

City of Burlingame

*Environmental Scoping & Design Review Study for Development
of a New 290-Unit Multiple Family Residential Project*

Item No. 9
**Environmental Scoping &
Design Review Study**

Address: 1008-1028 Carolan Avenue & 1007-1025 Rollins Road

Meeting Date: June 23, 2014

Request: Environmental Scoping and Design Review Study for development of a new 290-unit multiple family residential project on a 5.40 acre site. The proposed project consists of 268 apartment units in two 5-story buildings, and 22 two-story townhome condominiums in four buildings. Applications include Design Review, Vesting Tentative and Final Map to merge and subdivide the existing four parcels, Condominium Permit to establish the 22 town homes, Conditional Use Permits for the multiple family residential use and for building height for the two apartment buildings with heights up to 61'-6" tall, and Special Permits for a driveway within the required 20-foot setback along the southerly property line and to allow a building 34'-4" in height for the condominium structures where a special permit is required for buildings between 30 feet and 36 feet in height.

Applicant and Architect: Alex Seidel, Seidel Architects

APN: 026-240-290, -340, -360 & -370

Property Owners: Stucker Family Trust (APNs 026-240-340, -360 & -370)

Oscar F. Person Testamentary Trust (APN 026-240-290)

General Plan: Commercial Uses (Carolan Rollins Commercial Area)

Lot Area: 235,030 SF (5.40 Acres)

Housing Element: Listed on Housing Sites Inventory

Zoning: C-2/R-4 Overlay

Adjacent Development: Multiple-Family Residential and Single Family Residential

Environmental Scoping: Environmental Review of this project is required by the California Environmental Quality Act (CEQA). In this case, it has been determined that an Environmental Impact Report is the appropriate environmental document for this project. As a part of preparing the Draft Environmental Impact Report (DEIR) for this project, staff is requesting that the Planning Commission comment on any potential environmental effects which you feel should be investigated.

Please refer to the attached Notice of Preparation for additional information regarding the environmental review for this project. Potential environmental effects which will be considered in the DEIR include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Transportation
- Utilities and Service Systems
- Energy
- Cumulative Impacts

The issues identified by the Commission will be incorporated into the environmental documents for the project. The City has entered a contract with David J. Powers & Associates to prepare an Environmental Impact Report for this project.

Design Review: Design Review is required for the proposed project. Design Review was instituted for all multiple family residential projects when the zoning code was updated in 2010 to implement the Downtown Specific Plan and the 2009-2014 Housing Element. Although this site is not within the Downtown Specific Plan area and there are no Design Guidelines adopted for multiple family residential projects that are not within a specific plan area, the following criteria for multiple family projects are outlined in the zoning code:

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

Project Summary:

Based on the plans submitted dated June 13, 2014, Planning staff has identified the following applications required for this project:

- Design Review;
- Vesting Tentative and Final Map to merge and subdivide the existing four parcels;
- Condominium Permit to establish the 22 town homes;
- Conditional Use Permits for the multiple family residential use and for building height for the two apartment buildings of up to 61'-6" feet tall, where buildings over 35' tall (up to 75') require a conditional use permit; and
- Special Permits for a driveway within the required 20-foot setback along the south property line and to allow a 34'-4" building height for the condominium structures where a special permit is required for buildings between 30 feet and 36 feet in height.

An application has been submitted for development of a new multiple-family residential development consisting of 268 apartment units in two buildings up to five stories in height, and 22 two-story townhome condominiums to be located on the south side of the site. The five-story apartment buildings would be located on the north side of the site.

The following table shows a breakdown of the number of bedrooms and average unit size for the apartment units. Six of the townhomes are proposed with two bedrooms, eight would have three bedrooms, and eight propose 3+ bedrooms with a room that could either be used as a bedroom or a den/office space.

TABLE 1 – Apartment Bedroom Count and Average Size

APARTMENTS			
Unit Type	Average Size	Count	Mix
1 Bedroom	805 SF	149	56%
2 Bedroom	1,178 SF	111	41%
3 Bedroom	1,396 SF	8	3%
	977 Average Overall	268	100%

The project proposes a total of 524 parking spaces. The apartment portion of the project includes 466 parking spaces, with 430 spaces in a semi-subterranean garage for residents, and an additional 27 spaces available for guests. The condominium portion of the project will provide 58 parking spaces, 52 of which will be provided in private garages, with 6 additional parking spaces for residents and guests.

The apartment portion of the project also includes a central courtyard above the parking garage with amenities for residents. Amenities include a pool and spa, lounge seating, fireplaces, outdoor kitchens, landscaping, and tables and chairs. The apartment buildings will include a club room, a fitness studio, a Wi-Fi lounge, a business center and conference room. The project also includes a leasing center on site. In addition, there will be walking paths, a fountain and a dog walk area and washing station.

Between the apartment buildings and the townhomes, the project will include a tree-lined public pedestrian paseo with landscaped areas and seating, creating a walking connection between Carolan Avenue and Rollins Road. The paseo will be a public pedestrian access easement, open to public access through the site.

The project site is bounded by Carolan Avenue and the Caltrain right-of-way to the west, Rollins Road to the east, the 510-unit Northpark Apartments to the north, and a single family residential neighborhood to the south. The site is currently occupied by automobile sales, repair and rental facilities.

Table 1 – 1008-1028 Carolan Avenue & 1007-1025 Rollins Road
Lot Area: 235,030 SF (5.40 Acres)

Plans date stamped: June 13, 2014

	PROPOSED	ALLOWED/REQUIRED
Use	Multi-Family Residential Use ¹	Multiple Family Residential Uses require a Conditional Use Permit
SETBACKS		
Front	20'-0"	15'-0" or block average (28'-8") Or as shown on an approved subdivision map – Vesting Tentative Map for the project proposes to establish a 20' front setback along Carolan Avenue
Left Side Ground flr:	19'-4" minimum	7'-0"
(1st flr):	17'-5"	8'-0"
(2nd flr):	17'-5"	9'-0"
(3rd flr):	18'-5"	10'-0"
(4th flr):	19'-6"	11'-0"
Right Side (1st flr):	31'-11"	20'-0"
(2nd flr):	29'-11"	20'-0"
	Driveway proposed within 20' setback ²	Special Permit req'd for driveway within 20' setback
Rear (Rollins Rd) Ground flr:	20'-0"	20'-0"
(1st flr):	20'-0"	20'-0"
(2nd flr):	20'-0"	20'-0"
(3rd flr):	21'-1"	20'-0"
(4th flr):	26'-10"	20'-0"
Lot Coverage:	117,366 SF 49.93%	117,515 SF 50%

¹ Conditional Use Permit for Multiple Family Residential Use within the Carolan/Rollins Commercial Area – R-4 Overlay Zone (CS 25.031.065)

² Special Permit required for vehicular circulation within the 20-foot setback along the southerly property line (CS 25.31.065(b)(1)).

	PROPOSED	ALLOWED/REQUIRED
Height: Apartment Buildings:	61'-6" ³	Heights over 35'-0" require conditional use permit (up to a maximum of 75'-0")
Height: Townhome Buildings:	34'-4" ⁴	Heights between 30' and 36' require special permit
OFF-STREET PARKING		
Number of Parking Spaces:	Apartments: 466 parking spaces Townhomes: 58 parking spaces Total: 524 parking spaces	Apartments: 149 one-bdr x 1.5 = 223.5 111 two-bdr x 2.0 = 222.0 8 three-bdr x 2.5 = 20.0 Total = 466 spaces Townhomes: 6 two-bdr x 2.0 = 12.0 9 three-bdr x 2.5 = 22.5 8 four-bdr x 2.5 = 20.0 <u>Guest Parking Spaces = 3.0</u> Total = 58.0 Grand Total = 524 spaces
Number of Compact Spaces:	Apartments: 144 compact spaces Townhomes: 8 compact spaces Total: 152 compact spaces (29%)	262 compact spaces (50% of spaces may be compact as incentive for affordable units)
Clear Back-up Space:	24'-0"*	24'-0" or all spaces can be exited in three maneuvers or less
Parking Space Dimensions:	Standard spaces = 9' x 20' (10' x 20' next to wall) Compact spaces = 8' x 17'	Standard spaces = 9' x 20' Compact spaces = 8' x 17'
Covered Spaces:	514 spaces	419 (80% must be covered)
Driveway Width:	20'-0"	Parking areas with more than 30 vehicle spaces shall have two 12'-0" wide driveways or one 18'-0" wide driveway
LANDSCAPING AND OPEN SPACE		
Front Setback Landscaping:	69.76% (4870 SF)	50% (3495 SF)
<i>Private and Common Open Space – for Condominium Townhomes only</i>		
Private Open Space:	80 SF to 177 SF/unit	75 SF per unit
Common Open Space: SF Landscaped:	7,602 SF 4,061 SF (60.5% of total)	2200 SF 1100 SF (50% of required)

³ Conditional Use Permit required for 6'-6" building height where a conditional use permit is required for heights over 35'-0" up to a maximum of 75'-0"

⁴ Special Permit for a structure between 30'-0" and 36'-0" within 100 feet of the southerly property line (34'-4" proposed) CS 25.31.065(a)(1).

General Plan and Zoning: The Burlingame General Plan designates this site for Commercial Uses. In 2002, the Housing Element identified the property as also having the potential to be a housing site, noting that it is located between two residential areas and within proximity to transit. In 2009, an amendment to the text of the General Plan was adopted by the City Council which added the following text to describe the Carolan Rollins Road Commercial Area, which encompasses the project site.

***Carolan Rollins Commercial Area.** When the General Plan was first adopted in 1969, the entire area south of Broadway to Toyon, between Carolan Avenue and Rollins Road was designated for service and special sales uses, and was zoned M-1. In 1963, the site of North Park Apartments (south of Cadillac Way) was rezoned to the R-4 zone district, and in 1972, North Park Apartments were built. This left a pocket of M-1 zoned property between North Park Apartments and the residential area along Toyon Drive.*

In 1992, this property was rezoned from M-1 to the C-2 zone district. The uses at the time were similar to those which exist today (automobile dealers and repair facilities). These uses are permitted in the C-2 zone district, and it was felt that C-2 zoning would allow uses which were more compatible with the surrounding residential areas.

Since this area is surrounded by residential uses, it would also be appropriate for residential development. In order to provide a transition between the higher density residential area to the north and the single family residential development along Toyon Drive, special setback and height standards should be considered adjacent to the single family homes.

In 2009, the zoning code was also amended to establish the Carolan/Rollins Commercial Area – R-4 Overlay Zone, which encompasses this property. The R-4 overlay zone takes into account the proximity of the single family neighborhood to the south along Toyon Avenue by establishing special height and setback requirements along the property line adjoining the adjacent neighborhood. The zoning establishes a 30-foot base height within 100 feet of the southerly property line, with the opportunity for heights between 30 and 36 feet upon approval of a special permit. The overlay zone also establishes a twenty-foot setback line along the southerly boundary of the site, and requires a special permit to allow vehicular access within this twenty foot setback. The applicant has applied for special permits to allow a maximum 34'-4" building height for the townhomes, and to allow a controlled access driveway to serve the 22 townhomes adjacent to the southerly property line.

Housing Element: This site is listed on the Housing Sites Inventory in the adopted 2009-2014 Housing Element, and is proposed to be included on the list in the 2015-2023 Housing Element Update which is now under review. Because the application was submitted in March, 2014, it is subject to the programs, policies and adopted implementing zoning of the current 2009-2014 Housing Element. New policies and programs proposed by the 2015-2023 Housing Element update would not apply to this project because they were not yet in place when the application was submitted.

Front Setback: Code Section 25.29.075 (a) indicates that the front setback shall be fifteen feet, provided that the setback line delineated on any approved subdivision map shall supersede any provision of this chapter. Section 25.29.050(f) indicates that the Planning Commission and the City Council may, in the considerations and acceptance of any tentative or final map submitted pursuant to the provisions of the Subdivision Map Act, approve or accept any such tentative or final map wherein one or more lots or parcels of land do not conform to all of the provisions of Chapter 25.34, when the planning commission and the city council find that by reason of exceptional or extraordinary circumstances the approval or acceptance of such maps will not adversely affect the comprehensive zoning plan of the city.

The Vesting Tentative Map for the project proposes to establish a 20-foot front setback on Carolan Avenue. The proposed setback line is consistent with the character of the Carolan Avenue neighborhood, and the Planning Commission and/or Council may incorporate the appropriate findings into their actions on the Vesting Tentative Parcel Map and the project.

Moderate-Income Units: The applicant has been working with staff on an arrangement for moderate-income units that would respond to the community's goals as articulated in its Housing Element, as well as being within legislative and legal parameters. For the 290-unit project the applicant is proposing 29 units that would be attainable to households of "moderate" income. In San Mateo County, the "Moderate Income" category is defined as households earning between 81%-120% of San Mateo County Area Median Income (AMI), which in 2014 corresponds to up to \$86,500 for a single-person household or \$123,600 for a family of four). The applicant is proposing that the 29 units shown on the attached Sheets A2.1.1 through A2.4 will be the moderate-income units. The applicant proposes that 22 one-bedroom units, 6 two-bedroom units, and one three-bedroom unit would be the moderate-income units. They are proposed to be spread throughout the two buildings and are similar size and layout to the other apartment units.

As part of the arrangement, the applicant is proposing an increase in the number of compact spaces (152 compact spaces are proposed (29% of the spaces) as an incentive for providing the moderate-income units. Without the incentive, the number of compact spaces allowed is 20% of the spaces (104 spaces).

Staff Comments: See attached comments from the Chief Building Official, Parks Supervisor, City Engineer, and Fire Marshal.

Planning Commission Action:

1. **Environmental Scoping:** As the first discussion item, the Planning Commission should review and take public comment on the proposed project and the areas of potential environmental effects as listed in the staff report. The Commission should add any additional effects of the project that they believe should be addressed in the Draft EIR. The areas of investigation for environmental evaluation as defined by CEQA are listed in the attached Notice of Preparation of a Draft Environmental Impact Report for your reference.
2. **Design Review Study:** As the second discussion item, the Commission should comment on the design of the project as required by Chapter 25.57 of the Zoning Ordinance, Design Review, and to the following design criteria for multiple family residential projects:
 - a. Compatibility with the existing character of the neighborhood;
 - b. Respect the mass and fine scale of adjacent buildings even when using differing architectural styles;
 - c. Maintain the tradition of architectural diversity, but with human scale regardless of the architectural style used; and
 - d. Incorporate quality materials and thoughtful design which will last into the future.

Because an Environmental Impact Report is being prepared for this project, it is important that any changes to the building envelope be made early enough in the process so that any changes are reflected in the environmental review.

Maureen Brooks
Project Manager

- c. Elaine Breeze, SummerHill Apartment Communities, applicant
Alex Seidel, Seidel Architects, architect

Attachments:

Notice of Preparation (NOP) of a Draft Environmental Impact Report
Application to the Planning Commission
Project Description, submitted by the applicant
Environmental Information Form, submitted by the applicant
Conditional Use Permit Application
Special Permit Application
Sheets A2.1.1 through A2.4, Affordable Unit Designation Plan
Staff Comments
Notice of Public Hearing – Mailed June 13, 2014
Aerial Photo

CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
PH: (650) 558-7250
FAX: (650) 696-3790

Date: June 12, 2014

To: Office of Planning and Research, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

From: City of Burlingame, Community Development Department

Subject: **Notice of Preparation of a Draft Environmental Impact Report**
for the Carolan Avenue/Rollins Road Residential Project

As Lead Agency, the City of Burlingame will prepare a Draft Environmental Impact Report (EIR) for the proposed Carolan Avenue/Rollins Road Residential project, as described in more detail below. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the Draft EIR for the project are attached.

Due to the time limit mandated by State law, your response must be sent at the earliest possible date but ***no later than 30 days*** after receipt of this notice. Please include your name and contact information, and direct your response to this NOP to:

Kevin Gardiner, Planning Manager
City of Burlingame, Community Development Department
501 Primrose Road
Burlingame, CA 94010
Phone: (650) 558-7250
Email: kgardiner@burlingame.org

In addition, comments may be provided at the ***EIR Public Scoping Meeting***. The EIR Public Scoping Meeting will be held as part of the regularly scheduled City of Burlingame Planning Commission meeting on June 23, 2014 at 7:00pm at the Burlingame City Hall Council Chambers at 501 Primrose Road, Burlingame, CA 94010.

Written and/or oral comments should focus on possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed project in light of the EIR's purpose to provide useful and accurate information about such factors.

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
CAROLAN AVENUE/ROLLINS ROAD RESIDENTIAL PROJECT**

Project Title: Carolan Avenue/Rollins Road Residential Development Project

Project Location: The 5.4-acre project site is comprised of four parcels [Assessor Parcel Numbers (APNs): 026-240-290, -340, -360, and -370] located west of US Highway 101 (US 101) and south of Broadway at 1008-1028 Carolan Avenue and 1007-1025 Rollins Road in the City of Burlingame. Regional and vicinity maps of the project site are provided on Figures 1 and 2, respectively.

The project site is currently developed with eight, one-story buildings ranging from 3,480 to 53,140 square feet. The buildings were constructed between 1943 and 1982 and are currently occupied by automotive repair, rental, and sales facilities. The project is bounded by multi-family residences (Northpark Apartments) to the north, Rollins Road to the east, single-family and multi-family residences to the south, and Carolan Avenue to the west.¹ An aerial photograph of the project site and surrounding land uses is provided on Figure 3.

Project Description: The project proposes to develop 290 residential units (22 townhouses and 268 apartments), consistent with the existing General Plan and zoning designations for the site. The apartments are proposed in the northern and central portions of the site, and the townhouses are proposed along the southern portion of the site. The project would also include parking facilities, open space and pedestrian amenities, and landscaping.

The project would require utility connections and improvements, including installation of an approximately 1,300 foot long, eight-inch sewer main from the project site to the existing 36-inch sewer main in Cadillac Way. The project also proposes to extend the existing soundwall along the west side of US 101 to a point even with the northern edge of the project site. Currently, the soundwall terminates at a point even with the southern edge of the site.

