



THE HANOVER COMPANY

January 7th, 2020

Via Electronic Mail

Sandy Comaroto, Planning Commission Chair
Members of the Burlingame Planning Commission
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

Re: 1095 Rollins Road – Updated Project Narrative & Plan Revisions

Dear Chair Comaroto and Members of the Planning Commission:

On behalf of the Hanover Company (“Hanover”), I am writing regarding our proposed multifamily project at 1095 Rollins Road in Burlingame, CA (the “Project”). Hanover is excited to bring the Project forward, which we believe will help enliven the surrounding area, increase ridership at the Broadway Caltrain station, and add vitality to the businesses along the Broadway corridor.

Below you will find a revised project description, summary of the Project’s public benefits, and an overview of the design changes Hanover has made in response to the Planning Commission’s comments at our Design Review/CEQA Scoping Session on January 28th, 2019. After reviewing the Project on its merits, we respectfully request that the Planning Commission make an affirmative recommendation for project approval to the Burlingame City Council.

I. Project Description:

1095 Rollins Road (the “Property”) is comprised of two parcels (APNs: 026-231-250; 026-231-260), totaling 1.075-acres, located between Cadillac Way to the west and Toyon Drive to the east. The Property fronts onto Rollins Road to the north, is surrounded by the Northpark Apartments to the south, is adjacent to a City utility station to the east, and is adjacent to a gas station to the west. The Property is currently improved with a single-story restaurant (Fattoria E Mare), a raised tennis court maintained by the neighboring Northpark Apartments via an easement over a portion of the Property, and a combination of surface and covered parking to service the restaurant. Hanover is proposing to demolish all existing onsite structures for the construction of a new, six-story podium, multifamily residential building. The Project will consist of 5 levels of type IIIA wood construction over 1-level of concrete construction, which will all sit on top of a subterranean garage containing both surface and “stacked” parking.

The Project consists of 150 apartment units, including stoop units, that will help activate the streetscape along Rollins Road. A total of 195 off-street parking spaces will be included on-site, which translates to over one space per bedroom. Six of the 195 parking spaces will be tandem spaces (i.e. 3 double-length spaces to accommodate 6 cars); the remaining 189 spaces will be a combination of traditional parking stalls and individually-accessible mechanical parking stackers, which are discussed in more detail below.

The unit mix will include 35 studios, 74 one-bedroom units, 38 two-bedroom units, and 3 three-bedroom units. Resident amenities will include multiple roof decks with BBQs and fire pits; a programmed courtyard with a bocce ball court; a fitness center and clubhouse, both of which directly access the

courtyard; bike parking; and on-site storage. The Project's proximity to the Broadway Caltrain Station – only a five-minute walk – and the nearby Broadway commercial corridor also will be an amenity to residents, as well as a boon for local businesses in the area. Ten percent (10%) of the apartment units (15 total) will be designated affordable for moderate income households, providing much-needed workforce housing in Burlingame.

Proposed Action:

Hanover is seeking a General Plan Amendment and Rezone to change the land use designation from Commercial (Shopping & Service) to High Density Residential and the zoning from C-1 (Commercial) to R-4 Multifamily Residential. Hanover is also seeking a Conditional Use Permit to allow the Project height to exceed 35 feet and comply with the 75-foot maximum height limit prescribed by Burlingame's Municipal Code. The Project is not seeking any Planning variances.

Hanover is proposing to merge the Property's two parcels via a Vesting Tentative Map (the "VTM"), which will include a public easement along the Property's Rollins Road frontage for the construction of a new sidewalk in the public right-of-way. The VTM will also set the front (10'), rear (4'), and side (20') setbacks for the Project, as allowed by Chapter 25.29.075 of the Burlingame Municipal Code.

Density Bonus:

Per Section 25.63.020 of the Burlingame Municipal Code, the Project seeks to invoke the *Burlingame Density Bonus Program* by allocating ten percent (10%) of units (15 total) as moderate-income affordable units. In exchange for providing these Below Market Rate (BMR) units, Hanover seeks the following concessions for the Project, as allowed by Chapter 25.63 of the Burlingame Municipal Code, and CA Government Code 65915, Section 1:

- **By-Right Parking Incentive:** Allows the minimum required parking to be set at 1 space for studios and one-bedroom units, and 2 spaces for two-bedroom and three-bedroom units. The Project's proposed parking exceeds this standard.
- **Development Concession:** The Project will use its one (1) allowed Development Concession for the Project's parking stacker system in the garage, which will allow residents to retrieve their automobiles on an individually-accessible basis via an application on their phone.
- **Waiver of Development Standards:** The Project seeks the waiver of one (1) development standard that would physically preclude the Project's ability to deliver the 15 affordable units on site:
 - A waiver to allow roof deck areas that serve as open space to be excluded from the calculation of the City's 50% maximum lot coverage requirement. Based on guidance from Planning staff, the Project originally proposed a courtyard on the second floor and roof decks over the 5th floor as areas that would not count towards the City's lot coverage requirement. Burlingame staff subsequently explained that, while courtyards over parking can be excluded from the lot coverage requirement, roof deck areas above units cannot. Therefore, if the Project's proposed 6th floor roof decks had to be lowered to the 2nd floor, the Project would lose the 28 units (seven stacks of four units) beneath the roof decks between the 2nd and 5th floors, which would render the Project economically infeasible, thus preventing the Project from delivering the 15 BMR units.

