



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, May 13, 2019

7:00 PM

Council Chambers

- d. 1 & 45 Adrian Court, zoned RRMU - Application for Environmental Review, Design Review, Density Bonus and Vesting Tentative Parcel Map for a new 265-unit mixed use residential development. (SummerHill Apartment Communities, applicant; Seidel Architects, architect; Helf Investments and Nicolet Family Partners, property owners) (65 noticed) Staff Contact: Ruben Hurin

All Commissioners had visited the project site. Commissioners Comaroto, Gaul, Loftis, Sargent, Terrones, and Tse noted that they individually had met with the applicant to preview the proposed plans.

Planning Manager Hurin provided an overview of the staff report.

Chair Comaroto opened the public hearing.

Elaine Breeze and Alex Seidel, represented the applicant.

Public Comments:

Raymond Pistalozia, 305 Adrian Road, Millbrae and representing neighbor at 365 Adrian Road, Millbrae: Concerned with congestion at corner of Adrian Road and Rollins Road, there have been many accidents at this location, in some cases included fatalities. Also concerned about the projects' proximity to high power voltage lines. Feel this type of project should be located closer to the train and BART station, not in the middle of an industrial area. Project would be feasible if it included townhomes and live/work units.

James Kendle, representing Carpenters Union Local 217: Developer should be held to a higher standard in serving the needs of the community. SummerHill has no commitment to labor; carpenters seek to earn a fair wage with medical and retirement benefits that allows workers and families a chance to live in the communities they work in. Wages can be reinvested back into the local economic community; out of town workers take their earning back home with them. Please consider potential impact to community that is a direct result of choices made after project is entitled. Also stress importance of apprenticeship programs. Hope responsible labor practices will be considered before the project is approved.

Chair Comaroto closed the public hearing.

Commission Comments/Direction:

- > Very excited for this project; to see the evolution of the General Plan and the creation of specific plan for this area to start to come to fruition is exciting; having SummerHill engaged on the project is a great opportunity to move forward in this area.*
- > Project is a pioneer in an area we are trying to get developed as one of the first projects; it's a transitional area. Based on the General Plan Update, this is a good project to start as that pioneer.*
- > This is a mixed use project, proposed architecture works in an area that is transitioning; fits in with the existing context but also paves the way for future potential residential developments in this area.*
- > Like transition from commercial corner to the public residential spaces, then to the residential walk-in units, and then to the paseo and park area.*

- > *Public entry plaza will evolve over time, and because it fronts on Adrian Court provides SummerHill an opportunity to work with the residents to create events in the plaza and cul-de-sac, perhaps close the street for some periods and start to develop some sense of community.*
- > *Nice to see tiered development process working.*
- > *Have chosen a good palette of materials.*
- > *Good public spaces provided in project.*
- > *Did you consider any other commercial space along Adrian Court? Wondering if there could be an opportunity for more mixed use, is an attractive building and you may get a lot of interest.*
- > *When project returns, provide solution for blank concrete wall at the rear of the building facing the dog park.*
- > *Bridge looks out of place, but not a deal-breaker.*

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



COMMUNITIES OF DISTINCTION

September 12, 2019

Planning Commission
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

Re: Adrian Court Mixed Use Project – Applicant’s Statement to Planning Commission

Dear Chair Comaroto and Members of the Planning Commission,

On behalf of SummerHill Apartment Communities, we respectfully request your approval of our Adrian Court Mixed Use project and its associated Design Review application and environmental review to transform two under-utilized light industrial parcels into a vibrant tree-lined pedestrian, bicycle, and transit-oriented mixed use apartment community consistent with the vision of the 2040 General Plan, the North Rollins Road Mixed Use Zone - Interim Standards, City Density Bonus Ordinance, and State Density Bonus Law. In addition to these items, the application includes a Vesting Tentative Parcel Map to combine the two existing parcels into a single parcel with final action by the City Council.

