans submitted for any commercial project must be designed, wet-stamped, and signed by a licensed architect. 1997 Uniform Administrative Code §302.2 and §302.3.
- ② On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2013 then this project must comply with the 2013 California Building Codes.
- ③ Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.
Go to <http://www.energy.ca.gov/title24/2013standards/> for publications and details.
- 4) Provide two completed copies of the attached *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found.
- ⑤ Place the following information on the first page of the plans:
"Construction Hours"
Weekdays: 7:00 a.m. – 7:00 p.m.
Saturdays: 9:00 a.m. – 6:00 p.m.

Sundays and Holidays: 10:00 a.m. – 6:00 p.m.

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

Note: Construction hours for work in the public right of way must now be included on the plans.

- 6) On the first page of the plans specify the following: "Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission." The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- 7) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 8) Provide fully dimensioned plans.
- 9) Provide a fully dimensioned site plan which shows the true property boundaries, the location of all structures on the property, existing driveways, and on-site parking.
- 10) Provide building elevations.
- 11) Any revisions to the plans approved by the Building Division must be submitted to, and approved by, the Building Division *prior to the implementation of any work not specifically shown on the plans*. Significant delays can occur if changes made in the field, without City approval, necessitate further review by City departments or the Planning Commission. Inspections cannot be scheduled and will not be performed for work that is not shown on the Approved plans.
- 12) **Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been finalized. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**
- 13) Provide a complete demolition plan that includes a legend and indicates existing walls and features to remain, existing walls and features to be demolished, and new walls and features.
NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.
- 14) When you submit your plans to the Building Division for plan review provide a completed Supplemental Demolition Permit Application. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**
- 15) Show the distances from all exterior walls to property lines or to assumed property lines
- 16) Show the dimensions to adjacent structures.
- 17) Obtain a survey of the property lines.

- 18) Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***On the elevation drawings specify the location and the net clear opening height and width of all required egress windows.*** 2013 California Residential Code (CRC) §R310.
- 19) Indicate on the plans that, at the time of Building Permit application, plans and engineering will be submitted for shoring as required by 2013 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. On the plans, indicate that the following will be addressed:
- The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.
 - All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content / water table, flatter slopes will be required which will be recommended by the soils engineer in the field.
 - If shoring is required, specify on the plans the licensed design professional that has sole responsibility to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.
 - Shoring and bracing shall remain in place until floors, roof, and wall sheathing have been entirely constructed.
 - Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and / or driveway surcharge loads.
- 20) Indicate on the plans that an OSHA permit will be obtained for the shoring* at the excavation in the basement per CAL / OSHA requirements. See the Cal / OSHA handbook at: http://www.ca-osha.com/pdfpubs/osha_userguide.pdf
- * Construction Safety Orders : Chapter 4, Subchapter 4, Article 6 , Section 1541.1.
- 21) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 22) Provide guardrails at all landings. NOTE: All landings more than 30" in height at any point are considered in calculating the allowable lot coverage. Consult the Planning Department for details if your project entails landings more than 30" in height.
- 23) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 24) Provide lighting at all exterior landings.
- 25) Provide a title block on the plans that includes the name of the owner(s) and the name, address, and phone number of the project designer.

- 26) On the first page of the plans state the Access Regulations that you are using to gain full access compliance. There are five access regulations that may apply to a multi-family residential project in California:
- The Architectural Barriers Act of 1969 (ABA)
 - Section 504 of the Rehabilitation Act of 1973
 - The Fair Housing Act (FHA)
 - The Americans with Disabilities Act (ADA)
 - The California Building Code (CBC), Chapters 11A and 11B.
- 27) On the first page of the plans clearly whether ANY public money, of any kind, **will or will not** be used to construct this project.
- 28) On the first page of the plans clearly state if an application for ANY tax credits have or will be submitted for tax rebates. NOTE: See the 2015 California Code of Regulations, Title IV, §10325 (f)7 (K). In part: "All tax credit recipient projects shall adhere to the provisions of California Building Code 11(B) regarding accessibility to privately owned housing made available for public use."
- 29) On your plans provide a table that includes the following:
- Occupancy group for each area of the building
 - Type of construction
 - Allowable area
 - Proposed area
 - Allowable height
 - Proposed height
 - Proposed fire separation distances
 - Exterior wall and opening protection
 - Allowable
 - Proposed
 - Indicate sprinklered or non-sprinklered
- 30) Acknowledge that, when plans are submitted for building code plan check, they will include a complete underground plumbing plan including complete details for the location of all city-required backwater prevention devices.
- 31) Provide details on the plans which show that the entire site complies with all accessibility standards. Specifically show compliance with 2013 CBC § 1104A and 1102A.3.
- 32) Specify on the plans the location of all required accessible signage. Include references to separate sheets on the plans which provide details and graphically illustrates the accessible signage requirements.
- 33) Specify an accessible path of travel from all required exits to the public right of way.
- 34) Specify a level landing, slope, and cross slope on each side of the door at all required entrances and exits.
- 35) Provide complete dimensioned details for accessible bathrooms
- 36) Specify a minimum 48" wide walkway with a 6" x 6" concrete curb or a 42" high guardrail where the walkway is adjacent to the drive aisle
- 37) Provide details on the plans which show that the building elevator complies with all accessible standards. 2013 CBC §11B-407.