II. Project Benefits:

The transformation of the Property from a restaurant and rarely-used tennis court to a vibrant multifamily community will bring significant benefits to Burlingame, both fiscal and otherwise. First, the Project will generate over **\$3 million** in impact fees for the City and utilities, with approximately \$675,000 of these fees going to the Burlingame Unified School District. Second, the Project, once completed, will provide an over 34x increase in property taxes from the current approximately \$24,000 annually to almost **\$800,000 annually**. Additional benefits will include:

- Adding 135 much-needed, market rate residential units to the City's housing stock in an area that does not abut any existing single-family home neighborhoods
- Adding 15 moderate-income affordable units to the City's affordable housing stock
- Utilizing a Transit-Oriented Property for high-density multifamily housing
- Adding ridership demand to the Broadway Caltrain Station (5-minute walk from the Project to the Caltrain platform)
- Increasing the number of Burlingame residents within walking distance (6 minutes) to the businesses along Broadway
- Reimagining a portion of an important, highly-visible gateway to Burlingame with a Project that incorporates clean, modern design and high-quality materials
- Activating Rollins Road with residences that provide "eyes on the street" for a safer and more pedestrian-friendly environment

III. Planning Application Revisions:

On December 4, 2019, Hanover submitted a revised planning application to the Burlingame Planning Department that included updated Architectural, Civil, and Landscape plans for the Project. Several of the changes Hanover made were in response to comments received from the Burlingame Planning Commission ("BPC") at the Design Review/CEQA Scoping Session held in January 2019. Below is a summary of BPC's comments, and Hanover's responses to each:

- **BPC Comment: Would like to delineate the ground floor units on the plan, so show how the stoops integrate with landscaping.**
 - Unit plans for typical ground floor stoop units are included in Hanover's latest submittal. The external stairs leading to the four (4) stoop unit entries off Rollins Road have been minimized and stoop patios recessed into the building in order to maximize landscaping area within the front setback.
- **BPC Comment: Please provide details for the amenity space on second floor.**
 - The second floor amenity area consists of a club room, Wi-Fi lounge, and fitness center.
- **BPC Comment: Would like to see a dedicated space for bikes and bike lockers.**
 - A dedicated and secure bicycle storage room with capacity for 96 bikes has been added to the basement level, as well as 31 secure storage lockers, ranging from 48" x 60" up to

60" x 72".

- **BPC Comment: Would like to see more relief somewhere on the ground so it does not feel right on the street. Can the applicant explore increasing the front setback?**
 - The entire building footprint has shifted south by 1 foot - away from Rollins Road - in order to increase the front setback by an equivalent amount. This move gives the Project additional relief from Rollins Road, increasing the minimum front setback to 10'0", up from 9'0" previously. The remainder of the front setback has increased to 11'0" or greater, up from 10'0" in the original submittal. The project's rear setback is now 4'1".
 - By recessing the stoop unit patios into the building and shifting the building south, as described above, Hanover has increased the percentage of softscape in the front setback from 60.4% in the original submittal to 64.5% (minimum softscape requirement is 60%).
 - The ground floor, outdoor patio in the southwest corner of the site has been expanded to include more active uses for residents and is now more than double the size shown in Hanover's previous submittal.
 - The landscape plan for the Project's front setback includes three (3) levels of trees to create a layered effect and provide additional relief from Rollins Road. The tree species, which were chosen in close consultation with the City's Arborist, include Spartan Junipers, Ice Blue Yellowwood, Coral Bark Japanese Maples, and Columbia Sycamores (street trees).
- **BPC Comment: It would be helpful to see a shade and shadow study.**
 - Hanover has included a shadow study as part of its application set for the scheduled BPC public hearing on January 13th, 2020. There are no significant shadow impacts on adjacent private properties.
- **BPC Comment: Has there been engagement with Northpark Apartments?**
 - Applicant has been in contact with Equity Residential (EQR), the owner of the Northpark Apartments to the south of the subject property. EQR is supportive of the Project and has expressed no issues with the reduced rear setback.

In addition to the above changes, Hanover has also increased the Project's parking count from 192 to 195 total off-street spaces, 6 of which are now tandem stalls. Other minor changes have been made to the elevations as Hanover has brought on additional design and technical disciplines to further refine the Project.

IV. Conclusion

For the last two and a half years, Hanover has worked collaboratively with City staff, our neighbors, and local stakeholders to refine this Project into what we believe will be a transformative, pedestrian-friendly, multifamily development near transit. The Project will further the City's policy goals by providing sorely needed housing in Burlingame, while also featuring tasteful design and high-quality materials at this highly visible location. With this in mind, we respectfully urge the Planning Commission to affirmatively recommend approval of the Project to the City Council.

Thank you for your consideration. Should you have any questions, please contact me at (925) 490-2990.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Youdall', with a long horizontal flourish extending to the right.

Scott Youdall
Development Partner

cc: Kevin Gardiner, Planning Manager
Kathleen Kane, City Attorney



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, January 28, 2019

7:00 PM

Council Chambers

- d. 1095 Rollins Road, zoned C-1 - Application for Environmental Scoping, General Plan Amendment, Rezoning, Design Review, Conditional Use Permit for Height, Density Bonus, and Vesting tentative and final map for a new 6-story, 150-unit apartment building. (The Hanover Company, Scott Youdall, applicant; SA Properties Company L.P., property owner) (29 noticed) Staff Contact: Catherine Keylon

All Commissioners had visited the project site. Commissioner Terrones had met with the applicant for a pre-application meeting, and Commissioner Comaroto had met with the applicant to review the project.

Senior Planner Keylon provided an overview of the staff report.

Questions of staff:

- > *Is the percent of soft landscaping figure based on the proposed front setback or the required front setback? (Keylon: The proposed setback.)*
- > *What is new General Plan designation and zoning? (Keylon: General Commercial with a Multifamily Residential overlay allowing between 8 and 80 dwelling units per acre.)*
- > *What about the adjacent properties? (Keylon: Same.)*

Chair Gaul opened the public hearing.

Scott Youdall, Hanover Company, represented the applicant, with Jonathan Ennis, BDE Architects.