The project would require Conditional Use Permits for multi-family residential use on-site and for a maximum building height of 61'-6" for the apartment buildings (a conditional use permit is required for buildings over 35 feet in height up to a maximum of 75 feet). The project also requires Special Permits for vehicular circulation within the 20-foot setback along the southern property line of the site, and for a maximum building height of 34'-4" for the townhouses, (a special permit is required for structures between 30 and 36 feet in height). The project also requires Design Review to assess the project's compatibility with the character of the neighborhood, and a Condominium Permit for the proposed 22-unit townhome condominiums.

¹ For ease of reference, Rollins Road is considered east of the site and Carolan Avenue is considered west of the site.

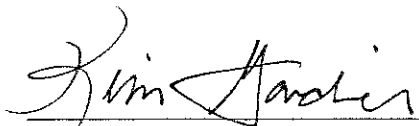
Potential Environmental Effects of the Project: The EIR will describe the existing environmental conditions on the project site and will identify the significant environmental impacts anticipated to result from development of the project. Where potentially significant environmental impacts are identified, the EIR will discuss mitigation measures that may make it possible to avoid or reduce significant impacts, as appropriate. The EIR will include the topics described below. Additional subjects may be added at a later date, as new information comes to light.

- **Aesthetics** – The EIR will describe the existing visual character of the site area and the projected changes resulting from development of the residential project. Visual issues resulting from the proposed project would include any significant adverse environmental effects resulting from building mass and height, lighting, and possible glare to adjacent land uses. Mitigation measures will be identified to reduce or avoid significant aesthetic impacts, as appropriate.
- **Air Quality** – The EIR will describe the regional air quality conditions of the San Francisco Bay Area and will evaluate air quality impacts from the project (including those associated with vehicular emissions and construction emissions) and to the project (including emissions from adjacent roadways), in conformance with the criteria identified by the Bay Area Air Quality Management District. The project's consistency with the 2010 Bay Area Clean Air Plan will also be discussed. Mitigation measures will be identified to reduce or avoid significant air quality impacts, as appropriate.
- **Biological Resources** – Given the urban and developed nature of the project site, the primary biological resources on-site are existing trees. The EIR will evaluate the project's impact on biological resources, such as removal of trees and impacts on nesting birds that may be present. Mitigation measures will be identified to reduce or avoid significant biological resources impacts, as appropriate.
- **Cultural Resources** – Although there are no designated historic resources identified on the project site, some buildings on and adjacent to the site are over 50 years old and could be considered historic resources. The EIR will evaluate the project's impact to historic, as well as pre-historic, resources on-site. Mitigation measures will be identified to reduce or avoid significant cultural resources impacts, as appropriate.
- **Energy** – The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project. Mitigation measures will be identified to reduce or avoid significant energy impacts, as appropriate.
- **Geology and Soils** – The existing geologic and soil conditions at the project site will be described in the EIR. The EIR will evaluate impacts to persons or property likely to result from the existing geologic conditions, including seismic and seismic-related hazards. Mitigation measures will be identified to reduce or avoid significant geology and soils impacts, as appropriate.

- **Greenhouse Gas Emissions** – The EIR will discuss the project’s consistency and conformance with applicable plans, policies, and/or regulations adopted for the purpose of reducing greenhouse gas emissions, including the City’s Climate Action Plan, and assess whether the project’s greenhouse gas emissions would have a significant impact on the environment. Mitigation measures will be identified to reduce or avoid significant greenhouse gas emissions impacts, as appropriate.
- **Hazards and Hazardous Materials** – The project site may have contaminated soil and/or groundwater from current and/or historic uses on-site. The EIR will evaluate hazards and hazardous materials impacts to and from the project, including any from the nearby airport. Mitigation measures will be identified to reduce or avoid significant hazards and hazardous materials impacts, as appropriate.
- **Hydrology and Water Quality** – The EIR will describe the existing hydrologic and drainage conditions (including flooding) at the project site, as well as any changes in site drainage and hydrological conditions resulting from the proposed project. Water quality impact during and post construction will also be addressed. Mitigation measures will be identified to reduce or avoid significant hydrology and water quality impacts, as appropriate.
- **Land Use** – The EIR will describe the existing land uses on and adjacent to the project site, and discuss the project’s conformance with relevant land use plans, policies, and regulations including the General Plan and Zoning Ordinance. The project’s request for Conditional Use Permits and Special Permits will be specifically addressed. The EIR will evaluate the proposed land use change and the relationship between the proposed residential use to existing development in the area. Any land use constraints between the proposed residences and existing land uses will be identified. This section of the EIR will also address the project’s impact on agricultural and forestry resources, population and housing, and mineral resources. Mitigation measures will be identified to reduce or avoid significant land use impacts, as appropriate.
- **Noise and Vibration** – The project site is subject to several sources of urban noise and vibration, including vehicular traffic and railroad pass-bys. The EIR will describe the existing noise and vibration conditions in the project area and address noise and vibration impacts to and from the project (including noise from project-generated traffic and project construction). Mitigation measures will be identified to reduce or avoid significant noise and vibration impacts, as appropriate.
- **Public Services** – The EIR will discuss the availability of public services (including fire and police protection, schools, and parks and recreational facilities) in the project area and the potential for the project to require the expansion or construction of those facilities. Mitigation measures will be identified to reduce or avoid significant public services impacts, as appropriate.
- **Transportation** – The EIR will describe the existing transportation network serving the project site and evaluate the traffic impacts resulting from the proposed project (including those to intersection

and freeway segment levels of service, and transit, bicycle, and pedestrian facilities). Mitigation measures will be identified to reduce or avoid significant transportation impacts, as appropriate.

- **Utilities and Service Systems** – The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services in the project area. The EIR will address the ability and capacity of the existing utilities in the project area to serve the project and any utility improvements (and the impacts from those improvements) required by the project, including the proposed installation of an approximately 1,300 foot long, eight-inch sewer main from the project site to the existing 36-inch sewer main at Cadillac Way.
- **Cumulative Impacts** – The EIR will include a discussion of significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. This section will cover all the relevant subject areas (such as transportation) discussed in the EIR and will specify which of the areas are anticipated to experience significant cumulative impacts. Mitigation measures will be identified for significant cumulative impacts, as appropriate.
- **Alternatives** – The EIR will evaluate alternatives to the proposed project, based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could reasonably accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant environmental impacts (CEQA Guidelines Section 15126.6). Analysis of a “No Project” alternative is required by law. Other alternatives that may be discussed include a reduced development alternative (e.g., smaller project site or reduced density), alternative land use, and/or alternative location(s).
- **Other Required CEQA Sections** – The EIR will include other sections required by CEQA, including: Consistency with Applicable Plans, Significant Unavoidable Impacts, Growth Inducing Impacts, Significant Irreversible Environmental Changes, Lead Agency and Consultants, and References. Relevant technical reports will be provided as appendices.



Signature

6/12/14

Date

Kevin Gardiner

Name

Planning Manager

Title

(650) 558-7250

Telephone



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 #:
☒ Conditional Use Permit ☒ Special Permit ☒ Other: Condominium permit, Vesting Tentative Map

PROJECT ADDRESS: 1008-1028 Carolan Ave. & 1007-1025 Rollins Rd.
(APNs 026-240-290, -340, -360, -370)

APPLICANT

project contact person ☒

OK to send electronic copies of documents ☒

SummerHill Apartment Communities

Name: Attn: Elaine Breeze

Address: 777 S. California Ave.

City/State/Zip: Palo Alto CA 94304

Phone: 650-493-4040

Fax: 650-857-1077

E-mail: ebreeze@shapartments.com

PROPERTY OWNER

project contact person ☐

OK to send electronic copies of documents ☒

Name: Multiple owners. Please see attached list.

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

E-mail: _____

ARCHITECT/DESIGNER

project contact person ☐

OK to send electronic copies of documents ☒

Name: Seidel Architects, Attn: Alex Seidel

Address: 545 Sansome Street, Suite 901

City/State/Zip: San Francisco, CA 94111

Phone: 415-397-5535

Fax: 415-397-5536

E-mail: Aseidel@seidelarchitects.com

★ Burlingame Business License #: 29328

PROJECT DESCRIPTION: Demolition of commercial buildings and parking lots, and construction of 22 two-story townhome condominiums, 268 apartments in two five-story buildings, semi-subterranean parking, amenities, landscaping, and a public pedestrian paseo on a 5.4-acre site. Please see the attached project description for further detail.

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: 3-7-14

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: 2/27/14

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.



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 #: _____
☒ Conditional Use Permit ☒ Special Permit ☒ Other: Condominium permit, Vesting Tentative Map

PROJECT ADDRESS: 1008-1028 Carolan Ave. & 1007-1025 Rollins Rd.
(APNs 026-240-290, -340, -360, -370)

APPLICANT

project contact person ☒

OK to send electronic copies of documents ☒

SummerHill Apartment Communities

Name: Attn: Elaine Breeze

Address: 777 S. California Ave.

City/State/Zip: Palo Alto CA 94304

Phone: 650-493-4040

Fax: 650-857-1077

E-mail: ebreeze@shapartments.com

PROPERTY OWNER

project contact person ☐

OK to send electronic copies of documents ☒

Name: Multiple owners. Please see attached list.

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

E-mail: _____

ARCHITECT/DESIGNER

project contact person ☐

OK to send electronic copies of documents ☒

Name: Seidel Architects, Attn: Alex Seidel

Address: 545 Sansome Street, Suite 901

City/State/Zip: San Francisco, CA 94111

Phone: 415-397-5535

Fax: 415-397-5536

E-mail: Aseidel@seidelarchitects.com

★ Burlingame Business License #: 29328

PROJECT DESCRIPTION: Demolition of commercial buildings and parking lots, and construction of 22 two-story townhome condominiums, 268 apartments in two five-story buildings, semi-subterranean parking, amenities, landscaping, and a public pedestrian paseo on a 5.4-acre site. Please see the attached project description for further detail.

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: 3-7-14

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: 2-27-14

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.

Property Owners

As to APNs 026-240-340, -360, -370:

Thomas B. Stucker and Kathryn R. Stucker, Trustees of the Stucker Family Trust

717 Hayne Road
Hillsborough CA 94010

Phone: 650-224-3628

Fax: 650-343-1205

E-mail: tbsmd@yahoo.com

As to APN 026-240-290:

James Pilch, Trustee for Trust A of the Oscar F. Person Testamentary Trust

1175 Greenwood Ave.
San Carlos CA 94070

Phone: 650-631-7044

Fax: 650-631-0810

E-mail: jpilch@pacbell.net



CAROLAN AVENUE/ROLLINS ROAD

Project Description

1008-1028 Carolan Avenue & 1007-1025 Rollins Road
(APNs 026-240-290, -340, -360, -370)

SummerHill Apartment Communities proposes to develop a vibrant new apartment and townhome condominium community in central Burlingame. The project will take advantage of convenient pedestrian access to public transportation, the Broadway shopping district, and nearby trails and recreation areas to create a modern, walkable community. With distinctive amenities, attractive public and private landscaping, and timeless architecture that fits into the fabric of Burlingame, SummerHill expects the project to be an exceptional addition to the City.

Location & Setting

The project site is located at 1008-1028 Carolan Avenue and 1007-1025 Rollins Road, an assemblage of four parcels covering 5.40 acres. The site is located less than $\frac{1}{3}$ mile south of Broadway, immediately south of the 510-unit Northpark Apartments community.

The project site is less than $\frac{1}{2}$ mile from the Broadway Caltrain station and the Broadway-Millbrae shuttle stop. The Broadway-Millbrae Shuttle provides regular weekday service to the Millbrae Transit Center, which is served by Caltrain, BART, and SamTrans. In addition, SamTrans routes 46 and 292 stop within $\frac{1}{3}$ mile of the project site.

Currently, the site is occupied by automotive repair, rental, and sales facilities. There are eight existing buildings, ranging from 3,480 to 53,140 square feet and constructed between 1943 and 1982. Approximately 97% of the site is currently built or paved, with the existing buildings covering approximately 40% of the site and the remainder of the site covered by surface parking. Three of the existing buildings are located at the property line with zero setback. There are twelve trees on the property.

There is an open metal fence along most of the northerly property line. The fencing along the southerly property line is a mix of various materials at differing heights. There are approximately six existing pole signs along the Carolan and Rollins frontages. Portions of the site are lit at night by on-site pole lights and flood lights. An overhead power line crosses the property within a utility easement, providing power from Toyon Drive to Northpark Apartments.

Project Description

The project proposes the redevelopment of the 5.40 acre site into a modern, walkable, transit- and service-convenient residential community that weaves into the existing neighborhood through site planning, architecture and landscape design. The project includes 22 two-story townhome

Project Description
SummerHill – Carolan Avenue/Rollins Road

condominiums in four buildings, 268 apartments in two 5-story buildings, semi-subterranean parking, amenities, landscaping, and a public pedestrian paseo.

Apartments

- On the northern portion of the site, the project will feature two five-story residential apartment buildings over a two-level semi-subterranean garage. The apartment buildings will contain a total of 268 one-, two-, and three-bedroom units, with an average unit size of 977 square feet. The unit mix will be 56% one-bedroom, 41% two-bedroom, and 3% three-bedroom. The 149 one-bedroom units will range in size from 693 to 1,037 square feet, with a typical size of 805 square feet; the 111 two-bedroom units will range in size from 1,034 to 1,492 square feet, with a typical size of 1,178 square feet; and the 8 three-bedroom units will be 1,396 square feet.
- Each apartment building will have a central courtyard with convenient, relaxing amenities for residents. One of the courtyards will feature a resort-style pool and a spa, and both courtyards will offer an array of lounge seating, fireplaces, outdoor kitchens, landscaping, and tables and chairs.
- Between the two apartment buildings there will be a central plaza with additional seating areas and landscaping.
- Within the apartment buildings, SummerHill expects to offer a club room, a fitness studio, a Wi-Fi lounge, a business center and conference room, and other attractive amenities such as walking paths, a fountain, and a dog walk area and washing station. In addition, the project will include a leasing center on site to serve current and future residents.
- To serve the apartment buildings, the project will provide 466 parking spaces, including 439 spaces in a secured garage area for residents, plus an additional 27 unsecured spaces available for guests, short-term visitors, and future residents. The amount of parking provided will meet the amount required by the Municipal Code.

Townhome Condominiums

- On the southern portion of the site, the project will feature four two-story townhome condominium buildings, with a total of 22 two- and three-bedroom units. Unit sizes will range from 1,507 to 2,226 square feet.
- Between the apartment buildings and the townhomes, the project will provide a tree-lined public pedestrian paseo with landscaped open areas and seating, creating a convenient walking connection between Carolan Avenue and Rollins Road.
- To serve the townhomes, the project will provide 58 parking spaces, including 52 spaces within private garages, plus an additional 6 at-grade spaces for residents and guests. The amount of parking provided will meet the amount required by the Municipal Code.

Project Description
SummerHill – Carolan Avenue/Rollins Road

Entitlements

In the 2002 Housing Element update, the City designated the project site as a suitable location for high-density residential development to help meet the City's housing demands. To implement the Housing Element designation, the City Council rezoned the site in October 2009 to include a high-density residential overlay (R-4). This Carolan/Rollins Commercial Area—R-4 overlay zone allows the site to be developed for high-density residential use with a conditional use permit consistent with the 2002 Housing Element.

The Carolan/Rollins Commercial Area—R-4 overlay zone allows the site to be developed at up to 6 stories or 75 feet tall with a conditional use permit. The regulations do not set a limit on the maximum residential density for the site.

To ensure that development of the site is compatible with the existing one- and two-story residential neighborhood to the south of the site, the Carolan/Rollins Commercial Area—R-4 overlay zone allows a height limit of 30 feet for all structures within 100 feet of the southerly property line, or 36 feet with a special permit. The regulations also require a special permit for any private lanes or other vehicular circulation within 20 feet of the southerly property line.

For the project, SummerHill seeks the following approvals from the City:

- A vesting tentative map and final map to merge and subdivide the existing four parcels.
- A condominium permit to establish the 22 townhomes.
- A conditional use permit to (1) implement the R-4 overlay zone and allow the site to be developed for multi-family residential use, and (2) allow the two apartment buildings to be up to 61 feet 6 inches tall. The apartment buildings will be located approximately 125 feet from the southerly property line, 25 feet farther than the 100-foot setback required by the zoning regulations.
- A special permit to (1) construct a restricted-access private lane within 20 feet of the southerly property line to serve the townhomes, and (2) allow the townhome condominiums to be up to approximately 34 feet 4 inches tall at the roof peak, consistent with the zoning regulations.
- Design Review
- Environmental Review

Architecture and Design

Exterior Design

The project is located in a neighborhood of mixed residential and commercial uses within walking distance of the Broadway business district, with residential apartments and single family homes to the north and south of the site. In recognition of the scale of the adjacent development, the townhomes along the south edge of the site are two stories high with gabled roofs. The apartments

Project Description
SummerHill – Carolan Avenue/Rollins Road

across the internal street/paseo establish a three-story townhouse character with the upper floors set back from the face of the building.

Reflecting the mix of materials found in the neighborhood, the exterior materials will be a combination of brick at the base, plaster, and horizontal siding at the upper levels. The façades will be enriched by traditional residential elements such as bay windows, ornamental metal railings, trellises, recessed windows with projected sills, porches and projecting eaves.

The intention is to create an attractive timeless community character through highly articulated massing highlighted with a variety of high quality materials and details.

Finally, the project is designed to make strong pedestrian connections both within the project and to the existing neighborhood. Elements such as the grand stair at the arrival court, pedestrian arcades, and landscaped courtyards will ensure the project has a welcoming character for residents and visitors alike.

Interior Features

The project will offer high quality, Class A amenities to attract discerning residents. All units will have in-unit washers and dryers, and most will have private patios or decks. Interior finishes will include quartzstone countertops, European-style cabinets, stainless steel appliances, and individually controlled HVAC in each unit.