- 38) On the first page of the plans clearly state that all paths of travel and common use spaces will be accessible.
- 39) Provide details which show that the maneuvering clearances for the bathrooms in each unit are accessible CBC 1127A2.2 #1. (The space under the lavatory can be used but the maneuvering clearance and are allowed to encroach into the knee and toe clearances.)
- 40) Provide details which show that the water closet in each unit complies with CBC1134A.7 #1;
- 41) Specify whether CBC 1134A.2 option #1 or option #2 will be used for the bathrooms.
- 42) Specify that there will be a clear maneuvering space adjacent to each tub that is at least 30" X 48" measured from the drain end of the tub. CBC 1134A.5
- 43) Specify that the front approach for the kitchen sink located at the base of a U-shaped kitchen will provide a approach that is at least 30" wide and is centered on the sink. Note: the sinks in Units 12, 23, 33, 43, and 53 will not accommodate the 30" wide front approach required for feet and knee clearance as it is located in a corner.
- 44) Specify that the mail boxes in the lobby will meet maneuvering clearance and reach range requirements.
- 45) Specify on the plans that all dwelling unit interior doors will comply with CBC 1132A5.2. Note: Many doors within the unit appear to have only 12" of strike side clearance.
- 46) Provide a narrative which describes how the automated parking system will comply with accessible Code requirements.
- 47) Revise the plans to show that the accessible path from the automated parking system drop-off point to the bottom landing of the accessible ramp does not cross the drive aisle. 2010 CBC §1109A.7 #3.
- 48) Revise the plans to show a Code compliant accessible ramp at the front entry. Notes: Landing at the main entry door must be 60" perpendicular to the door; Intermediate landing not shown on the plans; the bottom of the "U" must be at least 48" in depth; etc.
- 49) Where elevators are provided in structures that are four or more stories in height at least one elevator shall be provided for Fire Department emergency access. One elevator must accommodate a stretcher that is 24" x 84". See 2013 CBC §3002.4 for elevator cab dimensions (80" x 54") and other details.
- 50) The second exit appears to terminate at the rear of the property. Provide an exit plan which shows accessible path of travel from the exit to the public right of way per 2013 CBC 1007.2.
- 51) Revise the plans to show that the accessible path from the rear of the building to the public right of way is at least 48" in clear width. 2013 CBC § 1113A.1.1.
- 52) Private decks and exterior balconies must be accessible and therefore must be 60" in the shortest dimension to allow for a person in a wheelchair to turn around and exit the deck or balcony in the forward direction. Revise the plans to show decks / balconies that are at least 60" in the shortest dimension. UFAS §4.34.2 and §4.2.3.

- 53) Please Note: Architects are advised to specify construction dimensions for accessible features that are below the maximum and above the minimum dimension required as construction tolerances generally do not apply to accessible features. See the *California Access Compliance Manual – Interpretive Regulation 11B-8*.
- 54) Revise the plans to show the 60" required maneuvering clearance on the pull side and 48" required maneuvering clearance on the push side perpendicular to the main entry door per 2013 CBC §11B-404.2.4.1.
- 55) Revise the plans to show that all exit door swing in the direction of egress travel.
- 56) The exit stairs shown are not Code compliant. These stairs must be at least 48" in clear width between the handrails per 2013 CBC § 1007.3.
- 57) Provide an exit plan showing the paths of travel.
- 58) Specify the total number of parking spaces on site.
- 59) All NEW non-residential buildings must comply with the requirements of AB-2176 Sec. 42911 (c) [2003 – 2004 Montanez] as follows:
- a. Space for recycling must be a part of the project design in new buildings.
 - b. A building permit will not be issued unless details are shown on the project plans incorporating adequate storage for collecting and loading recycled materials.
- 60) Sewer connection fees must be paid prior to issuing the building permit.