Commission Questions/Comments:

Environmental Scoping:

- > *What is the elevation of the site currently? (Youdall: 6 or 7 feet above sea level.)*
- > *Has there been a geotech report? (Youdall: Yes.) Are you assuming you'll be driving piles? (Youdall: No, will not be driving piles. It will have a mat foundation. Will excavate 10 feet down to where the drive aisles will be, and a bit further down for pits. Most recent consultation with the geotech and structural engineer specified a 10-foot mat slab with folds in the mat for the pit.)*
- > *Will dewatering be required once the building is completed? (Youdall: Assumes dewatering during construction, but not waterproof post-construction. Does not assume an active dewatering system once construction is completed.)*
- > *Will there be a traffic study? (Youdall: Conducted a feasibility traffic study earlier; it showed traffic going straight out to Rollins Road and Broadway up to the freeway. It will be further studied in the environmental review.)*

General Plan Amendment and Design Review:

- > *The zoning change would be supported if this was determined to be an appropriate location for this type of project. Believes it is; it would be a great use for this area. Adding additional housing units next to Northpark makes sense, and will add vitality to the area. There is a logic with it being adjacent to the*

same zoning.

- > Has the window manufacturer been identified? (Youdall: VPI.)
- > Are there unit plans for ground floor stoop units? (Ennis: Would be similar to the units on the upper floors, except for the doors to the stoops. They stack up with the same layouts.) Would like to delineate the ground floor units on the plan, to show how the stoops integrate with landscaping.
- > Is there a tree planting schedule yet? (Youdall: It's not in the presentation but it's in the packet. There is a planting plan and a legend. London Plane street trees accented with Maples and Junipers to create a layered effect.)
- > Has there been any consideration to enhancing the design of the rear wall? Right now there is an open metal picket fence at the back of Northpark. Can the wall be articulated somehow? (Ennis: Can look at it. It is a concrete wall, could have some reveals.) Something to give it some texture, a visual camouflage perhaps with some colors and relief.
- > Has there been further thought on what options are being considered for the amenity space on second floor? It looks like a great space, adjacent to the courtyard. (Ennis: Probably fitness, and gathering room/club room.)
- > Is the loading area for tenant move-in and move-out? (Ennis: Yes. There is an elevator with direct access.)
- > What are the square footages of the roof decks? (Ennis: The plans have a special page with yellow and green shown the various areas.) If the roof decks were included as open space, would that meet the 50% open space requirement? (Youdall: Yes.)
- > Has there been engagement with Northpark? (Youdall: Equity Residential manages Northpark. A fence and landscape treatment will be coordinated with Northpark.)
- > How will guest parking be accommodated? Street parking? (Youdall: Some guest parking can be on the ground level in the front, and existing street parking along Rollins Road will be maintained. It is quite a ways away from the single family neighborhood to the south, so there is quite a bit of street parking available.) Expects the residents of the units with stoops will want to park in front of their units; will there be time restrictions on the street parking? (Youdall: Typically reserves a white curb near the lobby for ride share. Has not proposed any street parking restrictions in coordination with Public Works.)
- > Is there bicycle storage? (Youdall: Yes, there will be secured bike storage for residents in the area shown in gray in the garage level.)
- > Are electrical car chargers compatible with the lift system, and will there be chargers for every space? (Youdall: Yes, they are compatible with the lift system. There will not be chargers for every space, but typically installs a higher number than required by code. Additional spaces can be wired for the future if demand were to increase.)
- > Will the move-ins and move-outs need to be coordinated? (Youdall: Yes, there is a dedicated loading dock space, and it will be managed with reservations. Has had lots of experience with managing this on other projects.)
- > How does the trash get picked up? Can the trucks get to the trash room? (Youdall: Property management will take the bins out to the street on pickup days. Typically coordinate with the trash service and bring the bins back in once the trash has been collected.)
- > Why do some of the units not have balconies? Does not look as much residential as might be expected. (Youdall: Rollins faces the freeway, did not expect people would want to be out on balconies there. There are some balconies facing the courtyard. Considers balconies together with the other open spaces offered in the project, and finds people will often use the balconies only for storage and then use the common open spaces anyway.)
- > Have you reviewed the letter from Jennifer Pfaff about the landscaping? (Youdall: Yes. The landscape team talked with the City Arborist, who suggested the tree selection. The secondary layer of trees has smaller evergreen trees.) Has there been consideration of the room needed for the tree root structure in relation to the underground garage? (Youdall: Works very closely with the arborist and landscape team to ensure there is room for the bulbs and canopies. Takes this into account when choosing the trees, and sizing and spacing them.)

Public Comments:

James Cutsinger, building owner of 1011 Cadillac Way: Adjacent to the property, has concerns with the project. The proposed building is 74 feet high compared to smaller single-story building at 1011 Cadillac, will block the morning light. Had skylights installed recently, concerned the proposed building will block the light. Concerned with construction noise over a 12- to 18-month project, the truck traffic, dust and debris.

Chair Gaul closed the public hearing.

Commission Discussion:

- > The use is probably where the site is heading anyways, but has trouble with all the exceptions being requested.
- > Concerned with the height in relation to surroundings, will dwarf other buildings in the area and will not fit in with the scale, including the Northpark apartments. At Northpark the open space is on the ground and provides a buffer between the buildings. The rooftop gardens do not work the same way, and the building is so close to the rear property line.
- > Would rather see the building scaled down to fit with the other buildings in the area.
- > Wants to see the traffic study.
- > Can't find arguments against the rezoning, but expects there will be a large contrast with the surroundings.
- > Would like to see a dedicated space for bikes and bike lockers, rather than just a room that may or may not be able to accommodate them. Could be helpful in reducing concerns with traffic, and would dovetail with the Broadway Caltrain opening in the future. Would provide an argument for reduced traffic impacts.
- > Would not have an issue with the height if there was more green space. Would like to see more relief somewhere else on the ground so it does not feel right on the street. Maybe the office could be pushed back a bit.
- > Looks like it is busting at the seams.
- > The parcels are smaller than the adjacent properties. Nicely designed complex, and a lot of thought has been put into how to utilize the spaces on the different levels. But concerned with the reduced front setback on such a busy street, but there is no buffer zone between the sidewalk and the stoops. Likes the project overall and supports the program but concerned with the Rollins Road frontage.
- > The project provides additional housing units in an area where units are desperately needed. This site is comprised of a unique combination of lots, very narrow, so there need to be concessions for achieving a project like this.
- > Understands why there are not balconies facing Rollins Road, they will be filled with noise and dust. The building itself serves as a buffer to the rest of the community, including Northpark.
- > It's impossible to compare to other buildings in the area, since they include a number of single-story buildings. The proposed building is tall but the carve-outs creating additional open space on the roof works based on that articulation.
- > As part of the environmental assessment, it would be helpful to see a shade and shadow study. The north direction is towards the freeway, so much of the shade and shadow will be towards the freeway. However wants to be able to see what happens in the morning towards the properties to the west.
- > Is in favor of the project in terms of the massing, style, and concessions being requested because they are in step with other provisions in the code, such as the density bonus and below market rate units. The project offers great community benefit.
- > There is a need for more housing, and this is a good location for more housing, but 140 units per acre seems very high compared to new General Plan designation of 80 units per acre.
- > The below market rate units in the Moderate category are not as affordable as one would expect. The rents will be very high; not sure how cutting back would hurt the project.
- > If the lot was bigger it would make sense to bring it down in scale and spread it out more, but since the lot is small and the development is being maximized it makes it feel like it is too much for the lot.

There is no motion for this item. The application will return for action once the environmental review has been completed.



COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

APPLICATION TO THE PLANNING COMMISSION

Type of application:

- ☒ Design Review ☐ Variance ☐ Parcel #: 026-231-250 & 026-231-260
☒ Conditional Use Permit ☐ Special Permit ☒ Zoning / Other: General Plan Amendment / Rezone

PROJECT ADDRESS: 1095 Rollins Road, Burlingame, CA 94010

APPLICANT

Name: The Hanover Company

Address: 156 Diablo Rd, Ste. 220

City/State/Zip: Danville, CA 94526

Phone: (925) 490-2990

E-mail: syoudall@hanoverco.com

PROPERTY OWNER

Name: SA Properties Company, L.P.

Address: 116A Main Street

City/State/Zip: Tiburon, CA 94920

Phone: (415) 435-6200

E-mail: william.sherman.russell@gmail.com

ARCHITECT/DESIGNER

Name: BDE Architects - Jonathan Ennis

Address: 950 Howard Street

City/State/Zip: San Francisco, CA 94103

Phone: (415) 677-0966

E-mail: jennis@bdearch.com

Burlingame Business License #: _____

Authorization to Reproduce Project Plans:

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

PROJECT DESCRIPTION: The project will include the demolition of all existing onsite structures for the construction of a new 6-story multifamily residential building. The project contains 5 levels of type IIIA construction over 1 level of type I construction, all over 1 level subterranean garage containing both surface and stacked parking. The project consists of 150 apartment units and a total of 192 off-street parking spaces. 10% of the apartments (15 total) will be designated for moderate income households.

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

Applicant's signature: [Signature] Date: 9/13/18

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: Will Russell Date: 9/13/2018

See Attached Ctr

Date submitted: 9/11/18

September 13, 2018

The City of Burlingame Community Development Department
Planning Division
Attn: Kevin Gardiner, Planning Manager
501 Primrose Road
Burlingame, CA 94010

Re: 1095 Rollins Road – Property Owner Authorization for Entitlement Processing

Dear Mr. Gardiner,

The proposed apartment development by The Hanover Company at 1095 Rollins Road in Burlingame consists of two (2) parcels owned by SA Properties Company, L.P, a Limited Partnership, of which I am the managing partner.

Please consider this letter as formal notification and authorization for Scott Youdall and his team, on behalf of The Hanover Company, to work with all City Staff departments (Planning, Building, Fire, etc.) to process entitlements for a proposed multifamily development on my property. We also ask for your confidentiality through this process.

Sincerely,

A handwritten signature in cursive script that reads "William Russell".

William Russell

President, William Sherman Corp.

General Partner for SA Properties Company, L.P.



THE HANOVER COMPANY

November 14th, 2018

The City of Burlingame Community Development Dept.
Planning Division
Attn: Kevin Gardiner
501 Primrose Road
Burlingame, CA 94010

Re: 1095 Rollins Road – Summary Project Narrative

Dear Mr. Gardiner,

Please see below project summary for the proposed multifamily development project at 1095 Rollins Road in Burlingame:

Project Applicant:

Scott Youdall
The Hanover Company
156 Diablo Road, Ste. 220
Danville, CA 94526
(925) 490-2990
syoudall@hanoverco.com

Property Owner:

William Sherman Russell
SA Properties Company L.P.
116A Main Street
Tiburon, CA 94920
(415) 435-6200
William.sherman.russell@gmail.com

Property Information:

1095 Rollins Road
Burlingame, CA 94010
1.075 Acres
APNs: 026-231-250; 026-231-260

General Plan Designation:

Commercial (Shopping & Service)

Zoning:

C-1 District

RECEIVED

NOV 20 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

Project Description:

1095 Rollins Road (the "Property") is located between Cadillac Way to the west and Toyon Drive to the east. The Property fronts onto Rollins Road to the north, is surrounded by the Northpark Apartments to the south, a City utility station to the east, and is adjacent to a gas station to the west. The Property is currently improved with a single-story restaurant (Fattoria E Mare), a raised tennis court maintained by the neighboring Northpark Apartments via an easement over a portion of the Property, and a combination of surface and covered parking to service the restaurant. Applicant is proposing to demolish all existing onsite structures for the construction of a new 6-story, podium multifamily residential building (the "Project"). The Project will consist of 5 levels of type IIIA construction over 1 level of type I construction, all over a 1-level subterranean garage containing both surface and "stacked" parking.