Street Frontage Design & Improvements

The project is designed to provide an attractive, welcoming, interactive space for residents and passing pedestrians and drivers along Carolan Avenue and Rollins Road. The proposed street frontage design will complement the attractive improvements that the City plans to make to Carolan Avenue as part of its upcoming "Complete Streets" project and the improvements to the Broadway/US 101 interchange. SummerHill's design and improvements to the street frontage will include the following:

- New 36-inch box street trees will be planted along Carolan Avenue and Rollins Road. The new trees are expected to be approximately 12-14 feet tall at planting.
- In addition to the new street trees, turf and decorative shrubs will be planted in the landscape area between the new sidewalks and buildings, consistent with the existing neighborhood. Entry pathways and terraces will connect the apartments to the sidewalk on Carolan Avenue.
- The façade of the apartment building will provide an arcade at ground level and step back above the third story to maintain a pleasant pedestrian scale.
- The ground level units are set back along Carolan Avenue, creating porches with stoop entries as well as a common entry lobby.
- To highlight the walkable design of the project and extend the block pattern of the existing neighborhood, a public paseo through the site will connect Carolan Avenue and Rollins Road,

Project Description
SummerHill – Carolan Avenue/Rollins Road

with landscaped open spaces, large-scale trees, sitting areas, decorative paving, and architectural lighting.

Transition to Single Family Neighborhood

To respect the existing one- and two-story residences along Toyon Drive, the proposed townhomes will be set back about 30 feet from the southerly property line - 10 feet farther than required under the zoning regulations. The townhomes will be no more than 34 feet 4 inches high, in compliance with the height limit for that portion of the site, with a special permit. The project will include an 8-foot wide landscape buffer between the townhomes and the southerly property line, and new trees will be planted to supplement the existing tree canopy of coast live oaks, English walnut, and other trees. A new "good-neighbor" fence will be installed along the property line to provide additional screening.

Circulation & Parking

Pedestrian Access

The project will provide multiple entry points for residents and guests along Carolan Ave and Rollins Road and from the public pedestrian paseo. The central pedestrian access to the community will be through an entry drive and pedestrian paseo that will connect Carolan Avenue and Rollins Road. From the entry drive and pedestrian paseo, residents will enter the apartments either by a grand entry staircase or through a controlled-access elevator lobby. Guests and future residents will enter through the controlled-access elevator lobby or the leasing center. In addition to the entry drive and pedestrian paseo, residents will be able to enter the apartments directly from Carolan Avenue or Rollins Road through secondary street-facing lobbies.

Residents and guests will be able to walk to the townhomes directly from the central pedestrian paseo. Each townhome will have a front porch or patio facing directly onto the paseo or the entry drive.

Vehicular Access

Vehicular access into the community will be provided from both Carolan Avenue and Rollins Road. The apartments will be served by a semi-subterranean parking garage with driveways on both Carolan and Rollins. The townhomes will be served by a private lane. The lane will be accessible from both Carolan and Rollins, but it will be gated at both entrances to ensure that access is limited to townhome residents, guests, emergency and service vehicles. In addition, both the apartments and the townhomes will be served by a main entry drive and central courtyard which will be accessible from Carolan Avenue.

To serve the apartment buildings, the project will provide 466 parking spaces—462 spaces in a semi-subterranean parking garage and an additional 4 parking spaces at grade. 439 of the spaces in the garage will be in a secured area for residents, with an additional 27 spaces available in the garage for guests and future residents. The four at-grade parking spaces will be located near the leasing center for visitors. In addition, the project will provide a location in the entry drive and court for

Project Description
SummerHill – Carolan Avenue/Rollins Road

loading and moving. Overall, parking will be provided for the apartments at a ratio of 1.5 spaces per one-bedroom unit, 2 spaces per two-bedroom unit, and 2.5 spaces per three-bedroom unit.

To serve the townhomes, the project will provide 58 parking spaces, including 52 spaces within private garages, plus an additional 6 at-grade spaces located along the entry drive for guests. Overall, parking will be provided for the townhomes at a ratio of more than 2.6 spaces per unit.

Transportation Demand Management Amenities

The project will offer the following transportation amenities for residents and guests:

- Four electric vehicle charging stations
- Preparation for ten additional electric vehicle charging stations for apartments
- Preparation for electric vehicle charging outlet in all townhome garages
- Provision for two car-sharing vehicle spaces (e.g., Zipcar)
- 134 secure bicycle parking spaces for apartment residents
- 10 guest bicycle parking spaces
- Bike repair station
- Tenant web portal for carpooling
- Business center and conference room for telecommuting

Community Amenities & Landscaping

SummerHill envisions a timeless, landmark community with high quality amenities to suit a modern lifestyle. As noted above, the preliminary program for the community landscaping includes courtyards, pedestrian walkways and paseos, and landscaping throughout, uniting the residential components of the project into an active community. SummerHill expects the on-site amenities to include the following:

- Two courtyards with a resort-style pool and spa, outdoor kitchens, fireplaces, dining and gathering areas, herb gardens, fruit trees, and other landscaping
- Club room with demonstration kitchen, media lounge, and recreation area
- Fitness studio and $\frac{1}{3}$ -mile walking path that loops around the northern perimeter of the site
- Business center with a conference room and a Wi-Fi lounge
- Dog recreation area and washing station, conveniently accessible from the central courtyard, with fencing and benches to allow residents to gather and relax while their pets play
- Public pedestrian paseo to join Carolan Avenue and Rollins Road and provide central gathering spaces within the community

The project includes new 171 new trees, including 123 trees at grade and 48 trees within the podium courtyards, providing a replacement ratio of more than 14:1. All trees will be a minimum 24" box size. There will be twenty-five 36" box size trees located along Carolan, Rollins and the public pedestrian paseo and specimen size trees at the arrival court.

Project Description

SummerHill – Carolan Avenue/Rollins Road

Sustainability & Environmental Design

The project will provide a range of forward-thinking benefits to residents and the Burlingame community. SummerHill plans to include a number of features that support the City's environmental goals, such as electric vehicle charging stations, convenient bicycle amenities, an on-site business center to support telecommuting, and water-conserving landscaping and irrigation systems. SummerHill will also install "purple" irrigation lines to connect to recycled water should public recycled water service become available in the future. In addition, the project is located within convenient walking distance of shopping, parks, restaurants, Caltrain, and other public transit.

The project will be constructed in compliance with the new 2013 California Green Building Standards Code (Title 24). The new Title 24 standards are 10-25 % more energy efficient than the 2008 Title 24 standards for residential construction, including even more efficient windows, insulation, lighting, ventilation systems, and other features that reduce water and energy consumption.

Residential windows, wall and flooring assemblies will meet STC requirements to mitigate for exterior noise impacts generated by vehicles and trains along Rollins Road/US Highway 101 and Carolan Avenue/Caltrain Corridors.

Impacts to indoor air quality generated by traffic emissions from US Highway 101 or Caltrain will be mitigated by incorporating mechanical ventilation and air filtration systems (MERV filters) for fresh air supply. These would be installed either in centralized units at the roof levels or in individual units. The installation of a vegetation barrier (street trees) and extension of the Caltrans soundwall will also reduce emissions impacting the site.

Inclusionary Housing

Consistent with the City's Inclusionary Housing program (Chapter 25.63 of the Municipal Code), 10% of the units (29 apartment units) will be provided for rent at rates affordable to moderate income households as defined in Sections 50052.5 and 50053 of the California Health and Safety Code for ten years. The townhomes will be sold at market rate.

Sound Wall Extension

SummerHill proposes to extend the existing US 101 16 foot +/- sound wall to a point even with the northern edge of the project site. Currently, the sound wall terminates at a point even with the southern edge of the site. The sound wall extension will shield the project from existing traffic noise along US 101, and may provide additional noise protection for residences located on Toyon Drive.

Utilities, Storm Water Quality Management & Fire Protection

All proposed utilities, grading, drainage and site improvements will be designed and constructed in accordance with the City's standards. The following public utility connections and improvements are proposed as part of the project:

- Stormwater will be retained and treated on site as required to meet municipal stormwater permit requirements (NPDES Municipal Stormwater Permit Section C.3). SummerHill proposes

Project Description

SummerHill – Carolan Avenue/Rollins Road

to treat 100% of the storm water runoff with low impact development (LID) treatment measures.

Currently, only 3% of the site is pervious surface, and stormwater runoff is not treated. SummerHill proposes to increase the amount of pervious surface on site to approximately 22%. All stormwater runoff will be treated on site.

- Electric service for the building will connect to an existing overhead line on the west side of Carolan Avenue and an existing overhead line at the southerly property line. All existing overhead lines on the site and along Carolan and Rollins frontages will be placed underground.
- The Northpark Apartments are currently served by an overhead power line that crosses the project site to Toyon Drive. SummerHill proposes to remove the lines and utility poles located on the project site and the Northpark Apartments site and bury the line in a joint trench along Rollins Road. SummerHill will also work with the property owner on Toyon Drive where the existing overhead line connects.
- Gas service for the building will connect into the existing 2-inch gas line in Rollins Road.
- Domestic water, fire service, and irrigation service for the apartments will connect to an existing 12-inch water line in Carolan Avenue. There are four on-site hydrants at the Carolan Avenue and Rollins Road project frontages, and one additional hydrant is proposed on site, which will be served by a line connected to the existing 12-inch water main on Carolan Avenue. Domestic water, fire service, and irrigation service for the 22 townhome condominiums will be served by a lateral in the private lane connecting to the existing 12-inch main in Carolan Avenue.
- The project proposes to extend a new, 8-inch, gravity sewer main approximately 1,300 feet to the site from the existing 36-inch main at Cadillac Way. All 268 of the apartment units and 14 of the townhomes will connect to the Carolan Avenue/Cadillac Way sewer system. The other 8 townhomes will connect to the Rollins Road sewer system. Currently the entire project site ultimately drains through the existing 27-inch main on Rollins Road, and according to the City's Wastewater Collection System Master Plan this main is currently operating at or in excess of capacity. SummerHill proposes to reduce the flow from the site to the Rollins Road sewer main by approximately 4,496 gallons per day, or 81.7% of the average daily demand.
- Emergency vehicle access will be provided via the entry drive and a 20-foot wide EVA route connecting Carolan Avenue and Rollins Road, constructed of permeable paving and concrete and designed to support a 70,000-lb. fire truck. An second EVA will be provided along the townhome private lane.

Recycling & Garbage

Garbage and recycling service for the apartments will be provided from Rollins Road. The apartments will include a staging area for trash and recycling at the northeast corner of the building. The apartment buildings will be equipped with dual chutes at each level for refuse and single-stream recycling. Provisions will be made for cardboard box recycling as well.

Project Description**SummerHill – Carolan Avenue/Rollins Road**

Garbage and recycling service for the townhomes will be provided from the private lane in conjunction with existing residential collection service along Toyon Drive. Collection trucks will enter from Rollins Road and exit to Carolan Avenue with no turnarounds or backup required. Each townhome garage includes adequate space to store garbage, recycling, and "green waste" bins.

Property Management & Homeowners Association

Both the apartment and townhome communities will be professionally managed and maintained. The apartments will have property management residing on-site with a leasing and maintenance staff. A homeowner's association will be formed for the townhomes.



ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Address: 1007-1025 Rollins Rd.

Assessor's Parcel Number: 026-240-370

Applicant Name: SummerHill Apartment Communities
Address: 777 S. California Ave.
City/State/Zip: Palo Alto CA 94304
Phone: 650-842-2404

Property Owner Name: Please see attached list.
Address: _____
City/State/Zip: _____
Phone: _____

Permit applications required for this project (special permit, variance, subdivision map, parcel map, condominium permit, building permit, etc.): Design Review; Vesting Subdivision Map (tentative and final); Condominium Permit; Conditional Use Permit; Special Permit; Demolition, Tree Removal, Building, & Encroachment Permits

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: Encroachment Permit (Caltrans), Condominium Plan (Bureau of Real Estate)

SITE INFORMATION

Site size: 5.40 +/- Acres and 235,030 +/- Square Feet Existing Zoning: C-2 with R-4 overlay

Existing use(s) of property: auto repair, rental, and sales

Total Number of Existing Parking Spaces¹: 98 +/- Number of Compact Spaces¹: Unknown

Number of Existing Structures and Total Square Footage of Each: 7 buildings: total square footage 94,200 +/- (see sheet TM 2.0 for square footage of individual buildings)

Will any structures be demolished for this project? yes Yes No

Size and use of structures to be demolished: All existing structures will be demolished

Number and size of existing trees on site²: See attached tree inventory & disposition (Attachment 2)

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

If Yes, list number, size and type of trees to be removed: See attached tree inventory & disposition (Attachment 2). See landscape plan for proposed planting plan.

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

 Yes No 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 Northpark Apartments (510 residential apartments)

South Single-family and multi-family residential

East Rollins Road and U.S. Highway 101

West Carolan Ave. and Caltrain railroad tracks (Peninsula Corridor Joint Powers Board)

PROPOSED PROJECT

Project Description: Please see attached project description (Attachment 1).

Residential Projects:

Number of Dwelling Units: 268 apartment units & 22 townhome condominiums

Size of Unit(s): Please see attached project description (Attachment 1).

Household size (number of persons per unit) expected: Per Burlingame Housing Element: 1.87 residents per apartment; 2.2 residents per townhome condominium

Commercial/Industrial Projects:

Type and square footage of each use: Leasing center, 1,310 SF +/-

Estimated number of employees per shift: 2

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

If Yes, please describe:

Institutional Projects (public facilities, hospitals, schools):

Major function of facility:

Estimated number of employees per shift:

Estimated Occupancy:

For all Projects:

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

Land Use: If the project involves a conditional use permit, variance or rezoning application, please explain why the applications are required³: Please see attached project description (Attachment 1).

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

City of Burlingame Planning Department 501 Primrose Road P(650) 558-7250 F(650) 696-3790 www.burlingame.org
Apartments: 362,100 SF
Garage: 195,400 SF
Building gross square footage: Existing: 94,200 +/- SF Proposed: Townhomes: 78,250 SF
Number of floors of construction: Existing: 1-2 stories Proposed: Apartments: 5 stories
Townhomes: 2 stories

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

Existing: Standard _____	Proposed: Standard Apt: 329; TH: 58
Compact _____	Compact Apt: 137; TH: 0
Total 98 +/- _____	Total Apt: 466; TH: 58
	Total: 524

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) 31,000 CY

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.): 181,619 SF (see sheet TM 7.0)

Is the area with impervious surfaces less than 200 feet away from a wetland, stream, lagoon or bay?
Yes (Sanchez Cr.) Yes _____ No

Noise: Describe noise sources and timing of activity generated by your project during construction: _____
Construction hours limited to hours permitted under City ordinance. Noise from operation of heavy equipment and other construction activities.

Noise sources generated during operation of facility: Typical residential noise, including talking in outdoor areas, private vehicle traffic, and use of outdoor recreational areas.

Vibration: Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: No significant vibration expected during operation. Vibration possible from operation of heavy equipment during construction of buildings and off-site improvements.

Exterior Lighting: Please describe any proposed exterior lighting of the facility⁴: Street scale pole lamps along Carolan and Rollins, pedestrian scale pole lamps and bollards on interior walkways, porch/entry lighting for townhomes and apartment entry points, wall-mounted downcast lighting along private lane. (See landscape plan for detail.)

Water: Expected amount of water usage:
Domestic 33,144 gal/day Peak use 57.5 gal/min
Commercial _____ gal/day Peak use _____ gal/min
Expected fire flow demand 2,500 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. Impervious surface and associated runoff will be reduced.

4. Would the proposed project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates volumes? No. Impervious surface and associated runoff will be reduced. Stormwater runoff will be treated on site.

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

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

7. Would the proposed project have a potential significant environmental impact on surface water quality, to marine, fresh, or wetland waters? No. Impervious surface and associated runoff will be reduced. Stormwater runoff will be treated on site. Currently (existing conditions), stormwater runoff is not treated on site.

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. See above.

10. Will the project impact aquatic, wetland, or riparian habitat? No. There is no aquatic, wetland, or riparian habitat on or within 50 feet of the project site.

Sewer: Expected daily sewer discharge 31,487 gpd (see memo from BKF Engineers (11/25/13, rev. 12/16/13))
Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.)
Restrooms and showers, domestic kitchens

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.

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

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 3-7-14 Signature [Signature]



CAROLAN AVENUE/ROLLINS ROAD

Conditional Use Permit Application

1008-1028 Carolan Avenue & 1007-1025 Rollins Road
(APNs 026-240-290, -340, -360, -370)

The project site is zoned Carolan/Rollins Commercial Area—R-4 overlay, allowing the site to be developed for multi-family residential use with a conditional use permit, subject to the regulations and restrictions of the R-4 zoning district and certain additional standards as stated in section 25.31.065 of the Burlingame Municipal Code. In general, the site may be developed up to six stories or 75 feet tall with a conditional use permit, except for structures located within 100 feet of the southerly property line. (BMC § 25.29.060.)

SummerHill requests a conditional use permit to develop the site for multi-family residential use with 22 two-story townhome condominiums, 268 apartments in two five-story buildings, semi-subterranean parking, and amenities, landscaping, and a public pedestrian paseo on 5.4 acres. The proposed townhome condominiums would be up to 34 feet 4 inches tall (two stories), and the proposed apartment buildings would be up to 61 feet 6 inches tall (five stories).

The required findings for a conditional use permit for the project are addressed below.

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.

In 2002, the City identified the project site as a suitable location for high-density residential development to help meet the City's housing demands. In the current Housing Element, the City noted that the project site is appropriate for multi-family residential use because the site "is adjacent to high density residential development to the north and a single family neighborhood to the south." (Housing Element at p.66.) To implement the Housing Element designation, the City Council rezoned the site in October 2009 to include a high-density residential overlay (R-4). This rezoning allows the site to be developed for high-density residential use with a conditional use permit.

The proposed maximum height of 61 feet 6 inches for the apartment buildings is compatible with the neighboring uses. The Northpark Apartments community to the north of the project site is a 510-unit complex with ten four-story apartment buildings. Consistent with the zoning requirements, SummerHill proposes to set back the apartments at least 19 feet, 6 inches from the northerly property line. On the south side, the project will transition down to the scale of the single- and multi-family residences to the south along Toyon Drive with a row of two-story townhome condominiums. The proposed apartment buildings will be located more than 125 feet from the southerly property line—25 feet farther than required—so as not to interfere with the privacy, sunlight, or view of the neighbors. Similarly, the proposed townhomes will be set back about 30 feet from the southerly property line—10 feet farther than required.

**Conditional Use Permit Application
SummerHill – Carolan Avenue/Rollins Road**

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

The proposed project is consistent with the General Plan and the Burlingame Municipal Code. No zoning amendments or variances are required for the proposed project. As explained above, the City has identified the project site as a suitable location for high-density residential development to help meet the City's housing demands. In the Housing Element, the City noted that the project site is appropriate for multi-family residential use because the site "is adjacent to high density residential development to the north and a single family neighborhood to the south."