May 9, 2019 Design Review Study

We appreciated the feedback received during the May Design Review Study discussion. At the meeting, we received direction from the Planning Commission to provide a solution for the blank wall facing the publically accessible park. In response, we have added sheet L8 to the plans depicting examples of murals and super-graphics that serve as examples of the types of art we would propose to place on this wall. Our request is to wait to finalize the wall’s specific design and develop it concurrently with the project’s exterior signage and interiors design in order to provide additional continuity and optimize creativity. We would review the final artwork with City Staff and return as an “FYI” item to the Commission.

The following outlines additional changes made to the project since the May Planning Commission meeting:

Exterior Colors & Materials

Subsequent to the May meeting, we engaged a color consultant that we have collaborated with on previous projects in Burlingame. As a result of her review, we have further refined the exterior color selections throughout. This includes a slightly different porcelain wall tile that has a richer hue that better compliments the rest of the building. An updated materials board will be available for review at the project hearing.

Windows

The site’s proximity to Highway 101 and San Francisco International Airport necessitates windows with high STC ratings along Adrian Road and portions of Adrian Court. At the Design Review Study meeting, we presented our preferred commercial grade vinyl window for the project, the VPI Endurance Series. Following the meeting, we toured VPI window installations with the specific assembly (two windows installed back-to-back in a single opening) required to meet these frontages higher STC ratings. After reviewing these installations, we were not satisfied with the assembly’s appearance nor the ability to clean the space between the two windows on an ongoing basis.

In response to these concerns, our acoustical consultant recommended the Win-Vent 600 Series for window locations that require the highest acoustic ratings. The Win-Vent 600 Series window is an acoustically high-performing aluminum window that is aesthetically complementary to the preferred VPI window that can also achieve the highest STC ratings with only a single window in the opening. The Win-Vent window's casements and grids are very similar in appearance to the VPI window, and they can be painted to match the VPI window color.

In the interest of providing consistency along entire elevations, we are proposing to use the Win-Vent window for the entire Adrian Court and Adrian Road elevations and continuing to use the VPI window on the less noise-impacted elevations. In other words, the two window lines, while complementary in appearance, will never be installed side-by-side. Samples of both windows will be available for review at the hearing.

FEMA Map

Subsequent to the May meeting, we learned that FEMA had updated the Flood Insurance Rate Maps (FIRM) for north Burlingame in April 2019. The project site is now designated Zone AE, or within a 100-year floodplain. In order to move the building's conditioned space above the new floodplain, we have raised the finished floor of the building 6"-12". To maintain ADA-compliant access, we have added a ramp from the sidewalk to the building at the commercial/office space.

Another result of FEMA's newly adopted maps relates to PG&E's transformer design requirements. PG&E does not allow underground transformers within a floodplain nor does it allow above ground pad mounted transformers to be below the flood elevation. In order to comply with PG&E's requirements, we had to switch to above ground pad-mounted transformers elevated above the floodplain using low (less than 24" tall) retaining walls to support the PG&E-required "work areas". We have added landscaping around the transformers to provide screening to the extent feasible.

Project Benefits & Features:

Consistent with the 2040 General Plan and the North Rollins Road Mixed Use Zone Interim Standards, the project will provide the following benefits and features:

- **265 new apartment homes**, including three studios, 194 1-bedroom units, and 68 2-bedroom units.
- **38 new affordable apartment homes**, 14.3% of the project, for those making 80% of the San Mateo County Area Median Income, deed restricted for 55 years with priority to Burlingame residents and employees
- **3,701 SF of new Commercial/Office space** with onsite parking
- **A new publically accessible, privately maintained .4-acre Park**, including:
 - **A dog park** with separate fenced-in play areas for large and small dogs
 - **A bocce court** with BBQ and seating area
 - **Flat turf play area and wave fields** for relaxation and play
 - **A park easement** to allow it to be incorporated into a future trail network
- **A new 3,700 SF publicly accessible, privately maintained Pedestrian Plaza**
 - Elements include an architectural wall and water feature, plantings, seating, lighting and bicycle parking.
 - Designed as a gathering place for residents, visitors, and the public, located mid-block on Adrian Court