The Project consists of 150 apartment units, including stoop units that will help activate the streetscape along Rollins Road. A total of 192 off-street parking spaces will be included on-site, just over one space per bedroom. The unit mix will include 35 studios, 74 one-bedroom units, and 41 two-bedroom units. Resident amenities will include multiple roof decks with BBQs and fire pits; a programmed courtyard with a bocce ball court; a fitness center and clubhouse, which look out on the courtyard; bike parking; and on-site storage. The Project's proximity to the Broadway Caltrain Station – only a five-minute walk – and the nearby Broadway commercial corridor will be an amenity to residents, as well as a boon for local businesses in the area. Ten percent (10%) of the apartment units (15 total) will be designated affordable for moderate income households, providing much-needed workforce housing in Burlingame.

Proposed Action:

The current General Plan land use designation for the Property is Commercial (Shopping & Service) and the zoning is C-1 (Commercial). Applicant is seeking a General Plan Amendment and Rezone to change the land use to High Density Residential and the zoning to R-4 Multifamily Residential. Applicant is also seeking a Conditional Use Permit to allow the Project height to exceed 35 feet and comply with the 75-foot maximum height limit prescribed by Burlingame's Municipal Code.

Applicant is proposing to merge the Property's two parcels via a Vesting Tentative Map (the "VTM"), which will include a public easement along the Property's Rollins Road frontage for the construction of a new public sidewalk right-of-way. The VTM will also set the front (9'), rear (5'), and side (20') setbacks for the project, as allowed by Chapter 25.29.075 of the Burlingame Municipal Code.

The Project is NOT seeking any variances (contrary to what was identified – and paid – in the Applicant's Planning Submittal fee breakdown).

Density Bonus:

Per Section 25.63.020 of the Burlingame Municipal Code, the Project seeks to invoke the Burlingame Density Bonus Program by allocating ten percent (10%) of units (15 total) as moderate-income affordable units. In exchange for providing these Below Market Rate (BMR) units, Applicant seeks the following concessions for the Project, as allowed by Chapter 25.63 of the Burlingame Municipal Code, and CA Government Code 65915, Section 1:

- By Right Parking Incentive: Allows the minimum required parking to be set at 1 space for studios and one-bedroom units, and 2 spaces for two-bedroom units. The Project's proposed parking exceeds this standard.

- Development Concession: The Project will use its one (1) allowed development Concession for the Project's parking stacker system in the garage, which will allow residents to retrieve their automobiles on an individually-accessible basis via an application on their phone. The individual parking space dimensions of the parking stackers is 8'6" x 18' per car, which is smaller than prescribed by code, but included as part of Applicant's parking concession request.
- Waiver of Development Standards. The Project seeks the waiver of one (1) development standard that physically preclude the Project's ability to deliver the 15 affordable units on site:
 - A waiver to allow programmed roof deck areas that serve as open space to not count against the City's lot coverage requirement. Based on guidance from Planning staff, the Project originally proposed a courtyard on the second floor and roof decks over the 5th floor as areas that would not count against the City's 50% lot coverage requirement of 50%. Burlingame has explained that while courtyards over parking are allowed to be exempt from the lot coverage requirement, roof deck areas above units are not. If the roof deck areas had to be dropped down to the courtyard level, the Project would lose 28 units, which would prevent the Project from delivering the 15 BMR units and also render the Project infeasible

**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION****RECEIVED**

SEP 14 2018

HEIGHT

CITY OF BURLINGAME
CDD-PLANNING DIV.

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

1. ***Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The current General Plan land use designation and zoning for the subject property are Commercial, but Burlingame's draft General Plan Update includes a high density residential overlay on this site. The neighboring Northpark Apartments is evidence residential can not only survive in the Rollins Road area, but also thrive and become an integral part of the neighborhood. Summerhill Apartments' under-construction "Anson" project, also on Rollins Road, is further evidence this area is in the midst of a transformation that will bring much-needed housing to Burlingame within walking distance to the Broadway Caltrain Station and the Broadway commercial corridor. The project does not present a threat to public health or public safety. On the contrary, the project will help stimulate local businesses, activate the streetscape with pedestrians, and promote Caltrain ridership, which helps take cars off the road. In addition, 10% of the units in the project (15 units) will be designated affordable for moderate income households, bringing much-needed affordable housing to Burlingame.

2. ***How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

Applicant is seeking a General Plan Amendment and rezoning of the subject property to High Density Residential and R-4 Multifamily Residential, respectively. The proposed use adheres to the proposed land use and zoning designation, and the land use change will align this parcel with the high density residential uses on the rest of the block.

3. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The project will be compatible with the adjacent Northpark Apartments to its south and east side. Northpark is a 510 unit multifamily community consisting of ten 4 story buildings. The proposed project will be located 30 feet from the closest Northpark building (which is not oriented towards the project site) and 88 feet away from the nearest Northpark building oriented towards the project site. The proposed project is further compatible with the new SummerHill Anson project (290 units in a five story building) located down the street. The closest single family homes on Rollins are located 820 feet away on Toyon Drive. The remaining neighbor to the west is a gas station, and Highway 101 is to the north. The Project's proximity to the Broadway Caltrain Station lends itself to higher density, transit-oriented development, and the Project's location minimizes any impacts that the project could have on the nearest single family home neighborhoods.



ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Address: 1095 Rollins Road

Assessor's Parcel Number: 026-231-250; 026-231-260

Applicant Name: The Hanover Company

Property Owner Name: William Sherman Russell / SA Properties Co. L.P.