The proposed height of five stories and maximum of 61 feet 6 inches for the apartment buildings is consistent with the zoning regulations for the site, subject to a conditional use permit. The zoning regulations allow structures to be up to six stories or 75 feet tall with a conditional use permit. (BMC § 25.29.060.) The proposed project complies with all lot coverage, setback, landscape, parking, and open space requirements, as well as design review standards applicable to R-4 multi-family residential development.

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 complement and respect the aesthetics, mass, bulk and character of the structures and uses on the neighboring properties. On the north side of the project site is the 510-unit Northpark Apartments community, with ten four-story apartment buildings. On the south side of the project site is a single- and multi-family residential neighborhood with one- and two-story residences.

The proposed apartment buildings are compatible with the neighboring uses. On the north side, SummerHill proposes to set back the apartments approximately 20 feet from the northerly property line. The proposed apartment buildings will be located more than 125 feet from the southerly property line so as not to interfere with the privacy, sunlight, or view of the neighbors along Toyon. The proposed maximum height is 61 feet 6 inches. The buildings and rooflines, however, are significantly articulated, utilizing both setbacks and step backs, providing interest and compatibility with the adjoining neighborhood and street scene. The apartments establish a three-story townhouse character with the upper floors set back from the face of the building.

A mix of traditional building materials also provides interest, neighborhood compatibility and character to the two buildings. Reflecting the mix of materials found in the neighborhood, the exterior materials include a combination of brick at the base, plaster, and horizontal siding at the upper levels. The facades will be enriched by traditional residential elements, including bay windows, ornamental metal railings, trellises, colored single hung recessed windows with projected sills, porches and projecting eaves. The color palette and materials highlight the three-story townhome character, and deemphasize the upper stepped-back levels with warm wood and plaster tones.

On the south side, the project will transition down to the scale of the neighborhood to the south with a row of two-story townhomes. The proposed townhomes will be set back about 30 feet from the

Conditional Use Permit Application
SummerHill – Carolan Avenue/Rollins Road

southerly property line, and the project will be screened from the neighborhood to the south with new tree screening, landscaping and a “good neighbor” fence. In recognition of the scale of the adjacent development, the townhomes along the south edge of the site are two stories high with gabled roofs accented by porches, bay windows, and awnings. Traditional exterior materials will complement the proposed apartment community and the existing neighborhood, including composition shingle roofing and painted lap siding.

The project landscaping is designed weave the new community into the existing tree-lined neighborhood to the south and transition to the context of Northpark Apartments to the north. The project incorporates large-scale street trees with turf leading to accent base plantings at the buildings to mirror the traditional design of the existing neighborhood. A landscaped public pedestrian paseo will connect Carolan with Rollins and extend this street tree-like canopy between the existing public frontages.

Together, this site planning, landscaping, and building design and placement will make the aesthetics, mass, bulk and character of the proposed community an improvement to the adjoining properties.



CAROLAN AVENUE/ROLLINS ROAD

Special Permit Application

1008-1028 Carolan Avenue & 1007-1025 Rollins Road
(APNs 026-240-290, -340, -360, -370)

The project site is zoned Carolan/Rollins Commercial Area—R-4 overlay, allowing the site to be developed for multi-family residential use with a conditional use permit, subject to the regulations and restrictions of the R-4 zoning district and certain additional standards as stated in section 25.31.065 of the Burlingame Municipal Code.

When the site is developed for multi-family use, section 25.31.065 of the Municipal Code requires that structures be set back a minimum of 20 feet from the southerly property line. Vehicular circulation and/or parking is allowed within this setback area upon approval of a special permit. In addition, when the site is developed for multi-family use, section 25.31.065 of the Municipal Code sets a modified height limit for structures within 100 feet of the southerly property line: Within the 100-foot zone, structures may be up to 36 feet in height with a special permit.

SummerHill requests permission to use 12 feet of the 20-foot setback area as a controlled-access private lane to serve the proposed townhomes. The private lane and the townhomes would be screened by an 8-foot wide landscape buffer of evergreen trees and shrubs along the entire southerly property line to supplement the existing tree canopy in the residential yards along Toyon Drive. In addition, SummerHill proposes to install an attractive new "good-neighbor" fence along the southerly property line.

SummerHill also requests permission to develop townhome condominiums within the southerly 100-foot zone up to a maximum height of approximately 34 feet, 4 inches (two stories), as more particularly shown on the project plans. The proposed townhomes would be set back about 30 feet from the southerly property line, 10 feet farther than required. As shown on the project plans, the proposed maximum height would be limited to the roof peaks and as measured from the average curb elevation per Burlingame code. The proposed maximum height is necessary to achieve a design that is compatible with the traditional architectural styles within the existing neighborhood, including roof design and gable composition, and to provide adequate slope onsite for overland release.

The required findings for a special permit for the proposed private lane and building height are addressed below.

Special Permit Application
SummerHill – Carolan Avenue/Rollins Road

1. *Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.*

Currently, the project site is improved with automotive repair, rental, and sales facilities, parking lots, commercial signage and flood lighting and the improvements are not consistent with the design elements for a new residential community. Almost all of the 20-foot setback area along the southerly property line is currently paved with head-in parking and drive aisles or is within the footprint of an existing building. Two of the existing buildings have a zero-setback from the southerly property line. Noise-generating automotive work currently occurs on a regular basis within this setback area.

SummerHill proposes to replace the existing parking lots, drive aisles, and buildings within the 20-foot setback area with an 8-foot wide landscape buffer and a portion of a private lane. The private lane will be at grade and will be screened by landscaping, so it will not be visible from the residential neighborhood to the south. In addition, the private lane will have controlled access at both Carolan Avenue and Rollins Road, so use of the private lane will be limited to residents and guests of the townhomes and service vehicles. There will not be any parking on the site south of the townhomes. With the exception of six parking spaces located on the north side of the townhomes, all parking for the townhomes will be located within enclosed garages.

As described above, the proposed townhomes will have a maximum height of approximately 34 feet, 4 inches (two stories), at the roof peak, as measured from average top of curb taken from the corners of the lot extended per section 25.31.065. Measured from finished grade, however, the actual townhome buildings will range from approximately 29 feet 6 inches to 31 feet 6 inches. This difference between the existing curbs and finished grade near the midpoint of the site is needed to provide adequate slope for underground utilities and for overland release of stormwater.

SummerHill proposes to set the townhomes back about 30 —10 feet farther than required—which would more than offset the increased height. Section 25.31.065 of the Municipal Code allows residential development to be up to 30 feet tall and only 20 feet from the southerly property line without a special permit. SummerHill proposes to increase the height of the townhomes by approximately 15%, but also increase the setback by approximately 50%. Therefore, from the perspective of a typical viewer standing in the backyard of one of the homes neighboring the project site along Toyon Drive, the proposed 34 feet 4 inch-townhomes would appear to be shorter than a 30-foot structure located just 20 feet from the southerly property line. In addition, the townhomes will be screened by the 8-foot wide landscape buffer along the southerly property line.

Special Permit Application
SummerHill – Carolan Avenue/Rollins Road

2. Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.

SummerHill proposes to use a traditional design for the townhomes that is consistent with the styles found within the residential neighborhood to the south. For example, the townhome design includes gabled roofs with composition shingles, plaster, lap siding, front porches, small scale roof elements, and single-hung windows with colored sash and mullions, all of which are common in the adjoining neighborhood.

Landscaping will include new 36-inch box street trees along Carolan Avenue and Rollins Road and turf and decorative shrubs in the landscape area between the new sidewalks and townhomes, consistent with the existing neighborhood. To extend the block pattern of the existing neighborhood, a public pedestrian paseo through the site will connect Carolan Avenue and Rollins Road, with landscaped open spaces, large-scale trees, sitting areas, decorative paving, and architectural lighting.

3. How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?

As noted above, SummerHill does not propose to build any structures within the 20-foot setback area. The private lane and the access gates will be constructed in accordance with the City's design and engineering requirements. For the 8-foot wide landscape buffer, SummerHill proposes to use a selection of 24-inch box evergreen Brisbane box trees to provide year-round screening, selected from the City's list of trees for private development. These trees would supplement the existing canopy of coast live oaks, English walnut, and other trees in the adjacent rear yards. The proposed "good neighbor" fence will be 6–7 feet tall (over up to 1 foot of retaining wall), in accordance with the Municipal Code. The landscape buffer will also include shrubs and other low plantings.

The City has not adopted design guidelines for the R-4 zoning district, but the proposed townhomes will be consistent with the applicable design considerations under section 25.57.030, paragraph (f), of the Municipal Code. For multifamily residential projects, section 25.57.030 requires the Planning Commission to consider the following:

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

As explained above, the architectural character, height, massing, details and materials of the townhomes will be consistent with the design of the homes found in the residential neighborhood to the south. The proposed townhomes will be two-story, similar to the one- and two-story homes to the

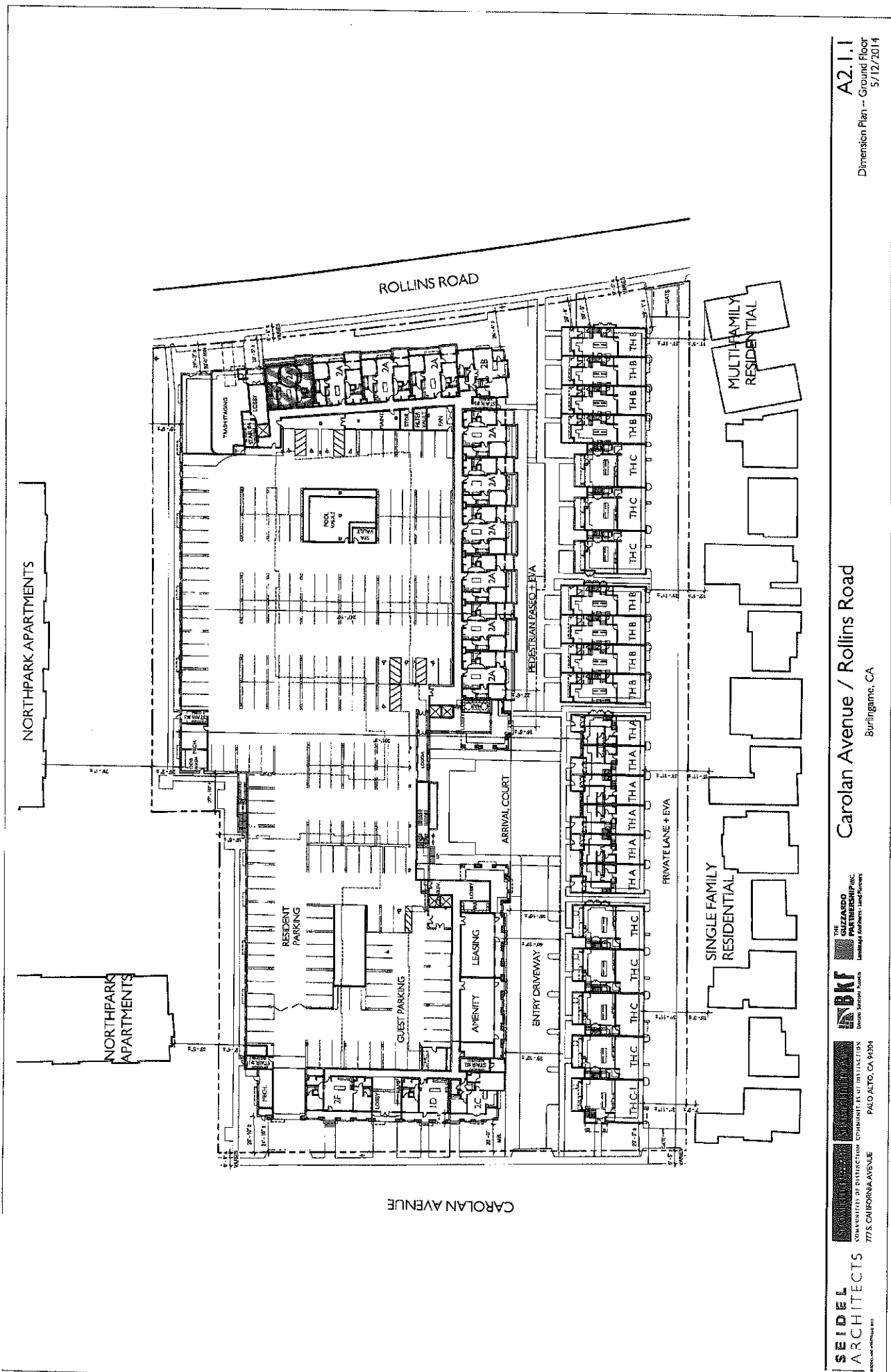
Special Permit Application
SummerHill – Carolan Avenue/Rollins Road

south, with a compatible architectural character that emphasizes traditional forms and an attention to quality detail and materials. For example, the roof lines of the townhomes are inspired in part by the roof lines of some of the homes along nearby Winchester Drive.

4. Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.

There are no existing trees located within the area of the townhomes or the private lane. To construct the apartment buildings, SummerHill proposes to remove 12 existing trees and plant 171 new trees, including 123 new trees at grade and 48 trees within the podium courtyards. All together, the project would provide new trees at a ratio of more than 14:1.

As indicated on the landscape plans and the arborist report prepared by HortScience, all but one of the trees that would be removed are only in "fair" condition. According to the arborist report, all of the existing trees on site are appropriate for removal and replacement. The project would replace the existing trees on site with new trees in good condition.

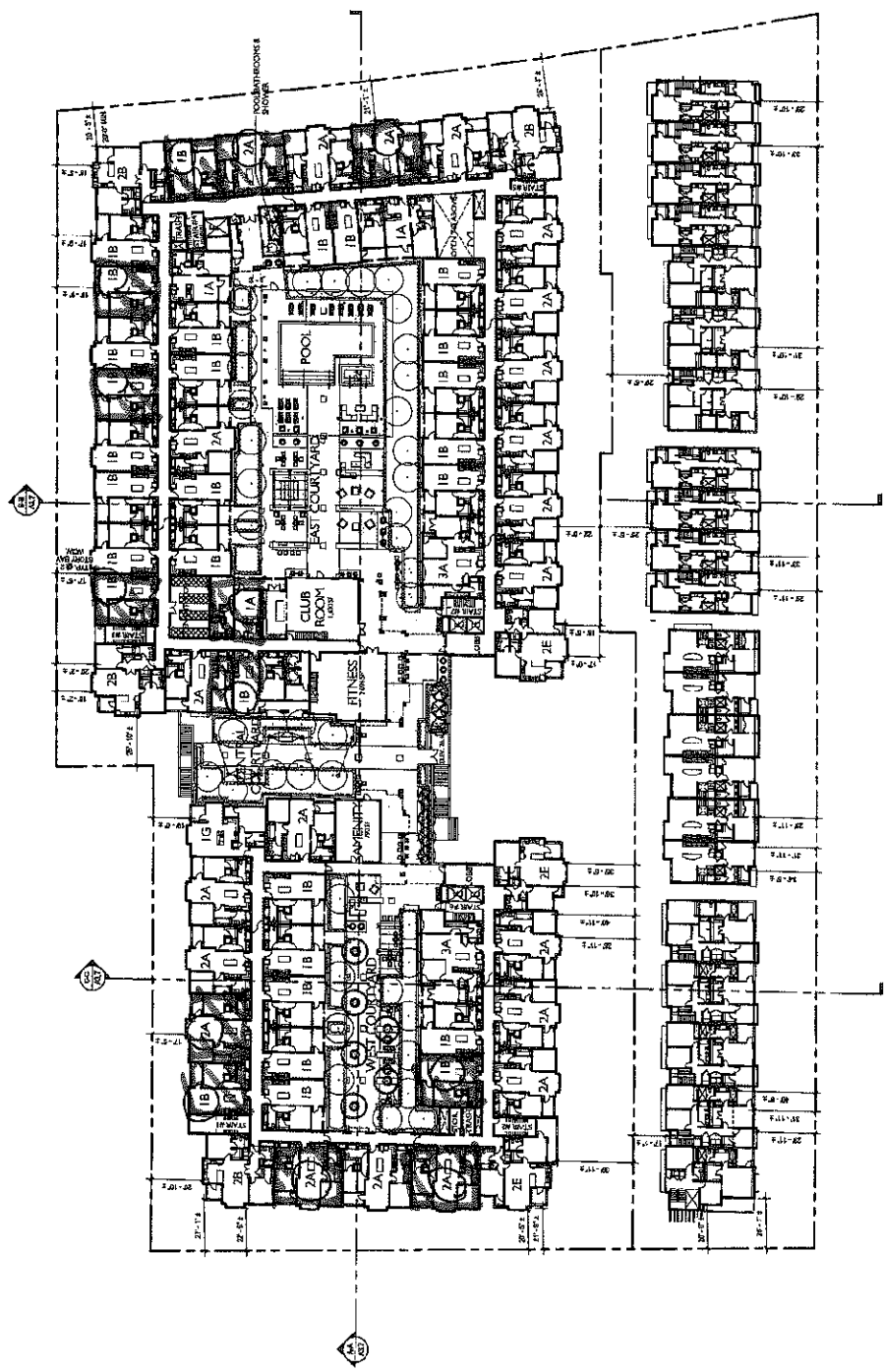


A2.1.1
 Dimension Plan - Ground Floor
 5/12/2014

Carolanne Avenue / Rollins Road
 Burlingame, CA

BKF
 THE GUZZARDO PARTNERSHIP
 LANDSCAPE ARCHITECTS

SEIDEL ARCHITECTS
 COMMITTEE OF DISTINGUISHED ARCHITECTS
 777 S. CALIFORNIA AVENUE
 PALO ALTO, CA 94304



NOTE: ALL DIMENSIONS AND FINISHES TO BE DETERMINED BY THE ARCHITECT.