Planning Commission
September 12, 2019

- **A landscaped Paseo** featuring a statement entry portal to draw pedestrians from Adrian Court towards the Park, including enhanced paving, benches, and lighting
- **Public Street Frontage Design & Improvements** consistent with and exceeding the RRMU District's standards to encourage walking including:
 - A 12-foot wide pedestrian realm on Adrian Road including 7-foot wide sidewalks and 5-foot wide planting areas and tree wells
 - A 10-foot wide pedestrian realm on Adrian Court including 7-foot wide sidewalks and 4-foot wide planting areas and tree wells
 - 48" box size street trees with additional landscaping provided between the new sidewalk and building
 - A new crosswalk with handicap ramps at Adrian Court and Adrian Drive
 - A modified terminus of Adrian Court to improve pedestrian access and safety in the right-of-way at adjacent 50 Adrian Court
- **Resident community amenities** including:
 - **A Club Room** with indoor/outdoor space for resident gatherings and entertaining guests
 - **A Fitness Studio, Workshop, Co-Working space, and Wi-Fi Lounge, Lobby, and Leasing Center** to serve current and future residents
 - **A central main courtyard** including a resort-style pool, spa, an outdoor kitchen, cabanas, multiple fire pits, dining and lounge areas, connecting to a pedestrian plaza stair and bridge
 - **A smaller courtyard including fire pits, outdoor work areas, ping pong, and lounge area**
 - **Two rooftop decks** including fire pits as well as bar and lounge seating
- **A robust TDM program** to reduce the number of vehicle trips by 118 total trips over the peak hours, including bicycle parking, onsite programming, monitoring, and reporting

We appreciate the opportunity to continue working in Burlingame and request your approval of a project that we hope will be a catalyst for this new Live Work transit-rich area and an asset to this gateway location. Please contact me at ebreeze@shapartments.com or (650) 842-2404 if you have any questions.

Sincerely,



Elaine Breeze
Vice President of Development

Cc: City of Burlingame Community Development Department

6. Transportation Demand Management

This chapter describes the Transportation Demand Management (TDM) measures that would be implemented by the project. The project's TDM measures include design features, programs, and services that promote sustainable modes of transportation. The goal of Transportation Demand Management is to reduce the number of single-occupant vehicle trips generated by the project.

The TDM plan presented in this chapter focuses on measures that are geared towards the residential tenants of the project. Table 11 presents a summary of the measures proposed in the TDM plan. An indication of who would have primary responsibility for implementing each measure is also shown on the table.

In the City of Burlingame's General Plan, Goal M-5 is to implement TDM strategies that reduce overall vehicle trips and encourage the use of transportation modes that reduce VMT and greenhouse gas emissions.

The City/County Association of Governments of San Mateo County (C/CAG) requires new development projects that generate more than 100 peak hour trips to limit their impact on regional roadway facilities. To accomplish this, C/CAG provides a list of potential TDM measures that developments may use to reduce their net peak hour trip generation.

TDM Administration and Promotion

Transportation Coordinator

Experience with other TDM programs indicates that having a Transportation Coordinator who focuses on transportation issues and is responsible for implementing and managing the TDM program is key to its success. The building owner or management will need to appoint an individual as the Transportation Coordinator or TDM contact person, and that person's name and contact information will be provided to the City.

The Transportation Coordinator's responsibilities will include organizing and implementing the promotional programs, updating information on the online information board/kiosk, and providing trip planning assistance and/or ride-matching assistance to residents who are considering an alternative mode for their commute. The Transportation Coordinator should maintain a supply of up-to-date transit schedules and route maps for Caltrain, BART, SamTrans buses and Shuttles and be knowledgeable enough to answer residents' TDM program-related questions.