Address: 156 Diablo Rd., Ste. 220

Address: 116A Main Street

City/State/Zip: Danville, CA 94526

City/State/Zip: Tiburon, CA 94920

Phone: (925) 490-2990

Phone: (415) 435-6200

Permit applications required for this project (special permit, variance, subdivision map, parcel map, condominium permit, building permit, etc.): General Plan Amendment; Rezone; Vesting Tentative Map / Parcel Map; Demolition permit; Grading permit; Building permit

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: Dewatering Permit; Construction General Permit

SITE INFORMATION

Site size: 1.075 Acres and 43,827 Square Feet Existing Zoning: C-2 Commercial

Existing use(s) of property: Single-story commercial building (restaurant); elevated tennis court

Total Number of Existing Parking Spaces¹: 52 Number of Compact Spaces¹: 0

Number of Existing Structures and Total Square Footage of Each: 2 structures; 12,100 square feet and 13,000 square feet (see below)

Will any structures be demolished for this project? ☒ Yes ☐ No

Size and use of structures to be demolished: Restaurant (12,100 square feet); Tennis Court (13,000 square feet)

Number and size of existing trees on site²: 2

Will any of the existing trees be removed? ☒ Yes ☐ No

If Yes, list number, size and type of trees to be removed: One (1) olive tree (5" trunk); one (1) Tobira shrub

Are there any natural or man-made water channels which run through or adjacent to the site?

☐ Yes ☒ No If Yes, where? _____

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

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

Describe in general the existing surrounding land uses to the:

North Rollins Road and Hwy 101

South Northpark Apartment complex

East City-owned utility station

West Gas/service station

PROPOSED PROJECT

Project Description: Project will include demolition of all existing onsite structures for the construction of a new 6-story, 150-unit, privately funded multifamily residential building. The project contains 5 levels of type IIIA construction over 1 level of type I construction, all over a 1-level subterranean garage containing both surface and stacked parking. The project will include 192 off-street parking spaces. Ten percent of the 150 units (15 total) will be designated as affordable for moderate income households.

Residential Projects:

Number of Dwelling Units: 150

Size of Unit(s): Units will range from 500 square feet to 1,376 square feet, with an average unit size of 833 square feet

Household size (number of persons per unit) expected: Project will be a mix of studio, 1-bedroom, and 2-bedroom units

Commercial/Industrial Projects: N/A

Type and square footage of each use: _____

Estimated number of employees per shift: _____

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

If Yes, please describe: _____

Institutional Projects (public facilities, hospitals, schools): N/A

Major function of facility: _____

Estimated number of employees per shift: _____

Estimated Occupancy: _____

For all Projects:

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

Land Use: If the project involves a conditional use permit, variance or rezoning application, please explain why the applications are required³: Project requires a CUP to allow proposed building height to exceed 35'. Applicant is seeking a rezone from C-2 Commercial to R-4 Multifamily Residential to accommodate the proposed residential use. Burlingame's General Plan Update includes a high-density residential overlay for this site.

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

Building gross square footage: Existing: 25,100 Proposed: 195,000
Number of floors of construction: Existing: 1 Proposed: 6

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

Existing: Standard	<u>52</u>	Proposed: Standard	<u>14</u>
Compact	<u>0</u>	Compact	<u>178</u>
Total	<u>52</u>	Total	<u>192</u>

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

 0-500 cubic yards 5,000-20,000 cubic yards
 500-5,000 cubic yards X Over 20,000 cubic yards(indicate amount) 23,823

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

Storm water runoff: Indicate area of site to be covered with impervious surfaces (parking lot paving, etc.): 39,687 square feet

Is the area with impervious surfaces less than 200 feet away from a wetland, stream, lagoon or bay?

 Yes X No

Noise: Describe noise sources and timing of activity generated by your project during construction:
Standard construction noise shall take place during the permitted days and time periods, as stipulated by the City of Burlingame. Construction anticipated from November 2020 through September 2022.

Noise sources generated during operation of facility: Projected to be commensurate with noise generated by the neighboring Northpark Apartment project and other multifamily residential projects. No permanent generators will be installed.

Vibration: Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: Proposed project will require excavation and foundation work that may cause minor vibration felt by neighboring properties.

Exterior Lighting: Please describe any proposed exterior lighting of the facility⁴: Street lighting along Rollins Road and exterior building lighting for visibility and safety.

Water: Expected amount of water usage:

Domestic	<u>20,289</u>	gal/day	Peak use	<u>113</u>	gal/min
Commercial	<u>0</u>	gal/day	Peak use	<u>0</u>	gal/min
Expected fire flow demand	<u>2,832</u>	gal/min			

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

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

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

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

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

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

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

6. Is the project tributary to an already impaired water body, as listed on the Clean Water Action Section 303(d) list? If so will it result in an increase in any pollutant for which the water body is already impaired? Yes, the San Francisco Bay is an impaired water body, but there would not be an increase in pollutants as a result of this project.

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

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

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

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

Sewer: Expected daily sewer discharge 30,600 gallons per day

Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.) Residential unit bathrooms, showers, sinks, laundry.


General:

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

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

CERTIFICATION

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

Date 6/17/19 Signature 

Environmental Information Form Addendum – 1095 Rollins Road, Burlingame

- Substantial change in existing noise or vibration levels in the vicinity (during construction and/or operation)

The proposed project will involve standard construction noise, which shall take place during the permitted days and time periods, as stipulated by the City of Burlingame. The proposed project will require excavation and foundation work that may cause minor, periodic vibrations felt in the vicinity. Construction is anticipated to take place from November 2020 through September 2022.

- Site on filled land or on slope of 10% or more

The project Geotech report states that the subject site, along with much of this section of the Peninsula, is located within a former tidal marsh that was subsequently filled during development of the area.