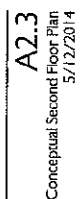
A2.2
 Conceptual Podium / First Floor Plan
 5/12/2014

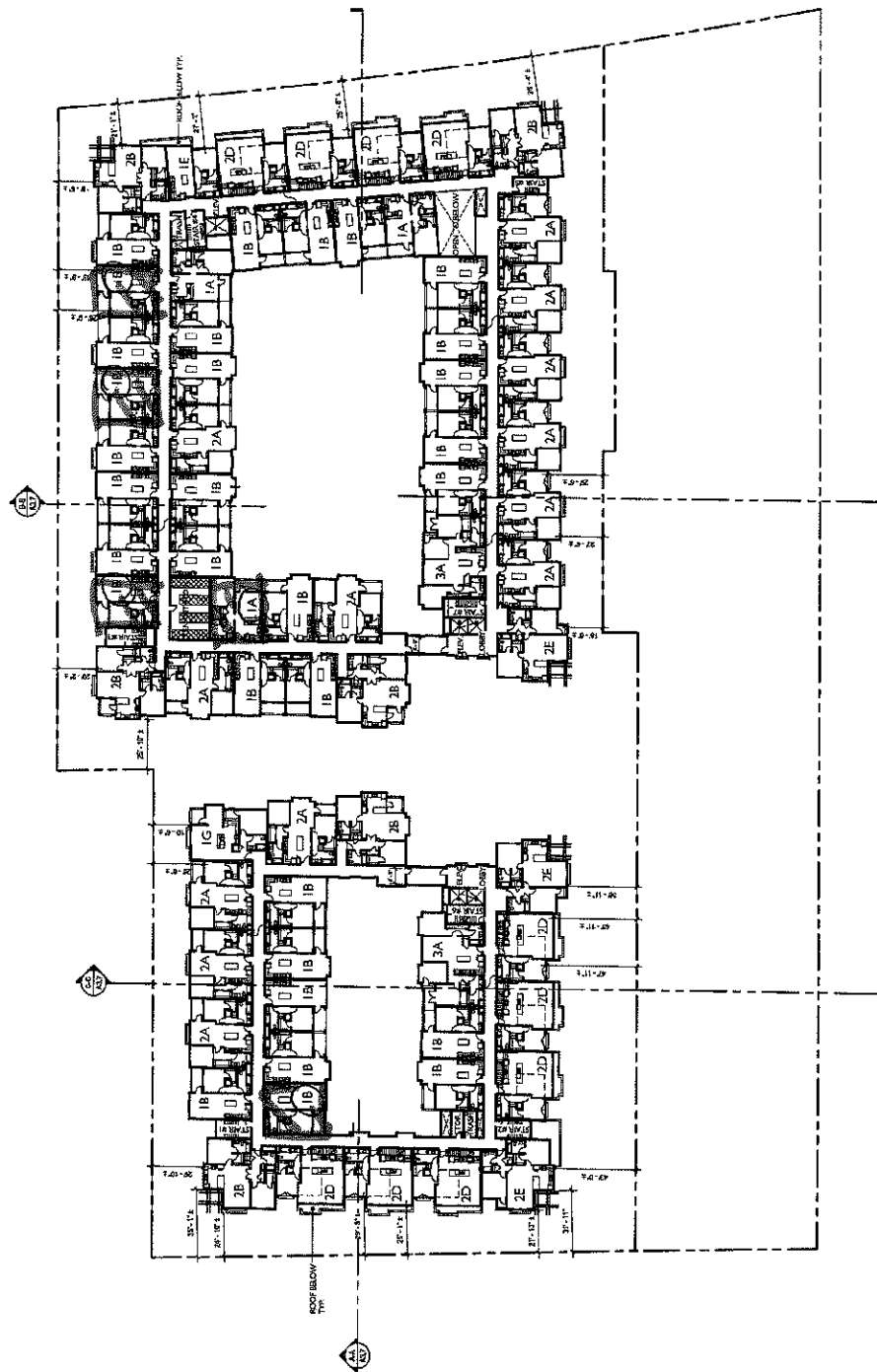
Carolan Avenue / Rollins Road
 Burlingame, CA

BKF
 THE GUZZARDO PARTNERSHIP, INC.
 Landscape Architects - Land Planner

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 COMMERCIAL AND RESIDENTIAL ARCHITECTS
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Project Comments

Date: June 13, 2014

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

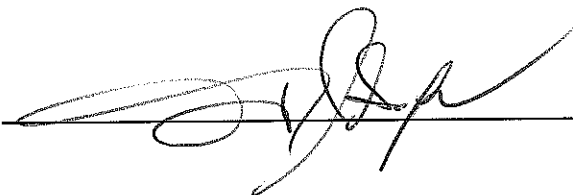
Subject: Request for Environmental Review, Condominium Permit, Design Review, Conditional Use Permits for multi-family use and building height, and Special Permits for vehicular access with the 20' setback adjacent to south property line & for building height within 100' of south property line for a new multiple family residential project with 268 apartment units in two 5-story buildings and 22 two-story townhome condominiums at 1008-1028 Carolan & 1007-1025 Rollins Road, zoned C-2 with R-4 Overlay, APN: 026-240-290, -340, -360, -370 (*Revised Plans date stamped June 13, 2014*)

Staff Review: June 16, 2014

No further comments.

All conditions of approval as stated in all previous reviews of the project will apply to this project.

Reviewed by:



Date: 6-13-2014

Project Comments

Date: May 12, 2014

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, Condominium Permit, Design Review, Conditional Use Permits for multi-family use and building height, and Special Permits for vehicular access with the 20' setback adjacent to south property line & for building height within 100' of south property line for a new multiple family residential project with 268 apartment units in two 5-story buildings and 22 two-story townhome condominiums at 1008-1028 Carolan & 1007-1025 Rollins Road, zoned C-2 with R-4 Overlay, APN: 026-240-290, -340, -360, -370 (Revised Plans date stamped May 12, 2014)

Staff Review: May 19, 2014

When plans are submitted for Building Code plan check please address the following:

4. Specify on the plans the location of all proposed electric vehicle charging stations.

In light of impending Code regulations that will require a greater percentage of on-site parking to be serviced by electric vehicle charging stations the developer is encouraged to install site infrastructure that can service at least 3% of the total on-site parking.

Please review the attached State of California "PEVs: Universal Charging Access" Draft regulations.

34. Provide a table for the onsite parking showing the total number of parking and accessible parking spaces. Number all assigned and unassigned parking spaces. Specify by number the location of each of the required 2% assigned and 5% unassigned accessible parking spaces. 2013 CBC §1109A.4 and §1109A.5.

Space #58 is not accessible because the access aisle, as shown, is on the driver's side of the vehicle. On the plans provide a Code-compliant access aisle on the passenger side of the vehicle.

42. 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.)

Provide details on the plans which show that the units described as 2-E will have Code-complaint maneuvering clearances in at least one of each of the unit bathrooms.

Reviewed by: _____ **Date:** 5-14-2014


Joe Cyr, CBO



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

**Plug-In Electric Vehicles: Universal Charging Access
Guidelines and Best Practices**

These draft guidelines have been developed in conjunction with the Division of the State Architect (DSA) to assist the Governor's Office of Planning and Research with physical accessibility standards and design guidelines for the installation of plug-in electric vehicle charging stations throughout California. This initiative supports the Governor's Zero Emission Vehicle Executive Order, B-16-2012, which establishes a target of 1.5 million ZEVs in California by 2025.

These guidelines are intended to supersede and expand upon the current DSA "Interim Disabled Access Guidelines for Electric Vehicle Charging Stations 97-03", dated 5 June 1997. While 97-03 is a policy statement and only applicable to facilities under DSA's regulatory jurisdiction, it is possible that these voluntary 2013 guidelines will eventually become regulations within *California Building Code Chapter 11B Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing*.

For clarity and usability, the guidelines and any subsequent regulations should reflect the format and organization of the California Building Code. The 2013 Chapter 11B accessibility provisions use the Americans with Disabilities Act Guidelines as their model code with amendments to implement more stringent California specific requirements. These draft guidelines use the same format and are organized with separate scoping and technical provisions. The designation EVG (for Electric Vehicle Guidelines) is used as a prefix for the guideline provisions and the prefix 11B is used before sections from the 2013 California Building Code's accessibility provisions. These Guidelines are focused on physical accessibility standards and information about Section 508 of the Rehabilitation Act for Self-Contained Closed System Products will be provided in future guidance.

The guidelines address accessible plug-in electric vehicle charging stations on both public and private sites and within public rights of way. Making charging stations within public rights-of-way fully accessible can be challenging, as illustrated by the examples in the Plug-in Electric Vehicle Collaborative's "Accessibility and Signage for Plug-in Electric Vehicle Charging Infrastructure Report and Recommendations" of May 2012. Similar provisions from the proposed federal Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way related to parking have been adapted as the basis for on-street installations. Signage and identification of the accessible electric vehicle charging stations is raised but not yet fully resolved in this public draft.

Dennis J. Corelis, Deputy State Architect
Division of the State Architect

Table of Contents

Guidelines for the Provision of Electric Vehicle Charging Stations	3
Electric Vehicle Charging Stations (EVG-250)	3
On-Site Electric Vehicle Charging Stations (EVG-812)	8
On-Street Electric Vehicle Charging Stations (EVG-813)	12
Electric Vehicle Charging Station Equipment (EVG-814)	15
 Related 2013 CA Building Code Chapter 11B Accessibility Regulations	 17
Path of Travel Provisions for Alterations	17
Reference from EVG-814.1.2 Electric Vehicle Charging Stations Pedestals and Pay Stations	21
Reference from 11B-309 Operable Parts to 11B-305 Clear Floor or Ground Space	21
Reference from 11B-305 Clear Floor or Ground Space to 11B-302 Floor or Ground Surfaces	23
Reference from 11B-707 Automatic Teller Machine, and Fare Machines and Point-of-Sale Devices	23

Guidelines for the Provision of Electric Vehicle Charging Stations

The following scoping sections of these guidelines are designed to present best practices for electric vehicle charging station accessibility and eventually may become part of the California Building Code's Chapter 11B Division 2: Scoping Requirements.

ADVISORY: EVG-250 Electric Vehicle Charging Stations. A reasonable portion of Electric Vehicle Charging Stations are required to be accessible. If provided by a state or local government on public property or on-street within the public right of way, vehicle charging is considered a program or service that must be accessible to and useable by individuals with disabilities. Accessibility covers not just the physical dimensions of the charging station, and operable parts of the device, but also the functionality of the 'self-contained, closed product' charging system. If provided at privately owned or operated public accommodations they must also be accessible as a service provided to the general public.

EVG-250 Electric Vehicle Charging Stations

ADVISORY: EVG-250.1 General. While there is no positive requirement to provide electric vehicle charging stations, when they are provided a portion of them should be accessible. When co-located with parking spaces, electric vehicle charging is considered the primary function of these stations, not parking. Accessible electric vehicle charging stations are not to be reserved exclusively for the use of persons with disabilities. They should not be identified with signage that would mistakenly indicate their use is only for vehicles with placards or license plates for individuals with disabilities.

EVG-250.1 General

Where provided, electric vehicle charging stations shall comply with EVG-250.

EXCEPTION: Restricted Electric Vehicle Charging Stations not available to the general public and intended for use by a designated vehicle or driver, such as public or private fleet vehicles, vehicles assigned to an employee or by an electric vehicle owner at home may but shall not be required to comply with EVG-250 and EVG-812.

ADVISORY: EVG-250.1 General. Existing conditions, terrain, electric infrastructure and other factors dictate that not every electric vehicle charging station can be fully accessible. With electric vehicle charging stations being functionally similar to and usually integrated with parking, the ratios of accessible to standard electric vehicle charging stations in these guidelines are the same as those for accessible to standard parking in the 2010 ADA standards and the 2013 California Building Code. The numbers of required accessible electric vehicle charging stations for both on-site and public rights-of-way locations are shown in Tables EVG-250.2 On-site Electric Vehicle Charging Stations and EVG-250.3 On-street Electric Vehicle Charging Stations.

EVG-250.2 Minimum Number for On-site Locations

On publically owned or privately owned sites electric vehicle charging stations complying with EVG-812 shall be provided in accordance with Table EVG-250.2.

Table EVG-250.2 On-Site Electric Vehicle Charging Stations

Total Number of Electric Vehicle Charging Stations Provided at a Site	Minimum Number of Required Physically Accessible Electric Vehicle Charging Stations
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 and over	4, plus 2 for each 100, or fraction thereof, over 100

EVG-250.2.1 Minimum Number for Residential Facilities

Electric-vehicle charging stations to serve residential facilities and sites shall comply with EVG-250.2.1.

EVG-250.2.1.1 Electric Vehicle Charging Stations for Residents

Where at least one parking space is provided for each residential dwelling unit and electric vehicle charging services are provided in conjunction with that parking, five percent, but no less than one, of the electric vehicle charging stations provided shall comply with EVG-812.

EVG-250.2.1.2 Additional Electric Vehicle Charging Stations for Residents

Where additional parking spaces beyond one for each residential dwelling unit is provided and electric vehicle charging services are provided in conjunction with that parking, two percent of the additional parking spaces, but no fewer than one, of the additional electric vehicle charging stations provided shall comply with EVG-812.

EVG-250.2.1.3 Electric Vehicle Charging Stations for Guests, Employees and Other Non-Residents

Where parking spaces are provided for persons other than residents and electric vehicle charging services are provided in conjunction with that parking, electric vehicle charging stations for guests, employees and other non-residents shall be provided in accordance with Table EVG-250.2 and shall comply with EVG-812.

EVG-250.3 Minimum Number for On-Street Locations

Within the public right-of-way of a state or local government jurisdiction on-street electric vehicle charging stations complying with EVG-812 shall be provided in accordance with Table EVG-250.3.

Table EVG-250.3 On-Street Electric Vehicle Charging Stations

Total Number of Electric Vehicle Charging Stations Provided within a Jurisdiction's Public Right of Way	Minimum Number of Required Physically Accessible Electric Vehicle Charging Stations
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 and over	4, plus 2 for each 100, or fraction thereof, over 100

EVG-250.4 Electric Vehicle Charging Stations for Vans. Reserved.

ADVISORY: EVG-250.4 Electric Vehicle Charging Stations for Vans. The guidelines do not include provisions for van accessible electric vehicle charging stations. As of the date of these guidelines there are no plug-in electric vans being manufactured and providers of electric plug-in vehicle conversions indicate that van style vehicles are not currently available due to technical and cost factors. When future developments make electric plug-in vans feasible, provisions for van accessible electric vehicle charging stations can be included in the guidelines.

EVG-250.5 Locations

Electric Vehicle Charging Stations shall be located in compliance with EVG-250.5.

ADVISORY: EVG-250.5 Location. For new construction, accessible electric vehicle charging stations should be close to a major facility, public way or accessible route on the site, with 200 feet recommended as a maximum distance. However, electric vehicle charging stations need not be provided immediately adjacent to the facility since charging services, not parking, is their primary purpose. For installations at existing sites and locations, the accessible electric vehicle charging stations may not be located in close proximity to other services due to technical factors such as the availability of electric power or terrain, but they should be on an accessible route to the maximum extent feasible.

EVG-250.5.1 On-Site Locations

Electric vehicle charging stations on public and private sites shall be dispersed within each separate type of parking facility providing electric vehicle charging to the maximum extent feasible.

EVG-250.5.1.1 Proximity to Buildings, Facilities or Sites Served

Electric vehicle charging stations complying with EVG-812 that serve a particular building, facility or site shall be located in close proximity to the facility, public way or major circulation path on the site.

EVG-250.5.1.2 Proximity to Accessible Routes

Electric vehicle charging stations complying with EVG-812 that serve a particular building, facility or site shall be on an accessible route to an entrance complying with 11B-206.4 of the current edition of the California Building Code. Electric vehicle charging stations that do not serve a particular building or facility shall be on an accessible route to an accessible pedestrian entrance to the functional area within which they are located.

ADVISORY: EVG-250.5.2 On-Street Locations. Provision of fully accessible on-street electric vehicle charging stations within the public right of way can be very difficult due to constraints posed by terrain, available right of way and other factors. The technical requirements for accessible parking, when applied electric vehicle charging stations, can be in direct conflict with roadway and sidewalk grades, right-of-way widths, and functional requirements for curbs, gutters and other right of way improvements. While many of these issues can be addressed during new construction or re-construction of the public improvements, solutions providing full accessibility may not be possible. EVG-250.5.2 allows a public entity to provide accessible electric vehicle charging on a programmatic basis. This involves using additional on-site accessible electric vehicle charging stations to meet the combined requirements for the number of both on-street and on-site locations within the public entity's jurisdiction.

EVG-250.5.2 On-Street Locations Within a Public Right-of-Way

The required total number of electric vehicle charging stations complying with EVG-250.2 and EVG-250.3 may be provided on a combined basis using both on-site locations and on-street locations within a public right-of-way owned or controlled by a state or local governmental jurisdiction. On-street electric vehicle charging stations within the public right of way shall be integrated with on street parking to the maximum extent feasible.

EVG-250.5.3 Accessible Route Between Vehicle Space and Charging Equipment

An accessible route complying with the California Building Code Chapter 11B Division 4 Accessible Routes shall connect the electric vehicle charging station vehicle space to the electric vehicle charging equipment.

EVG-250.6 Electric Vehicle Charging Stations at Existing Facilities

Alterations solely for the purpose of installing electric vehicle charging stations shall be limited to the actual scope of work of the project and shall not be required to comply with section 11B-202.4 of the current edition of the California Building Code.

EXCEPTION: Alterations solely for the purpose of installing electric vehicle charging stations at sites where vehicle parking or storage is the sole and primary use of the facility shall comply with the 2013 California Building Code section 11B-202.4 Path of Travel Requirements in Alterations, Additions and Structural Repairs to the maximum extent feasible. The cost of compliance with 11B-202.4 shall be limited to twenty percent of the cost of the work directly associated with the installation of the electric vehicle charging equipment.

ADVISORY: EVG-250.6 Electric Vehicle Charging Stations at Existing Facilities. The majority of electric vehicle charging stations being installed in the foreseeable future will occur at existing on-site or on-street parking facilities where the source of electric power, location of accessible parking, natural terrain, landscaping and other features are existing. Under the California Building Code these projects would be considered alterations. Alteration projects generally require accessibility improvements, if needed to comply with current requirements, to certain "path of travel" elements serving the area of alteration. The California Building Code provides exceptions to the "path of travel" upgrade requirements for projects that do not affect the usability or accessibility of the facility. It also recognizes the inherent difficulty in altering certain existing facilities for full compliance with the accessibility requirements through provisions for situations where strict compliance is technically infeasible.