NOTE: A written response to the items noted here and plans that specifically address items 1, 2, 3, 5, 6, 8, 9, 13, 15, 16, 18, 19, 20, 21, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 57, 58, and 59 must be re-submitted before this project can move forward for Planning Commission action. The written response must include clear direction regarding where the requested information can be found on the plans.

Reviewed by:


Joe Cyr, CBO

(650-558-7270)

Date: 7-17-2015



2013 CALIFORNIA GREEN BUILDING CODE RESIDENTIAL CHECKLIST

New residential buildings must be designed to include the Green Building mandatory measures specified in this checklist. These Green Building mandatory measures also apply to additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.

Building Permit Number: _____

Site Address: _____

***In the column labeled "Plan Reference"
specify where each Measure can be found on the plans.***

Green Building Measure	Plan Reference
SITE DEVELOPMENT (2013 CGC §4.106)	
A plan has been developed, and will be implemented, to manage storm water drainage during construction. CGC §4.106.2 & §4.106.3	
ENERGY EFFICIENCY (2013 CGC §4.2 and the 2013 California Building Energy Efficiency Standards)	
2013 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	
Walls with 2 X 6 and larger framing require R-19 insulation §150.0 (c) 2	
Hot water piping insulation §150.0 (j) 2 A ii	
Lighting – new mandatory requirements for indoor rooms. §150.0 (k)	
Duct insulation (R-6) required §150.0 (m) 1	
Duct leakage testing – 6% with air handler and 4% without air handler §150.0 (m) 11	
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	
Water heating – 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour §150.0 (n)	
New third-party HERS verification for ventilation and indoor air quality §150.0 (o)	
New mandatory U-factor (0.58) for fenestration and skylights §150.0 (q)	
Luminaire efficiency levels 2013 California Energy Code Table 150.0 B	
Refrigerant charge verification for ducted package units, mini-splits, and other units §150.1 (c) 7	
Radiant barrier now required in Climate Zone 3 §150.1 (c) 2	
Reduce U-factor (0.32) and SHGC (0.25) for high performance windows §150.1 (c) 3 A	

Green Building Measure	Plan Reference
WATER EFFICIENCY AND CONSERVATION (2013 CGC §4.3)	
Plumbing fixtures (water closets and urinals) will comply with the following: <ol style="list-style-type: none"> 1. The effective flush volume of all water closets will not exceed 1.28 gal / flush. 2013 CGC §4.303.1.1 2. The effective flush volume of urinals will not exceed 0.5 gal / flush. 2013 CGC §4.303.1.2 	
The fittings for faucets and showerheads will have all required standards listed on the plans; 1.5 GPM for faucets and 2.0 GPM for showers. 2013 CGC §4.303.1.3 and 2013 CGC §4.303.1.4	
An automatic irrigation system controller for landscaping will be provided by the builder and installed at the time of final inspection. 2013 CGC §4.304.1	
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2013 CGC §4.406)	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. 2013 CGC §4.406.1	
CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (2013 CGC §4.408)	
A minimum of 60% of the non-hazardous construction and demolition waste generated at the site will be diverted to an offsite recycle, diversion, or salvage facility per City of Burlingame Ordinance # 1704 and 2013 CGC §4.408	
BUILDING MAINTENANCE AND OPERATION (2013 CGC §4.410)	
An operation and maintenance manual will be provided to the building occupant or owner. 2013 CGC §4.410.1	
FIREPLACES (2013 CGC §4.503)	
Any gas fireplaces will be direct-vent, sealed-combustible type. 2013 CGC §4.503.1	
Any wood stove or pellet stove will comply with US EPA Phase II emission limits. 2013 CGC §4.503.1	
POLLUTANT CONTROL (CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. 2013 CGC §4.504.1	
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2013CGC §4.504.2.1	
Paints and coatings will comply with VOC limits per CGC §4.504.2.2	
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC and other requirements. 2013CGC §4.504.2.3	
Documentation provided verifies compliance with VOC finish materials. 2013 CGC §4.504.2.4	
Carpet system installed in the building interior will meet the testing and product requirements found in the 2013 California Green Building Code. 2013 CGC §4.504.3	
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2013 CGC §4.504.4	
Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior and exterior of the building will comply with the low formaldehyde emission standards. 2013 CGC §4.504.5	

Project Comments

Date: Revised Plans Submitted March 25, 2015

To:

<input type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input checked="" type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Condo Permit, Parking Variance, and Conditional Use Permit for height for a new 25-unit condominium building at **556 El Camino Real, zoned R-3, APN: 029-111-260**

Staff Review:

1. Landscape plan required.
2. 1 landscape tree required for every 2000 sq ft of lot coverage as per Urban Reforestation Ordinance
3. No protected size tree may be removed without permit from Parks Division

Reviewed by: BD

Date: 4/30/15

Project Comments

Date: Revised Plans Submitted March 25, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Condo Permit, Parking Variance, and Conditional Use Permit for height for a new 25-unit condominium building at **556 El Camino Real, zoned R-3, APN: 029-111-260**

Staff Review:

All comments from November 1, 2013 still apply as re-submitted set received March 25, 2015.