Table 11
Proposed TDM Measures

| TDM Measure | Implementation Responsibility |
|--|---------------------------------|
| Transit Elements | |
| Resources (schedules, route maps & other info) | Transportation Coordinator |
| Burlingame Bayside Shuttle | Building Developer & City |
| Bicycle Facilities | |
| Secure Bicycle Storage | Building Developer |
| Bike Repair Station | Transportation Coordinator |
| Electric Bicycle Charging Station | Building Developer |
| Resources (maps & info) | Transportation Coordinator |
| Pedestrian Facilities | |
| Sidewalk Improvements along Adrian Road and Adrian Court | Building Developer |
| New Crosswalk and ADA Ramps on Adrian Road at Adrian Court | Building Developer |
| Recreation Facilities (including park and pedestrian plaza) within the Site | Building Developer |
| Information and Promotion | |
| "Online Kiosk" Website with Info | Building Developer ¹ |
| Info Packets for New Residents | Transportation Coordinator |
| Commuter Assistance Center | Building Developer ¹ |
| Carpool and Vanpool Programs | |
| On-Site Ridematching Assistance | Transportation Coordinator |
| 511 Ridematching Assistance | Available to the Public |
| Carpool/Vanpool Incentives for New Users | Available to the Public |
| Internet and Telecommuting | |
| Fiber Optic Wiring to Facilitate Telecommuting | Building Developer |
| On-Site Amenities | |
| Residential Fitness Center | Building Developer |
| Wifi Lounge | Building Developer |
| Electric Vehicle Charging Stations | Building Developer |
| Banking and Clothes Cleaning Services | Building Developer |
| Program Administration, Monitoring, and Reporting | |
| Transportation Coordinator | Building Developer |
| Event Promotions & Publications | Transportation Coordinator |
| Notes: | |
| 1 The building developer will have initial responsibility for creating an online kiosk. After the building is occupied, the Transportation Coordinator will have ongoing responsibility for the online kiosk and various program elements. | |

Promotional Programs

The Transportation Coordinator will need to undertake additional marketing activities to encourage residents to try an alternative mode to get to work. Although some marketing, such as the online kiosk and distributing information welcome packets to new residents, will be conducted immediately,

additional promotional activities might include email blasts of flyers, brochures or host/arrange workshops on commute alternatives, ridesharing incentive programs, and transit benefits. Samtrans.com and 511.org can help provide some useful marketing materials.

Marketing Program for Alternative Travel Modes

“Online Kiosk”: An Online Information Center

Most TDM plans have traditionally included a requirement for a kiosk or bulletin board to be created for posting information related to alternative travel modes. Experience often shows, however, that few residents look at these kiosks after an initial period of interest. This TDM Plan proposes to establish an “online kiosk” with similar information that a resident could access from their home, their workplace, or anywhere else.

A key element of this TDM plan is to set up an attractive, up-to-date “online kiosk” with all of the site-specific information about the transportation resources available to residents. We envision a website which will include information about all the measures, services, and facilities discussed in this plan, including:

- A summary of SamTrans, BART and Caltrain services and links to further information about their routes and schedules.
- A list of nearby restaurants and entertainment uses to help encourage hotel guests/employees to walk to their destinations.
- A local bikeways map, information about the bike lockers/secure bike storage areas on site and those nearby.
- Information about the ridematching service for project tenants and other public ridematching services (e.g., 511.org).
- A link to the many other resources available in the Bay Area, such as Dadrab, the 511 Carpool Calculator, the 511 Transit Trip Planner, real-time traffic conditions, etc.



The building developer will have the responsibility to appoint the Transportation Coordinator. The Transportation Coordinator will have responsibility for contracting with someone to initially create the website so that it is up and running as soon as residents move in. The Transportation Coordinator will add new information to the website (or providing it to the website designer) so that the “online kiosk” remains current and informative.