Tree Inventory Report

**1095 Rollins Road
Burlingame, CA**

PREPARED FOR:

Hanover

**156 Diablo Road, Suite 220
Danville, CA 94526**

PREPARED BY:

**HortScience | Bartlett Consulting
325 Ray St.
Pleasanton, CA 94566**

November 21, 2018



HORT SCIENCE

BARTLETT CONSULTING

Division of The F.A. Bartlett Tree Report Company

**Tree Inventory Report
1095 Rollins Road
Burlingame, CA**

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Exhibits

Tree Assessment Map
Tree Assessment

Tree Inventory Report

1095 Rollins Road

Burlingame, CA

Introduction and Overview

Hanover is planning to redevelop the property located at 1095 Rollins Road in Burlingame, CA. Currently the project area consists of a series of commercial building with associated landscapes, parking lots and a tennis court. HortScience | Bartlett Consulting was asked to prepare a **Tree Inventory Report** for the site as part of the application to the City of Burlingame.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on October 31, 2018. The assessment included all trees 6" and greater, located within and adjacent to the project area. Off-site trees with canopies extending over the property line were included in the assessment. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species.
2. Tagging each tree with an identifying number and recording its location on a map; off-site trees were not tagged.
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 0 – 5 based on a visual inspection from the ground:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
 - 0 - Tree is dead.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come:

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have a shorter life span than those in the "high" category.

Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Ten (10) trees representing five species were evaluated (Table 1). For all species combined, trees were in fair condition (9 trees) with one tree in poor condition. Eight off-site trees were included in the assessment (#135, 136, 138-142 and 144). Descriptions of each tree are found in the **Tree Assessment**, and approximate locations are plotted on the **Tree Assessment Map** (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees
1095 Rollins Road, Burlingame, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	1	3	-	4
Olive	<i>Olea europaea</i>	-	1	-	1
Monterey pine	<i>Pinus radiata</i>	-	3	-	3
Tobira	<i>Pittosporum tobira</i>	-	1	-	1
Chinese elm	<i>Ulmus parvifolia</i>	-	1	-	1
Total		1	9	-	10

Two trees were growing on-site.

- A small *Pittosporum* shrub/tree (#137) was in fair condition growing in the south eastern corner of the property (Photo 1).
- A small olive (#143) in fair condition was covered in ivy along Rollings Road.

Eight trees were growing off-site with canopy over-hanging the property.

- Three Monterey pines (#135, 136 and 138) were growing in the southwestern corner of the property. They had trunk diameters of 22, 22 and 26" respectively and were in fair condition.
- Four Monterey cypresses (#139-142) were growing along the southern boundary. They were mature in development with at least one trunk 18" or greater in diameter. They were in fair condition except for #140 which had a thinner crown than the others (Photo 2).
- Chinese elm #144 was semi-mature and growing near the eastern property boundary.



Photo 1 – Tobira #137 was a short shrub-like tree.

Burlingame protects all trees 15" and greater in diameter (Municipal Code Section 11.06). Based on this definition, seven trees included in the report are considered *Protected*. These trees cannot be removed without a permit.

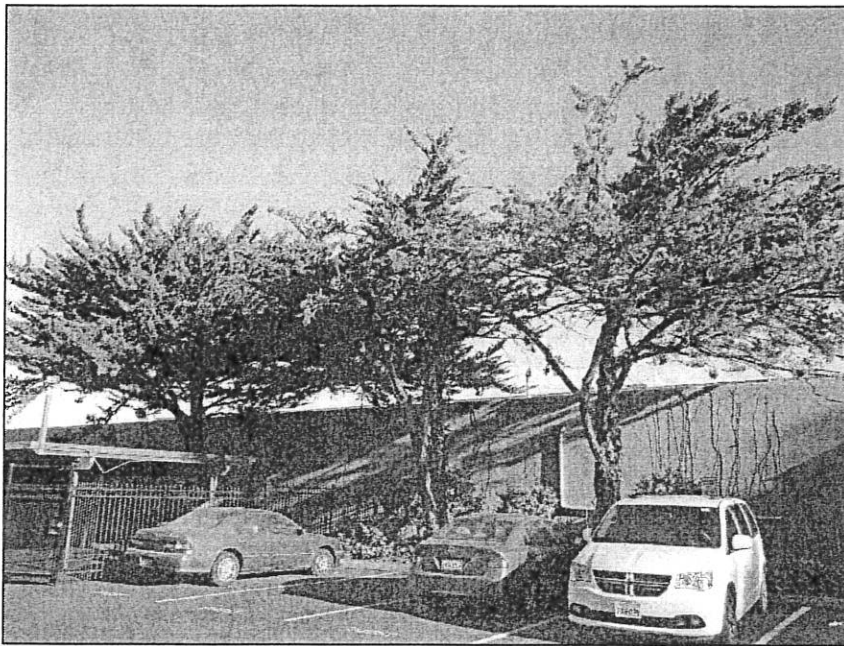


Photo 2 – Monterey cypresses #142-140 (left to right) were growing along the southern property boundary.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.

- **Species response**

There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, olives are more tolerant of root pruning than Monterey pines.

- **Tree age and longevity**

Mature trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**

Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database <http://www.cal-ipc.org/plants/inventory/> lists species identified as being invasive. Burlingame is part of the Central West Floristic Province. Olive are listed as limited invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see **Tree Assessment** in Exhibits, and Table 2). We consider trees with "high" suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with "low" suitability for preservation in areas where people or property will be present. Retention of trees with "moderate" suitability for preservation depends upon the intensity of proposed site changes.

**Table 2. Tree suitability for preservation
1095 Rollins Road, Burlingame, CA**

High	These are trees with good health and structural stability that have the potential for longevity at the site. No trees had "high" suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Seven trees had "moderate" suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Three trees had "low" suitability for preservation.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. Specific recommendations for tree protection will be prepared when project plans are available.