Reviewed by:



Date:

7 May 15

Project Comments

Date: April 20, 2012

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Condo Permit, Parking Variance, and Conditional Use Permit for height for a new 25-unit condominium building at **556 El Camino Real, zoned R-3, APN: 029-111-260**

Staff Review:

Fire apparatus access road requirements are not met in this plan submittal, the furthest point of the rear portion of the building still exceeds 150' from a fire apparatus access road.

One option in lieu of this requirement, if the owner chooses, is to submit an Alternate Means of Protection application to the Fire Department explaining how the fire apparatus access road requirement will be mitigated. One alternative is to extend the two stairwells as stair enclosures/penthouses to the roof and add standpipe hose outlets at each stairwell roof opening. In order to consider this alternative for approval, the Alternate Means of Protection application must be submitted, with associated application review costs paid at the time of submittal.

Reviewed by: Christine Reed



Date: 12-16-15

Project Comments

Date: October 30, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Condo Permit, Parking Variance, and Conditional Use Permit for height for a new 25-unit condominium building at **556 El Camino Real, zoned R-3, APN: 029-111-260**

Staff Review:

1. The building shall be equipped with an approved NFPA 13 sprinkler system. Sprinkler drawings shall be submitted and approved by the Central County Fire Department prior to installation.
2. The fire sprinkler system shall be electronically monitored by an approved central receiving station.
3. The applicant shall ensure proper drainage in accordance with the City of Burlingame Engineering Standards is available for the fire sprinkler main drain and inspector test on the building plumbing drawings. These items may drain directly to landscape or in the sewer with an air gap.
4. The fire protection underground water line shall be submitted and approved through the Burlingame Building Department prior to approval of aboveground fire sprinkler permit.
5. In speaking with the water department, the existing water line was installed in 1914 and has poor water pressure and delivery. It is recommended that the designer consult a fire protection engineer prior to proceeding to investigate the need and installation of a fire pump. Current water pressures most definitely will not be adequate supply 100PSI at standpipe outlets to the roof or provide enough pressure to support a fire sprinkler system.
6. The furthest point of the building from fire department access exceeds more than 150 feet in distance. Provide a fire apparatus access road within 150' of the furthest point of the building. Access road shall be at least 20' wide and 13'6" high clear. CFC 503.
7. Provide all-weather surface pedestrian walkway on south side of building for emergency use.

Creed 11/3/15

8. The building shall be equipped with an approved Class I NFPA 14 Standpipe System. The standpipe system shall be submitted and approved by the Central County Fire Department prior to installation. The system shall be approved, installed and operable prior to construction of the fourth story of the structure.

9. A manual and automatic fire alarm system shall be installed throughout the building.

10. Vehicle storage area shall have at least one exit or access to one exit. CBC 1021.2.

11. Vehicle automatic rack storage shall have a manually activated emergency shutdown switch for use by emergency personnel. Location and identification of switch to be approved by the Fire Department. CFC 3209.4

12. Elevator car shall be sized to accommodate an ambulance stretcher of 24" x 84".

13. Elevator machine room(s) shall be constructed with the minimum fire rating as the elevator hoistway, including all openings. Fire sprinkler coverage shall not be provided in room. Do not install elevator shunt trip. Burlingame Municipal Code 17.04.100.

C Reed 11/3/15

Project Comments

Date: Revised Plans Submitted March 25, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input checked="" type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Condo Permit, Parking Variance, and Conditional Use Permit for height for a new 25-unit condominium building at **556 El Camino Real, zoned R-3, APN: 029-111-260**

Staff Review:

Project proponent previously submitted a completed stormwater checklist and verified the applicability of C.3 requirements (s). Proponent submitted and proposed several site design measures to comply with the C.3 requirements. Previous stormwater comments remain in effect and shall be addressed during the building permit issuance process. No additional comments.

Please contact Kiley Kinnon, NPDES Stormwater Coordinator, for assistance at (650) 342-3727.