EVCS installations at existing facilities fall into three categories:

1. Within an existing public right-of-way – With no specific "path of travel" elements serving the area being altered there would be no accessibility upgrades outside the area of work.
2. On building and facility sites where parking / vehicle storage is incidental to the primary function – Under the federal 2010 ADA Standards these projects would be alterations not affecting a primary function area and "path of travel" upgrades would not be required. This is the approach used in the prior DSA Access Policy Statement 97-03 and is most probably based upon classification of electric vehicle charging stations as electrical projects not involving the placement of receptacles or switches. These proposed guidelines continue the same approach as the prior DSA policy.
3. Installations of electric vehicle charging stations at sites where vehicle parking or storage is the sole or primary use of the facility are alterations affecting the usability of or access to a primary function area. The 2010 ADA Standards require that, to the maximum extent feasible, the path of travel to the altered area, including restrooms, telephones, and drinking

fountains, is readily accessible to and usable by individuals with disabilities. Additional alterations to upgrade non-compliant path of travel elements outside of the project's area of work are required, unless those alterations are disproportionate to the overall alterations in terms of cost and scope, which is defined as exceeding twenty percent (20%) of the cost of the primary alterations. When the cost of full compliance for path of travel elements would exceed twenty percent (20%), compliance is required to the greatest extent possible within the twenty percent (20%) limitation. California law prohibits the State Architect's regulations and building standards from prescribing a lesser standard of accessibility or usability than that provided by the 2010 ADA Standards. 2013 California Building Code section 11B-202.4 reflects similar requirements with the addition of signage to the designated path of travel elements. For projects with basic costs above the CBC valuation threshold of \$139,964, the cost above which path of travel alterations would become disproportionate has been aligned with the federal requirements of twenty percent (20%).

The following technical sections for the electric vehicle charging station guidelines are designed to eventually be located within the California Building Code's Chapter 11B Division 8: Special Rooms, Spaces and Elements.

EVG-812 On-Site Electric Vehicle Charging Stations

EVG-812.1 General

On-site electric vehicle charging stations shall comply with EVG-812.

EVG-812.2 Electric Vehicle Charging Station Spaces

The vehicle space designated for on-site electric vehicle charging stations shall be 216 inches (5486 mm) long minimum and 108 inches (2743 mm) wide minimum and shall have an adjacent access aisle complying with EVG-812.3.

EVG-812.2.1 Vehicle Space Marking

Car and van electric vehicle charging stations shall be marked to define their width. Where Electric Vehicle Charging Stations are marked with lines, width measurements of electric vehicle charging stations and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where electric vehicle charging stations or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

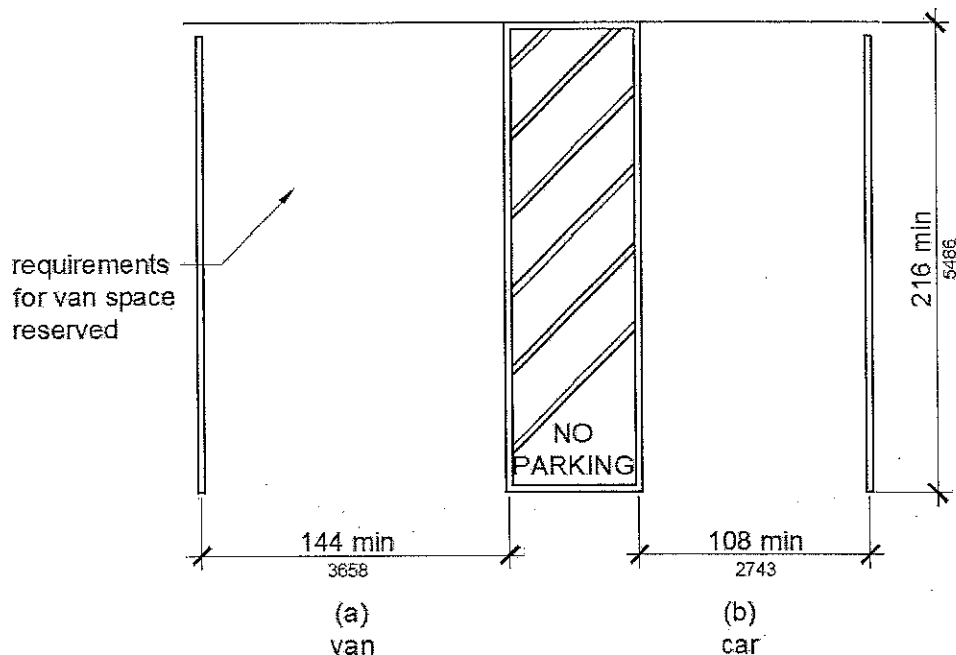


Figure EVG-812.2
On-site Electric Vehicle Charging Station Spaces Dimensions

EVG-812.2.2 Electric Vehicle Charging Only Lettering

The words "ELECTRIC VEHICLE CHARGING ONLY" or "EV CHARGING ONLY" may be painted on the surface within each charging space letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way.

EVG-812.3 Access Aisle

Access aisles serving vehicle spaces at on-site electric vehicle charging stations shall comply with EVG-812.3. Access aisles shall adjoin an accessible route. Two electric vehicle charging stations or one electric vehicle charging station and one accessible parking space shall be permitted to share a common access aisle.

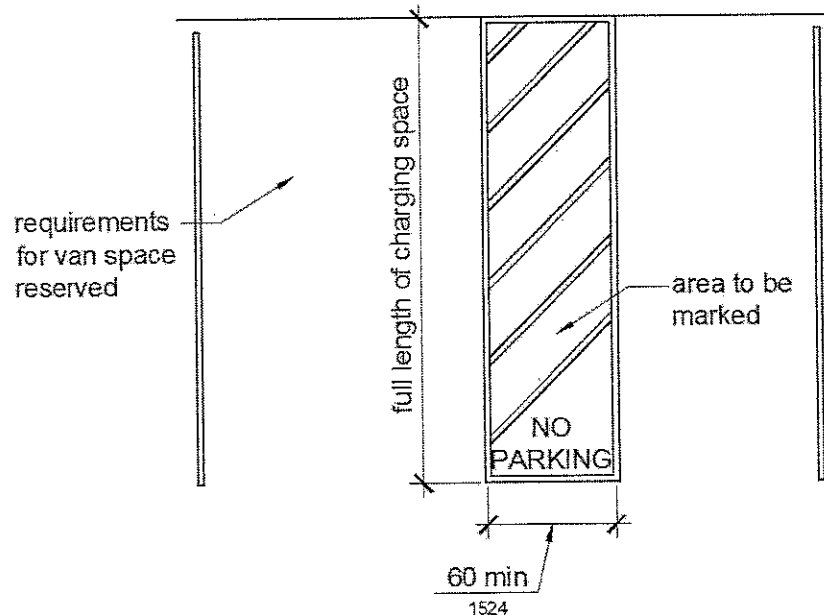


Figure EVG-812.3
Electric Vehicle Charging Station Space Access Aisle

EVG-812.3.1 Width

Access aisles serving on-site electric vehicle charging station car spaces at shall be 60 inches (1524 mm) wide minimum.

EVG-812.3.2 Length

Access aisles at on-site electric vehicle charging stations shall extend the full required length of the vehicle spaces they serve.

EVG-812.3.3 Marking

Access aisles at electric vehicle charging stations shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center. The color of the borderlines, hatched lines, and letters shall contrast with that of the surface of the access aisle, with white being the preferred color. The blue color required for the identification of access aisles for accessible parking shall not be used.

EVG-812.3.4 No Parking Lettering

The words "NO PARKING" shall be painted on the surface within each access aisle in letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way.

EVG-812.3.5 Location

Access aisles at on-site electric vehicle charging station spaces shall not overlap the vehicular way and may be placed on either side of the vehicle space they serve.

EVG-812.4 Floor or Ground Surface

On-site electric vehicle charging station spaces and access aisles serving them shall comply with 11B-302 Floor and Ground Surfaces. Access aisles shall be at the same level as the electric vehicle charging station space they serve. Changes in level or slopes exceeding 1:48 are not permitted.

EVG-812.5 Vertical Clearance

On-site Electric vehicle charging station spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

EVG-812.6 Identification

On-site electric vehicle charging stations shall be identified with a sign complying with EVG-812.6 and shall not be identified as or provided with signage required for accessible parking spaces.

EVG-812.6.1 Language

Provide a sign containing language stating "Designed for Disabled Access - Use Last" in addition to the signage identifying standard electrical vehicle charging stations. Where only one electric vehicle charging station is provided the sign shall contain language stating "Designed for Disabled Access".

EVG-812.6.2 Mounting Height

Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign and shall be the uppermost sign when co-located with "No Parking except for Electric Vehicle Charging" and "Parking Time Limit" word message signs or electric vehicle charging symbol signs.

EXCEPTION: Signs located within an accessible route shall be a minimum of 80 inches (2032 mm) above the finish floor or ground surface measured to the bottom of the lowest sign.

EVG-812.6.3 Size and Finish

Signs shall be reflectorized with a minimum area of 70 square inches (45161 mm²).

EVG-812.6.4 Color

Signs shall be white symbols and letters on a blue background.

EVG-812.6.5 Location

Signs shall be permanently posted immediately adjacent to and visible from each space, and shall be located within the projected width of the vehicle space.

EVG-812.7 Relationship to Accessible Routes

Electric vehicle charging station vehicle spaces and access aisles shall be designed so that when occupied the required clear width of adjacent accessible routes is not obstructed.

EVG-812.7.1 Arrangement

Electric vehicle charging stations and access aisles shall be designed so that persons using them are not required to travel behind electric vehicle charging stations other than to pass behind the vehicle space in which their vehicle has been left to charge.

EXCEPTION: Electric vehicle charging stations installed in existing facilities shall comply with EVG-812.7.1 to the maximum extent feasible.

EVG-812.7.2 Accessible Route Encroachment

A curb, wheel stop, bollards or other device shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

ADVISORY: EVG-813 General. EVG-250.3 specifies how many accessible electric vehicle charging stations must be provided within the public right of way of a state or local governmental entity's area of jurisdiction. Accessible electric vehicle charging stations are not parking for purposes of accessibility and should be identified by signs that do not create the impression they are reserved for vehicles displaying disabled persons license plates or placards. While accessible electric vehicle charging stations are ideally located where the street has the least crown and grade and close to key destinations, other factors, such as proximity to electric service and connections, may control their location.

EVG-813 On-Street Electric Vehicle Charging Stations

EVG-813.1 General

On-street electric vehicle charging stations shall comply with EVG-813.

EVG-813.2 Parallel Electric Vehicle Charging Stations

Parallel Electric vehicle charging station spaces shall comply with EVG-813.2.

ADVISORY: EVG-813.2 Parallel Electric Vehicle Charging Stations. The sidewalk adjacent to accessible parallel electric vehicle charging station spaces should be free of signs, street furniture, and other obstructions to permit deployment of a van side-lift or ramp or the vehicle occupant to transfer to a wheelchair or scooter. Accessible parallel electrical vehicle charging stations located at the end of the block face are usable by vans that have rear lifts and cars that have scooter platforms.

EVG-813.2.1 Parallel Electric Vehicle Charging Stations at Wide Sidewalks

Where the width of the adjacent sidewalk or available right-of-way exceeds 4.3 m (14.0 ft), an access aisle 1.5 m (5.0 ft) wide minimum shall be provided at street level the full length of the electric vehicle charging station, shall connect to a pedestrian access route and shall not encroach on the vehicular travel lane. The access aisle shall comply with EVG-812.3.1, EVG-812.3.2 and EVG-812.3.

EXCEPTION: Alterations. In alterations where the street or sidewalk adjacent to the electric vehicle charging station space is not altered, an access aisle shall not be required, provided the Electric Vehicle Charging Stations space is located at the end of the block face.

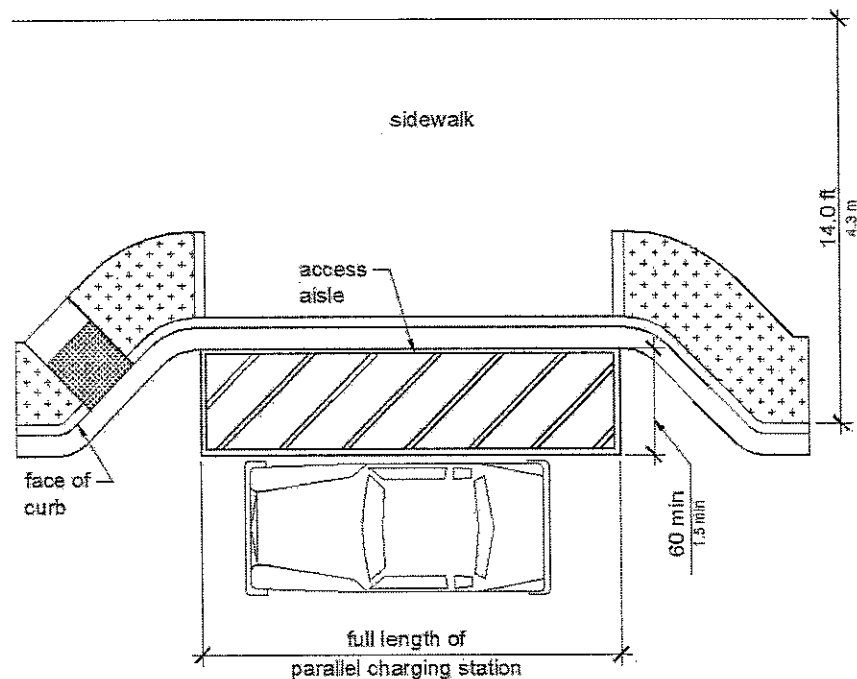


Figure 1 EVG-813.2.1 Parallel Electric Vehicle Charging Stations at Wide Sidewalks

ADVISORY: EVG-813.2.1 Wide Sidewalks. Vehicles may be positioned at the curb or at the parking lane boundary and use the space required by EVG-813.2.1 on either the driver or passenger side of the vehicle to serve as the access aisle.

EVG-813.2.2 Parallel Electric Vehicle Charging Stations at Narrow Sidewalks

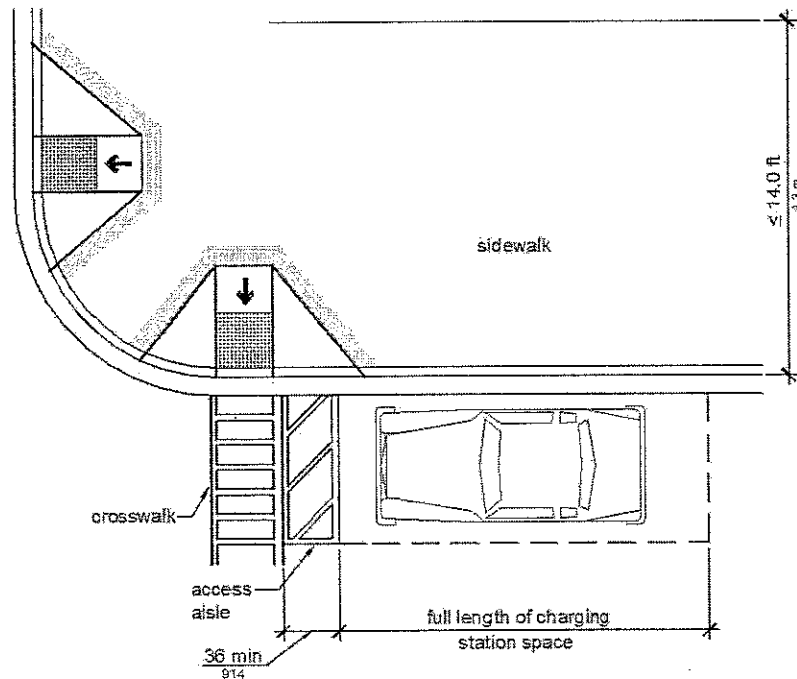


Figure EVG-813.2.2 Parallel Electric Vehicle Charging Stations at Narrow Sidewalks

An access aisle with a direct connection to the adjacent sidewalk is not required where the width of the adjacent sidewalk or the available right-of-way is less than or equal to 14.0 feet (4.3 m). When an access aisle is not provided, the Electric Vehicle Charging Stations spaces shall be located at the end of the block face to the maximum extent feasible.

ADVISORY: EVG-813.2.2 Narrow Sidewalks. At parallel electric vehicle charging stations vehicle lifts or ramps can be deployed on an 8.0 feet (2.4 m) wide sidewalk if there are no obstructions.

EVG-813.3 Perpendicular or Angled Electric Vehicle Charging Stations

Where perpendicular or angled electric vehicle charging stations are provided, an access aisle 8.0 feet (2.4 m) wide minimum shall be provided at street level the full length of the electric vehicle charging station space and shall connect to a pedestrian access route. The access aisle shall comply with EVG-812.3 and shall be marked so as to discourage parking in the access aisle. Two electric vehicles charging stations or one electric vehicle charging stations and one accessible parking space shall be permitted to share a common access aisle.

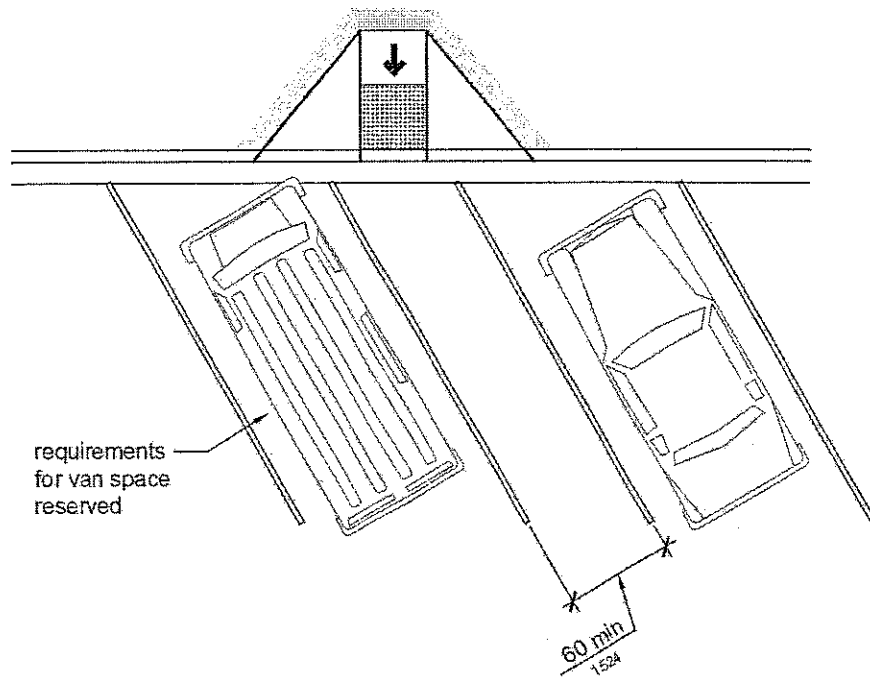


Figure EVG-813.3 Perpendicular or Angled Electric Vehicle Charging Stations

ADVISORY: EVG-813.3 Perpendicular or Angled Electric Vehicle Charging Stations Spaces. Perpendicular and angled parking spaces permit the deployment of a van side-lift or ramp.