Design recommendations

1. Note trees that would be beneficial to the future landscape and plan construction to avoid these trees.
2. The plans affecting the trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
3. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation, especially street trees.
4. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. For design purposes, the **TREE PROTECTION ZONE** is the trees dripline.
5. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
6. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
7. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
9. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
10. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
11. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we

cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Ryan Gilpin, M.S.
Certified Arborist #WE-10268A

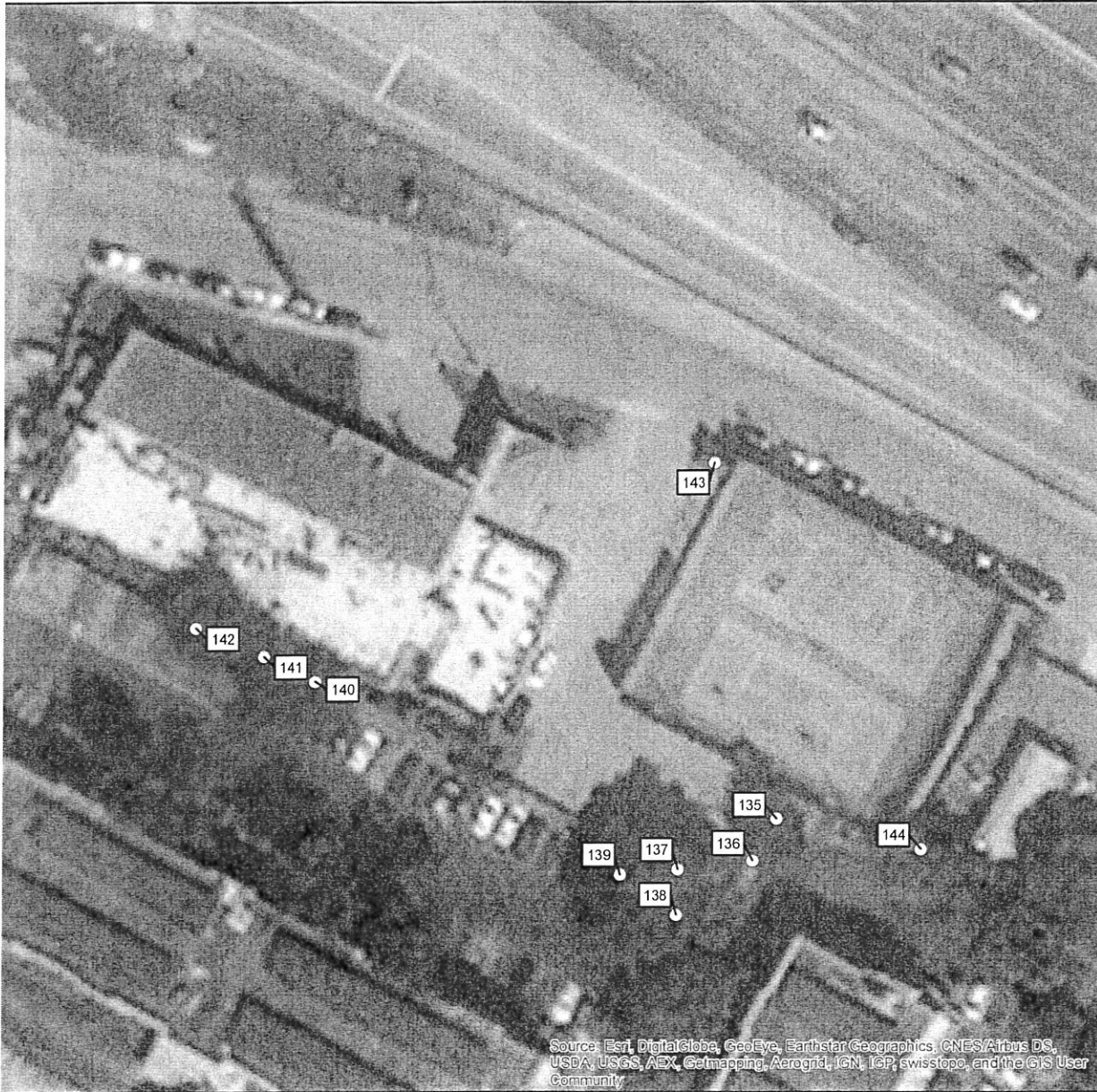


Exhibits

Tree Assessment Map

Tree Assessment





Tree Assessment Map

1095 Rollins Road
Burlingame, CA

Prepared for:
Hanover

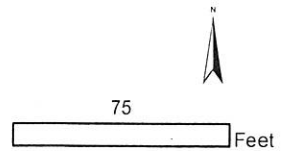
November 2018

Notes:

1. Tree locations are approximate.
2. Aerial image provided by ESRI.

Legend

○ Trees



325 Ray Street Phone (925) 484-021
Pleasanton, CA 94566 Fax (925) 484-0596

Tree Assessment

1095 Rollins Road
Burlingame, CA
November 2018



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
135	Monterey pine	22	Yes	3	Moderate	Off-site; tagged on fence; codominant trunks arise from 3'; wide attachment; southern trunk turns vertical at 15 feet.
136	Monterey pine	22	Yes	3	Moderate	Off-site; tagged on fence; heavily suppressed; thin.
137	Tobira	5,4,3	No	3	Moderate	Multiple trunks arise from base; growing as a shrub.
138	Monterey pine	26	Yes	3	Low	Off-site; tagged on fence; overhangs site by 20'; thin; straight upright trunk.
139	Monterey cypress	22,14	Yes	3	Moderate	Off-site; codominant trunks arise from 1'; full crown.
140	Monterey cypress	21	Yes	2	Low	Off-site; minimal overhang; topped at 20'; thin.
141	Monterey cypress	18,12	Yes	3	Low	Off-site; minimal overhang; topped at 20'; full crown
142	Monterey cypress	18,16	Yes	3	Moderate	Off-site; minimal overhang; codominant trunks arise from 5'; topped at 20'; full crown; roots lifting asphalt.
143	Olive	5,5	No	3	Moderate	Codominant trunks arise from base; base, trunk and crown engulfed in ivy; healthy growth.
144	Chinese elm	14	No	3	Moderate	Off-site; tagged on fence; minimal overhang; healthy crown;