Reviewed by: *KJK*

Date: *04/29/15*



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

Site: 556 EL CAMINO REAL

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JANUARY 25, 2016 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Environmental Scoping for Environmental Review, Condominium Permit, Design Review, and Conditional Use Permit for building height for a new five-story, 21-unit residential condominium with below-grade parking at **556 EL CAMINO REAL** zoned R-3. APN 029-111-260

Mailed: January 15, 2016

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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.

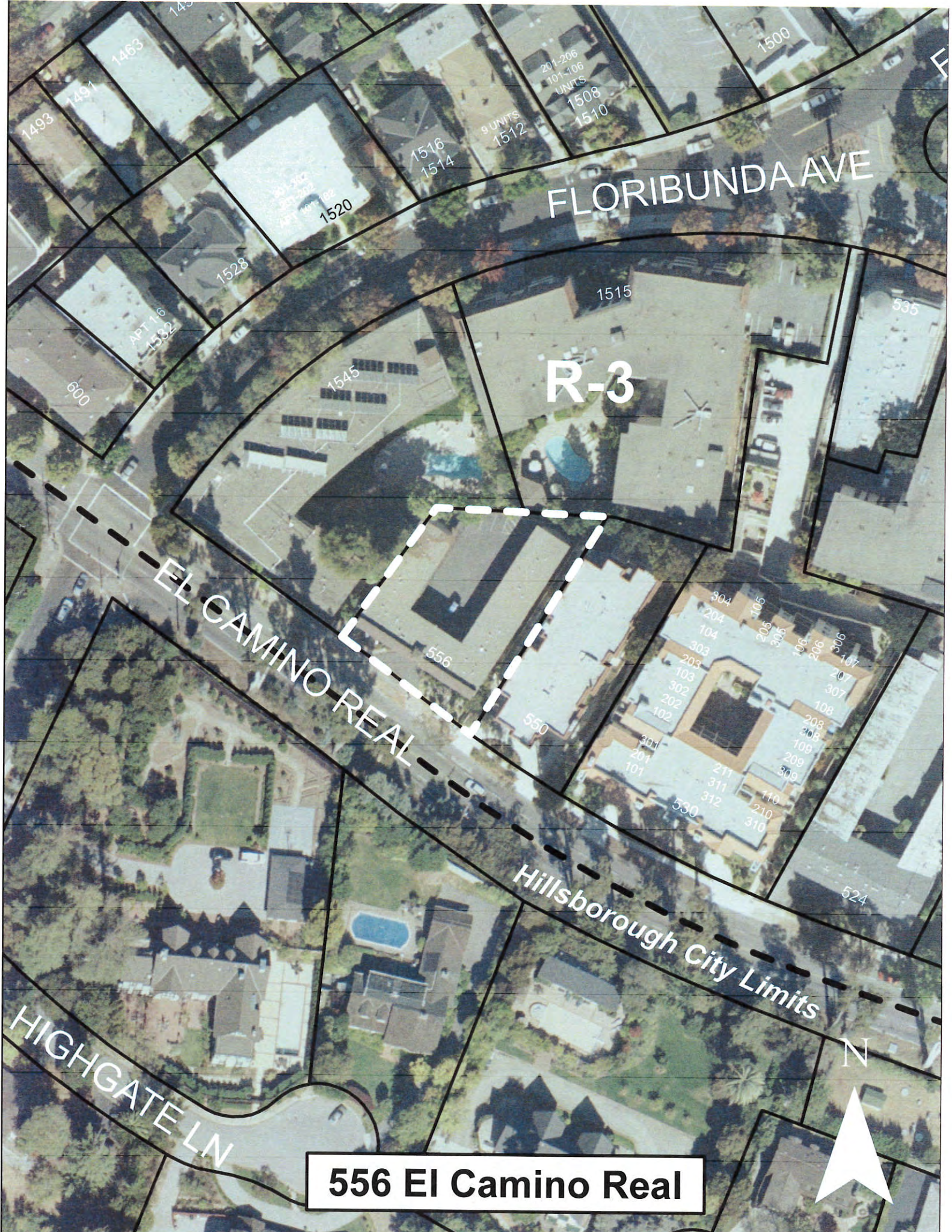
Property owners who receive this notice are responsible for informing their tenants about this notice.

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

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)



FLORIBUNDA AVE

EL CAMINO REAL

HIGHGATE LN

Hillsborough City Limits

N

556 El Camino Real

R-3

1516
1514

9 UNITS
1512

201-206
101-106
UNITS
1508
1510

1500

1463

145

1493

1491

1528

1520

600

APT 16
1532

1545

1515

535

556

550

304

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