EVG-813.4 Curb Ramps or Blended Transitions

Curb ramps or blended transitions shall connect the access aisle to the pedestrian access route. Curb ramps shall not be located within the access aisle.

ADVISORY: EVG-813.4 Curb Ramps or Blended Transitions. At parallel electric vehicle charging stations spaces, curb ramps and blended transitions should be located so that a van side-lift or ramp can be deployed to the sidewalk and the vehicle occupant can transfer to a wheelchair or scooter. Electric vehicle charging station spaces at the end of the block face can be served by curb ramps or blended transitions at the pedestrian street crossing.

EVG-813.5 Marking

On-street electric vehicle charging station spaces may be marked with Electric Vehicle Charging Only Lettering in compliance with EVG-812.2.2 Electric Vehicle Charging Only Lettering.

EVG-814 Electric Vehicle Charging Station Equipment

EVG-814.1 Electric Vehicle Charging Station Equipment

Equipment pedestals and pay stations that serve electric vehicle charging stations shall comply with EVG-814.1.

EVG-814.1.1 Location

Equipment pedestals and pay stations shall comply with EVG-814.1.1.

EVG-814.1.1.1 Parallel Locations

At parallel electric vehicle charging station spaces, equipment pedestals and pay stations shall be on the immediately adjacent sidewalk or ground surface and located 36 inches maximum from the head end or foot end of the projected length of the space.

EVG-814.1.1.2 Perpendicular or Angled Locations

At perpendicular or angled Electric Vehicle Charging Station spaces, equipment pedestals and pay stations shall be located on the immediately adjacent sidewalk or ground surface at the head end within the projected width of the electric vehicle charging station space.

EXCEPTION: For alterations at existing facilities when an accessible route or general circulation path is not provided adjacent to the head end of the space or access aisle, the equipment pedestal and pay station may be located within the projected width of the access aisle 36 inches maximum from the head end of the space.

ADVISORY: EVG-814.1.1 Location. Locating equipment pedestals and pay stations at the head or foot of the electric vehicle charging station permits deployment of a van side-lift or ramp or the vehicle occupant to transfer to a wheelchair or scooter.

EVG-814.1.2 Charging Station Equipment Operable Parts

Operable parts and charging cord stowage locations shall comply with 11B-309 Operable Parts.

EVG-814.2 Displays and Information

Displays and information shall be visible from a point located 3.3 feet (1.0 m) maximum above the center of the clear floor or ground space in front of the equipment pedestal and pay station.

EVG-814.3. Charging Station Equipment Clear Floor Space

Clear floor space at electric vehicle charging stations shall comply with 11B-305 Clear Floor Space and shall be centered on the display and information side of the electric vehicle charging station equipment.

Related 2013 California Building Code Chapter 11B Accessibility Regulations

2013 CBC Path of Travel Provisions for Alterations

11B-202.4 Path of Travel Requirements in Alterations, Additions and Structural Repairs

When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:

1. A primary entrance to the building or facility,
2. Toilet and bathing facilities serving the area,
3. Drinking fountains serving the area,
4. Public telephones serving the area, and
5. Signs.

EXCEPTIONS:

1. Residential dwelling units shall comply with 11B-233.3.4.2.
2. If the following elements of a path of travel have been constructed or altered in compliance with the accessibility requirements of the 2010 California Building Code, it shall not be required to retrofit such elements to reflect the incremental changes in this code solely because of an alteration to an area served by those elements of the path of travel:
 1. A primary entrance to the building or facility,
 2. Toilet and bathing facilities serving the area,
 3. Drinking fountains serving the area,
 4. Public telephones serving the area, and
 5. Signs.
3. Additions or alterations to meet accessibility requirements consisting of one or more of the following items shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4:
 1. Altering one building entrance.
 2. Altering one existing toilet facility.

3. Altering existing elevators.
4. Altering existing steps.
5. Altering existing handrails.
4. Alterations solely for the purpose of barrier removal undertaken pursuant to the requirements of the Americans with Disabilities Act (Public Law 101-336, 28 C.F.R., Section 36.304) or the accessibility requirements of this code as those requirements or regulations now exist or are hereafter amended consisting of one or more of the following items shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4:
 1. Installing ramps.
 2. Making curb cuts in sidewalks and entrance.
 3. Repositioning shelves.
 4. Rearranging tables, chairs, vending machines, display racks, and other furniture.
 5. Repositioning telephones.
 6. Adding raised markings on elevator control buttons.
 7. Installing flashing alarm lights.
 8. Widening doors.
 9. Installing offset hinges to widen doorways.
 10. Eliminating a turnstile or providing an alternative accessible route.
 11. Installing accessible door hardware.
 12. Installing grab bars in toilet stalls.
 13. Rearranging toilet partitions to increase maneuvering space.
 14. Insulating lavatory pipes under sinks to prevent burns.
 15. Installing a raised toilet seat.
 16. Installing a full-length bathroom mirror.

17. Repositioning the paper towel dispenser in a bathroom.
 18. Creating designated accessible parking spaces.
 19. Removing high-pile, low-density carpeting.
5. Alterations of existing parking lots by resurfacing and/or restriping shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4.
 6. The addition or replacement of signs and/or identification devices shall be limited to the actual scope of work of the project and shall not be required to comply with 11B-202.4.
 7. Projects consisting only of heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, equipment not considered to be a part of the architecture of the building or area, such as computer terminals and office equipment shall not be required to comply with 11B-202.4. unless they affect the usability of the building or facility.
 8. When the adjusted construction cost is less than or equal to the current valuation threshold, as defined in Chapter 2, Section 202, the cost of compliance with 11B-202.4 shall be limited to 20 percent of the adjusted construction cost of alterations, structural repairs or additions. When the cost of full compliance with 11B-202.4 would exceed 20 percent, compliance shall be provided to the greatest extent possible without exceeding 20 percent.

When the adjusted construction cost exceeds the current valuation threshold, as defined in Chapter 2, Section 202, and the enforcing agency determines the cost of compliance with 11B-202.4 is an unreasonable hardship, as defined in Chapter 2, Section 202, full compliance with 11B-202.4 shall not be required. Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship; but in no case shall the cost of compliance be less than 20 percent of the adjusted construction cost of alterations, structural repairs or additions. The details of the finding of unreasonable hardship shall be recorded and entered into the files of the enforcing agency and shall be subject to Chapter 1, Section 1.9.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.

For the purposes of this exception, the adjusted construction cost of alterations, structural repairs or additions shall not include the cost of alterations to path of travel elements required to comply with 11B-202.4.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, storage and alarms.

If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

9. Certain types of privately funded, multistory buildings and facilities were formerly exempt from accessibility requirements above and below the first floor under this code, but as of, April 1, 1994, are no longer exempt due to more restrictive provisions in the federal Americans with Disabilities Act. In alteration projects involving buildings and facilities previously approved and built without elevators, areas above and below the ground floor are subject to the 20-percent disproportionality provisions described in Exception 8, above, even if the value of the project exceeds the valuation threshold in Exception 8. The types of buildings and facilities are:

1. Office buildings and passenger vehicle service stations of three stories or more and 3,000 or more square feet (279 m²) per floor.
2. Offices of physicians and surgeons.
3. Shopping centers.
4. Other buildings and facilities three stories or more and 3,000 or more square feet (279 m²) per floor if a reasonable portion of services sought and used by the public is available on the accessible level.

For the general privately funded multistory building exception applicable to new construction and alterations, see Division 11B-206.2.3, Exception 1.

The elevator exception set forth in this section does not obviate or limit in any way the obligation to comply with the other accessibility requirements in this code. For example, floors above or below the accessible ground floor must meet the requirements of this section except for elevator service. If toilet or bathing facilities are provided on a level not served by an elevator, then toilet or bathing facilities must be provided on the accessible ground floor.

2013 CBC reference from EVG-814.1.2 Electric Vehicle Charging Stations Pedestals and Pay Stations

11B-309 Operable Parts

11B-309.1 General

Operable parts shall comply with 11B-309.

11B-309.2 Clear Floor Space

A clear floor or ground space complying with 11B-305 shall be provided.

11B-309.3 Height

Operable parts shall be placed within one or more of the reach ranges specified in 11B-308.

11B-309.4 Operation

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

Reference from 11B-309 Operable Parts to 11B-305 Clear Floor or Ground Space

11B-305 Clear Floor or Ground Space

11B-305.1 General

Clear floor or ground space shall comply with 11B-305.

11B-305.2 Floor or Ground Surfaces

Floor or ground surfaces of a clear floor or ground space shall comply with 11B-302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

11B-305.3 Size

The clear floor or ground space shall be 30 inches (762 mm) minimum by 48 inches (1219 mm) minimum.

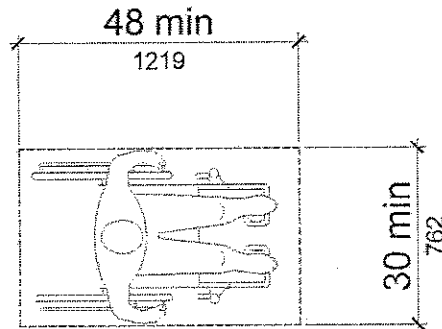


Figure 11B-305.3
Clear Floor or Ground Space

11B-305.4 Knee and Toe Clearance

Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 11B-306.

11B-305.5 Position

Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

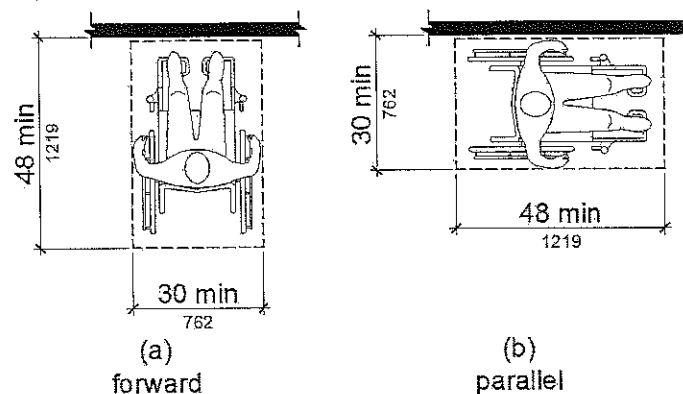


Figure 11B-305.5
Position of Clear Floor or Ground Space

11B-305.6 Approach

One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

Reference from 11B-305 Clear Floor or Ground Space to 11B-302 Floor or Ground Surfaces

11B-302 Floor or Ground Surfaces

11B-302.1 General

Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 11B-302.

EXCEPTIONS: 1. Within . . .

11B-302.3 Openings

Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch (12.7 mm) diameter except as allowed in 11B-407.4.3, 11B-409.4.3, 11B-410.4, 11B-810.5.3 and 11B-810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

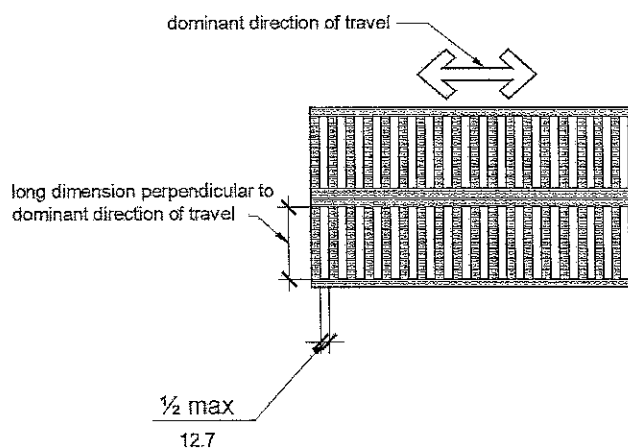


Figure 11B-302.3
Elongated Openings in Floor or Ground Surfaces

Reference from 11B-707 Automatic Teller Machine, and Fare Machines and Point-of-Sale Devices

11B-707.1 General.

Automatic teller machines and fare machines shall comply with 11B-707.

Project Comments

Date: March 10, 2014

To:

0 Engineering Division (650) 558-7230	0 Fire Division (650) 558-7600
X Building Division (650) 558-7260	0 Stormwater Division (650) 342-3727
0 Parks Division (650) 558-7334	0 City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Condominium Permit, Design Review, Conditional Use Permits for multi-family use and building height, and Special Permits for vehicular access within the 20' setback adjacent to south property line for building height within 100' of south property line at **1008 – 1028 Carolan Avenue & 1007 – 1025 Rollins Road, zoned C2 with R4 overlay,**
APN: 026-240-290, - 340, - 360, -370

Staff Review: March 10, 2014

- ① 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.
- ② 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.
Notes: a) The apartment structures are defined as High-Rise Residential. See section 1.7.7 in the 2013 Nonresidential Compliance Manual for further details; b) The 2013 CEC requires this project to comply with the "Solar Ready" requirements.
- ③ Indicate on the plans that the apartment roofs will comply with Cool Roof requirements of the 2013 California Energy Code. 2013 CEC §110.8. The 2013 Residential and Non-Residential Compliance Manuals are available on line at <http://www.energy.ca.gov/title24/2013standards/>
- ④ Specify on the plans the location of all proposed electric vehicle charging stations.
- 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.)

- 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) Provide a complete demolition plan that indicates the existing walls, walls to be demolished, new walls, and a legend. **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.**
- 10) 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.**
- 11) Show the distances from all exterior walls to property lines or to assumed property lines
- 12) Show the dimensions to adjacent structures.
- 13) Obtain a survey of the property lines.
- 14) Revise the scale on sheets A4.1 and 4.2 to $1/8" = 1'0"$.
- 15) Two different sets of "Townhouse C" units are shown on sheet A4.2. Revise the labels to show the correct Townhouse designations.
- 16) **RESIDENTIAL:** Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. **Specify the location and the net clear opening height and width of all required egress windows on the elevation drawings.** 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 who's sole responsibility it is 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 for the shoring* at the excavation in the basement 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) Prior to applying for a Building Permit the applicant must obtain site addressing from the Engineering Department. Note: The correct address for each building must be referenced on the plans.
- 24) On the plans provide a table that includes the following:
 - a. Occupancy group for each area of the building
 - b. Type of construction
 - c. Allowable area
 - d. Proposed area
 - e. Allowable height
 - f. Proposed height
 - g. Proposed fire separation distances
 - h. Exterior wall and opening protection
 - i. Allowable
 - ii. Proposed
 - i. Indicate sprinklered or non-sprinklered
- 25) 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.
- 26) 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*.
- 27) Remove all references to "Handicap", "Handicapped", or "HC" and replace with the terms "Accessible", "ACC", or "D.A."
- 28) On the first page of the plans clearly state that all paths of travel and common use spaces will be accessible and all apartment units will be adaptable.
- 29) The Townhouses do not qualify as Carriage Units. As such, these living spaces must comply with 2013 CBC §1102A.3.1. Revise the plans as follows:
 - a. Each of the four Townhouse buildings must provide at least one accessible ground floor. One of each of the four Townhouse ground floor plans should be offered with this project.
 - b. Townhouse A – The lavatory, water closet, bathtub, clear maneuvering space, etc. are not accessible.
 - c. Townhouse B – The lavatory, water closet, clear maneuvering space, etc. are not accessible.
 - d. Townhouse D – The lavatory, water closet, clear maneuvering space, etc. are not accessible.
 - e. All units – Specify accessible strike side clearances on both the push and pull side of all entry doors.
- 30) Provide fully dimensioned floor plans scaled at $\frac{1}{4}" = 1'0"$ for each of the Townhouse unit plans.

- 31) Provide fully dimensioned floor plans scaled at $\frac{1}{4}" = 1'0"$ for each of the Apartment unit plans.
- 32) Provide fully dimensioned floor plans scaled at $\frac{1}{4}" = 1'0"$ for each of the Amenity spaces, Leasing space, Club Room, Fitness Center, Tenant Stop/Utility room, and Dog Wash.
- 33) Relocate the Trash area in the lower garage so that it is on a Code-compliant accessible path from the elevator.
- 34) Provide a table for the onsite parking showing the total number of parking and accessible parking spaces. Number all assigned and unassigned parking spaces. Specify by number the location of each of the required 2% assigned and 5% unassigned accessible parking spaces. 2013 CBC §1109A.4 and §1109A.5.
- 35) Specify the accessible path of travel from the public right of way and on-site parking throughout the apartment facility.
- 36) Specify an accessible path of travel from all required exits to the public right of way.
- 37) Specify the path of travel from on-site parking, through the main entrance, to the area of alteration
- 38) Specify a level landing, slope, and cross slope on each side of the door at all required entrances and exits.
- 39) Provide complete dimensioned details for all required accessible and adaptable bathrooms
- 40) Provide complete, dimensioned details for accessible parking
- 41) Provide details on the plans which show that the building elevator complies with all accessible standards. 2013 CBC §11B-407.
- 42) 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.)
- 43) Provide details which show that the water closet in each unit complies with CBC1134A.7 #1;
- 44) Specify whether CBC 1134A.2 option #1 or option #2 will be used for the bathrooms.
- 45) 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
- 46) Specify on the plans that all dwelling unit interior doors will comply with CBC 1132A5.2.
- 47) 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.
- 48) Provide the interior dimensions for each elevator.
- 49) 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
- 50) Provide an exit plan showing the paths of travel.
- 51) Specify the width and length of each hallway / corridor.
- 52) 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, 4, 5, 6, 11, 12, 14, 15, 16, 17, 18, 19, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51 must be re-submitted before this project can move forward for Planning Commission action.