Information Packet for Residents

In addition to the online information center, the Transportation Coordinator will provide “hard copy” information packets to all residents when they first move into the building. Because all information will be available online, this packet need not be a comprehensive stack of paper about all services available, which residents tend to disregard anyway. Instead, the Welcome Packet will provide a quick easy-to-read announcement of the most important features of the TDM program for residents to know about immediately.

In addition, the packets will include a message to residents that their building manager and/or owner values alternative modes of transportation and takes their commitment to supporting alternative transportation options seriously. For example, it would include a flyer announcing the “online kiosk”, information about the transit subsidies, subsidies related to other TDM programs, and a ride-matching application.

Commuter Assistance Center

The leasing center at the proposed development will include assistance for residents with questions about alternative transportation methods. Staff working at the leasing center should be trained to provide information regarding alternative transportation and/or trip planning.

Design Features

Pedestrian Friendliness

The proposed sidewalks around the project frontage and a new crosswalk and ADA ramps at the Adrian Road/Adrian Court intersection will make the area around the project site more pedestrian friendly. It will connect pedestrians with safe routes to nearby surrounding land uses, including the Millbrae Station.

The project will also provide a public pedestrian path easement along the project boundary that can be extended to Rollins Road in the future.

Bicycle Parking

Providing secure bicycle parking encourages bicycle commuting and reduces daily vehicle trips. According to the site plan, the project is proposing a total of 147 bicycle parking spaces for residents and visitors. 133 bicycle parking spaces provided for residents in secure rooms located on the ground floor of both the east and west buildings. 14 bicycle spaces will be provided for guests located around the building.



Bicycle Resources

The project proposes a bicycle repair station at the project site. This would encourage bicycle ownership by residents, as they have amenities to maintain and repair their bicycles without having to go elsewhere. The project also proposes to have electric bike charging stations. This can further encourage residents to use bicycles rather than drive.

As part of the information available in the transportation kiosks, resources to cyclists will be included. For example, the local bikeways map will be posted for easy reference. A map showing the safe routes to the public elementary school, middle school, and high school that would serve the site's families would also be posted.

The following resources are available to bicycle commuters through 511.org. These resources will be noted on the project's online information center, in order to make tenants aware of them.

- Free Bike Buddy matching
- Bicycle maps
- Bicycle safety tips
- Information about taking bikes on public transit
- Location and use of bike parking at transit stations

- Information on Bike to Work Day
- Tips on selecting a bike, commute gear, and clothing
- Links to bicycle organizations

Other Amenities

The project also proposes a fitness center, located within the east building, and a park adjacent to the west building. Recreational facilities can lower the number of trips residents will take because they do not need to travel elsewhere for these facilities. The project will also provide a Wi-Fi lounge for residents' recreational/work use. Furthermore, the building will be developed with fiber optic wiring, allowing for residents to have access to high speed internet if they wish to work from home.

Carpool and Vanpool Programs

On-Site Ride Matching Assistance

The project will provide a community web portal that will facilitate on-site resident carpooling. The web portal will match residents who live in the building who may be able to carpool or vanpool together. Some residents who may be reluctant to reach out to find carpool partners via the 511 RideMatch service may be more likely to find a carpool buddy within the project. The community web portal will be administered by the Transportation Coordinator.

511 Ride Matching Assistance

The 511 RideMatch service provides an interactive, on-demand system that helps commuters find carpools, vanpools or bicycle partners. This program will be promoted through the information kiosk and in New Resident Information packets.

This free car and vanpool ride-matching service helps commuters find others with similar routes and travel patterns with whom they may share a ride. Registered users are provided with a list of other commuters near their employment or residential Zip code along with the closest cross street, email, phone number, and hours they are available to commute to and from work. Participants are then able to select and contact others with whom they wish to commute.

The service also provides a list of existing carpools and vanpools in their residential area that may have vacancies.

Carpool/Vanpool Incentives for New Users

The 511 Regional Rideshare Program offers a number of incentive programs to encourage people to try carpooling and vanpooling. Most of these programs are designed to reward someone for forming or trying a carpool or vanpool, and provide an award or subsidy after the first three or six months of use.