Reviewed by: _____ Date: 3-20-2014

Joe Cyr, CBO (650-558-7270)

Project Comments

Date: May 12, 2014

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 type="radio"/> Stormwater Division (650) 342-3727
<input checked="" type="checkbox"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Condominium Permit, Design Review, Conditional Use Permits for multi-family use and building height, and Special Permits for vehicular access with the 20' setback adjacent to south property line & for building height within 100' of south property line for a new multiple family residential project with 268 apartment units in two 5-story buildings and 22 two-story townhome condominiums at 1008-1028 Carolan & 1007-1025 Rollins Road, zoned C-2 with R-4 Overlay, APN: 026-240-290, -340, -360, -370 (*Revised Plans date stamped May 12, 2014*)

Staff Review: May 19, 2014

1. Complete and return Protected Tree Permit for all trees over 48" in circumference that are proposed for removal.
2. Submit hard copy of Outdoor Water Use checklist.
3. Irrigation plan required for Building permit.

Reviewed by: B Disco

Date: 5/25/14

PROTECTED TREE REMOVAL PERMIT APPLICATION

PARKS & RECREATION DEPARTMENT
850 BURLINGAME AVENUE - BURLINGAME, CA 94010
(650) 558-7330

DATE: _____

The undersigned owner of the property at:

ADDRESS: _____

hereby applies for a permit to remove or prune more than 1/3 of the canopy or roots of the following protected tree(s):

SPECIES _____ CIRCUMFERENCE _____

LOCATION ON PROPERTY _____

WORK TO BE PERFORMED: _____ REMOVE _____ TRIM MORE THAN 1/3 OF CANOPY

REASON WORK IS NECESSARY _____

NOTE: A PHOTOGRAPH OF THE TREE(S) MUST BE SUBMITTED ALONG WITH A **\$75.00** CHECK TO: CITY OF BURLINGAME *Attach any supporting documentation you may have. (Example: Report from an Independent Arborist, pictures of damaged structures, letters of concern from neighbors, etc.).*

OWNER (Print) _____ PHONE (____) _____

ADDRESS _____ EMAIL _____

PERMIT

This permit allows the applicant to remove or prune the above listed tree(s) in accordance with the provisions of the Urban Reforestation and Tree Protection Ordinance (Municipal Code Chapter 11.06). By signing this permit, the applicant acknowledges receipt of a copy of Chapter 11.06, and agrees to comply with its provisions and all conditions listed below; and that all appeals have expired or been resolved.

OWNER _____

CITY ARBORIST _____

CONDITIONS: _____ *24 - inch box size landscape tree(s) (no fruit or nut trees) will be required and may be planted anywhere on the property. If conditions are not met within the allotted time as specified in Section 11.06.080, payment of \$400 for each tree into the tree replacement fund will be required.*

_____ *NO replacement(s) required. Contact the Parks Division at (650) 558-7330 when removal(s) completed.*

_____ *BUILDING PROJECT: Permit ineffective until after Planning Commission review.*

DATE PERMIT EFFECTIVE _____ PERMIT EXPIRES _____

DATE _____ COMPLETED _____

This work should be done by qualified tree professionals and a copy of this permit must be available at the job site at all times when work is being performed. 2/2014 revised

Chapter 11.06

URBAN REFORESTATION AND TREE PROTECTION

Sections:

11.06.010	Purpose and intent.
11.06.020	Definitions.
11.06.030	Nomination and listing of protected trees.
11.06.040	Emergencies.
11.06.050	Prohibitions and protections.
11.06.060	Notices and permits required for removal or work significantly affecting protected trees.
11.06.070	Decision by director.
11.06.080	Appeal.
11.06.090	Tree requirements and reforestation.
11.06.100	Penalty.

11.06.010 Purpose and intent.

The city of Burlingame is endowed and forested with a variety of healthy and valuable trees which must be protected and preserved. The preservation of these trees is essential to the health, welfare and quality of life of the citizens of the city because these trees preserve the scenic beauty of the city, maintain ecological balance, prevent erosion of top soil, counteract air pollution and oxygenate the air, absorb noise, maintain climatic and microclimatic balance, help block wind, and provide shade and color. For these same reasons, the requirement of at least one tree, exclusive of city-owned trees, on every residential lot in the city should be part of the permit process for any construction or remodeling.

It is the intent of this chapter to establish conditions and regulations for the removal and replacement of existing trees and the installation of new trees in new construction and development consistent with these purposes and the reasonable economic enjoyment of private property. (Ord. 1057 § 1 (part), (1975); Ord. 1470 § 1, (1992); Ord. 1598 § 1 (part), (1998))

11.06.020 Definitions.

Terms used in this chapter shall be defined as follows:

- (a) "Commission" means the Beautification Commission of the city of Burlingame.
- (b) "Department" means the parks and recreation department of the city of Burlingame.
- (c) "Development or redevelopment" means any work upon any property in the city of Burlingame which requires a subdivision, variance, use permit, building permit

or other approval or which involves excavation, landscaping, or construction in the vicinity of a protected tree.

(d) "Director" means the director of parks and recreation of the city of Burlingame.

(e) "Landscape tree" means a generally recognized ornamental tree and shall exclude fruit, citrus, or nut-bearing trees.

(f) "Protected tree" means:

(1) Any tree with a circumference of forty-eight (48) inches or more when measured fifty-four (54) inches above natural grade; or

(2) A tree or stand of trees so designated by the city council based upon findings that it is unique and of importance to the public due to its unusual appearance, location, historical significance or other factor; or

(3) A stand of trees in which the director has determined each tree is dependent upon the others for survival.

(g) "Pruning" means the removal of more than one third of the crown or existing foliage of the tree or more than one third of the root system. Pruning done without a permit or which does not conform to the provisions of a permit shall be deemed a removal.

(h) "Removal" means cutting to the ground, extraction, killing by spraying, girdling, or any other means. (Ord. 1057 § 1 (part), (1975); Ord. 1470 § 1, (1992); Ord. 1492 § 1, (1993); Ord. 1598 § 1 (part), (1998))

11.06.030 Nomination and listing of protected trees.

Nomination for protected tree status under Section 11.06.020(f)(2) may be made by any citizen. The commission shall review such nominations and present its recommendations to the city council for designation.

A listing of trees so designated, including the specific locations thereof, shall be kept by the department and shall be available for distribution to interested citizens.

The city council may remove a designated tree from the list upon its own motion or upon request. Requests for such action may originate in the same manner as nominations for protected tree status. (Ord. 1057 § 1 (part), (1975); Ord. 1470 § 1, (1992); Ord. 1598 § 1 (part), (1998))

11.06.040 Emergencies.

In the event that an emergency condition arises whereby immediate action is necessary because of disease, or danger to life or property, a protected tree may be removed or altered by order of the director or, if the director is unavailable, a responsible member of the police, fire, parks and recreation, or public works department. In such event, a report shall be made to the commission describing the conditions and necessity of such an order. (Ord. 1057 §

11.06.080 Appeal.

Any person may appeal the decision of the director to the commission by filing an appeal in writing with the director no later than 5:00 p.m. of the tenth calendar day after the decision. The director shall set the matter for review by the commission at its next regular meeting and provide notice by mail of the commission hearing to the appellant and applicant at least five (5) days prior thereto.

The determination of the commission shall become final and conclusive in ten (10) days if no appeal is filed. Destruction, removal or other work on a protected tree shall not commence until after the ten (10)-day period has passed, or, if any appeal is filed, until the decision of the city council. During the period between the action of the commission and the end of the ten (10)-day appeal period, any person may appeal such action to the city council. Such appeal shall be in writing and shall be filed with the city clerk. During the same period the city council, on its own motion, may suspend the order of the commission for the purpose of reviewing the action of the commission. A permit shall be valid for six (6) months after the date it is issued. Under exceptional circumstances, the director may issue one six (6)-month extension. (Ord. 1470 § 1, (1992); Ord. 1598 § 1 (part), (1998))

11.06.090 Tree requirements and reforestation.

(a) Whenever the development or redevelopment of a single family home, duplex, apartment house or condominium results in any increase in lot coverage or habitable space (as defined by Chapter 25 of this code), the property shall be required to meet the following requirements:

(1) One landscape tree for every One thousand (1,000) square feet of lot coverage or habitable space for single family homes or duplexes;

(2) One landscape tree for every two thousand (2,000) square feet of lot coverage for apartment houses or condominiums.

Lot coverage and habitable space shall include both existing and new construction. The director shall determine the number of existing trees which are of an acceptable size, species and location to be counted toward this requirement. Any additional trees which are required shall meet the standards for replacement trees set forth in subsection (b) below.

(b) Permits for removal of protected tree(s) shall include replanting conditions with the following guidelines:

(1) Replacement shall be three (3) fifteen (15)-gallon size, one twenty-four (24)-inch box size, or one thirty-six (36)-inch box size landscape tree(s) for each tree removed as determined below.

(2) Any tree removed without a valid permit shall be replaced by two (2) 24-inch box size, or two (2) 36-inch

box size landscape trees for each tree so removed as determined below.

(3) Replacement of a tree be waived by the director if a sufficient number of trees exists on the property to meet all other requirements of the Urban Reforestation and Tree Protection ordinance.

(4) Size and number of the replacement tree(s) shall be determined by the director and shall be based on the species, location and value of the tree(s) removed.

(5) If replacement trees, as designated in subsection (b)(1) or (2) above, as applicable, cannot be planted on the property, payment of equal value shall be made to the city. Such payments shall be deposited in the tree planting fund to be drawn upon for public tree planting. (Ord. 1470 § 1, (1992); Ord. 1492 § 3, (1993); Ord. 1598 § 1 (part), (1998))

11.06.100 Penalty.

In addition to any other penalties allowed by law, any person removing or pruning a tree in violation of this ordinance is liable to treble damages as set forth in Section 733 of the Code of Civil Procedure of the State of California. Damages for this purpose shall be replacement value of the tree as determined by the International Society of Arboriculture Standards. (Ord. 1470 § 1, (1992); Ord. 1598 § 1 (part), (1998))

Project Comments

Date: June 13, 2014

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, Condominium Permit, Design Review, Conditional Use Permits for multi-family use and building height, and Special Permits for vehicular access with the 20' setback adjacent to south property line & for building height within 100' of south property line for a new multiple family residential project with 268 apartment units in two 5-story buildings and 22 two-story townhome condominiums at **1008-1028 Carolan & 1007-1025 Rollins Road, zoned C-2 with R-4 Overlay, APN: 026-240-290, -340, -360, -370 (Revised Plans date stamped June 13, 2014)**

Staff Review: June 16, 2014

Responses to previous comments are acceptable. As the project provides 100 percent LID treatment, further review and comments will be provided by the stormwater division.

The City is requesting a ten feet wide sanitary easement running parallel to Toyon Drive and from the back of the Toyon Drive properties within the project site. A new sanitary sewer main pipeline would be installed within the ten feet easement. City staff will contact project applicant to discuss the details of this easement.

Reviewed by: V V

Date: 6/19/2014

Project Comments

Date: June 13, 2014

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="checkbox"/> 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, Condominium Permit, Design Review, Conditional Use Permits for multi-family use and building height, and Special Permits for vehicular access with the 20' setback adjacent to south property line & for building height within 100' of south property line for a new multiple family residential project with 268 apartment units in two 5-story buildings and 22 two-story townhome condominiums at **1008-1028 Carolan & 1007-1025 Rollins Road, zoned C-2 with R-4 Overlay, APN: 026-240-290, -340, -360, -370 (Revised Plans date stamped June 13, 2014)**

Staff Review: June 16, 2014

1. Issues #1-6 have been adequately addressed as noted in Seidel Architects recent correspondence dated May 12th, 2014.
2. The designers have addressed the accessibility of necessary fire equipment (ladders specifically) to the both interior courtyards. Additionally, designers have agreed to provide additional standpipe connections to the interior courtyards.
3. Fire apparatus surface shall approved by the Central County Fire Department prior to installation.

Reviewed by:



Date:

16 June 14

Project Comments

Date: March 10, 2014

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="checkbox"/> 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, Condominium Permit, Design Review, Conditional Use Permits for multi-family use and building height, and Special Permits for vehicular access within the 20' setback adjacent to south property line for building height within 100' of south property line at **1008 – 1028 Carolan Avenue & 1007 – 1025 Rollins Road, zoned C2 with R4 overlay,**
APN: 026-240-290, - 340, - 360, -370

Staff Review: March 10, 2014

1. The building shall be equipped with an approved NFPA 13 or 13R Sprinkler System throughout. Sprinkler drawings shall be submitted and approved by the Central County Fire Department prior to installation. The system shall be electronically monitored by an approved central receiving station.
2. 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.
3. The apartments 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 installed and operable prior to construction of the four story of the structure.**
4. The fire protection underground shall be submitted and approved by the Burlingame Building Department prior to installation.
5. **The fire sprinkler system and fire standpipe system will not be approved by the Central County Fire Department until the fire protection underground has been submitted and approved by the Burlingame Building Department.**
6. A manual and automatic fire alarm system shall be installed throughout the apartment.
7. The overall design of the apartment complex with an interior podium will be difficult for fire department access and rescue. Ladder and rescue efforts are hindered by the design and could place significant delays in a given rescue scenario.

Reviewed by: 

Date: 24 May 14



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

**Site: 1008-1028 CAROLAN AVENUE &
1007-1025 ROLLINS ROAD, zoned C-2/R4 Overlay**

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JUNE 23, 2014 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Environmental Scoping and Design Review Study for an application for Environmental Review, Condominium Permit, Design Review, Conditional Use Permit for multi-family use and building height, and Special Permits for vehicular access within the 20-foot setback adjacent to south property line for building height within 100 feet of south property line for a new 268-unit residential apartment building and 22-unit residential condominium project. More information and a copy of the Notice of Preparation of Draft EIR can be found at www.burlingame.org on the Community Development Department page, Carolan Avenue/Rollins Road Multi-Family Residential Development. APNs 026-240-290, -340, -360, & -370.

Mailed: June 13, 2014

(Please refer to other side)

PUBLIC HEARING NOTICE

**ABDEL HALIM SUBHI
65 6TH ST
SAN FRANCISCO, CA
94103-**

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.

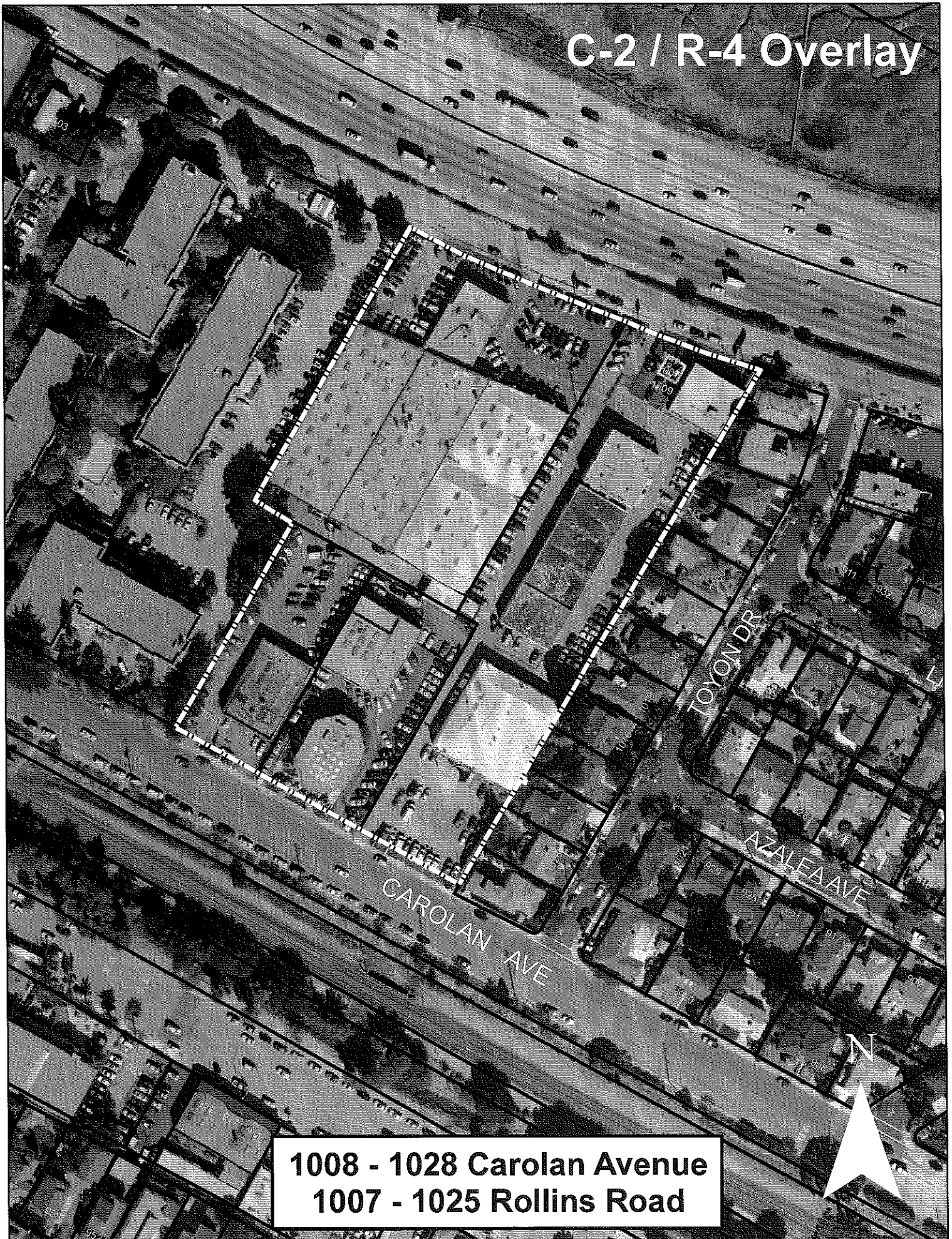
For additional information, please call (650) 558-7250. Thank you.

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

C-2 / R-4 Overlay



1008 - 1028 Carolan Avenue
1007 - 1025 Rollins Road