- **Vanpool Formation Incentive:** The 511 Regional Rideshare Program provides up to \$500 in gas cards to new vanpools that meet certain eligibility requirements and complete three to six consecutive months of operation. The gas cards are awarded on a first-come, first-served basis, until funds are exhausted.
- **Vanpool Seat Subsidy:** The 511 Regional Rideshare Program also offers a vanpool seat subsidy in the form of gas cards. The seat subsidy will provide \$100 per month, with a limit of three months per van during the program year, to help cover the fare of a lost participant. The gas cards will be offered to eligible vans on a first-come, first-served basis until the funds are exhausted.

- **Discounted Tolls:** The 511 Regional Rideshare Program offers free toll passage on seven of the Bay Area’s bridges for vanpools with 11-15 people who register with 511. Additionally, the program also offers toll discounts to carpools with three or more people (two people in a two-seat vehicle) on eight of the Bay Area’s bridges during peak commute hours. The discounts vary per bridge, but typically are half of the standard toll price. For example, the San Mateo – Hayward Bridge has a standard toll of \$6, but for a carpool of three people (two people in a two-seat vehicle) the toll is only \$2.50 Monday through Friday between 5-10 AM and 3-7 PM.

Burlingame Bayside Shuttle

The proposed development should coordinate with the City of Burlingame to add a stop on their Burlingame Bayside Route shuttle line as feasible. The existing shuttle passes the project frontage on Adrian Road, but currently has no stop. The shuttle carries commuters from Millbrae Station to various Burlingame businesses along Rollins Road, Bayshore Highway, and Airport Boulevard. Residents of the project could use it to access those areas or to access the Millbrae Station. Although the shuttle is currently geared towards commuters, the North Rollins Road area has recently been adopted with a mixed-use designation allowing for residential developments, therefore the shuttle can be beneficial to future developments to reduce automobile trips.

Estimated C/CAG Trip Reductions

C/CAG requires developments that are estimated to generate more than 100 peak hour trips to implement a TDM program that provides trip credits equal to the project’s trip generation. Trip credits are applied to each TDM measure proposed, in accordance with the C/CAG checklist. The proposed project would generate approximately 1,431 daily trips, including 99 AM and 117 PM peak hour trips. Based on the 117 PM peak hour trips (higher of the peak hour trips), Table 12 provides a summary of the measures in the proposed development TDM program for which the project can receive credit on the C/CAG checklist. The table shows that the measures proposed by the development could provide up to 118 peak hour trip credits, which meets the C/CAG requirement.

Table 12
Summary of C/CAG Trip Credits

| TDM Measure | Trip Credit Rate | Provided | Trips Credited |
|--|--|---------------|----------------|
| Secure bicycle storage | 1 trip/3 bike locker or rack | 147 | 49 |
| Creation of preferential parking for carpoolers | 2 trips/reserved space | 2 | 4 |
| Operation of a commute assistance center staffed with a live person to assist building tenants with trip planning <ul style="list-style-type: none"> - Transit information brochure rack - Computer kiosk connected to Internet - Desk and chairs (for personalized trip planning) - Quarterly educational programs to support commute alternatives | 1 trip/feature plus 1 trip/staffed hour | 4 (6) | 10 |
| Survey employees to examine use and best practices. | 3 trips/survey conducted twice yearly | 1 | 3 |
| Installation of video conferencing centers that are available for use by the tenants of the facility. | 5 trips/center | 1 | 5 |
| Provision of on-site amenities that encourage people to stay on site during the workday (banking and clothes cleaning) | 5 trips/feature | 2 | 10 |
| Encourage infill development | 2% of peak-hour trips | 117 | 2 |
| Make roads and streets more pedestrian and bicycle friendly (sidewalk improvements and a pedestrian plaza) | 5 trips/facility | 2 | 10 |
| Create connections for non-motorized travel, such as trails that link dead-end streets. | 5 trips/connection | 1 | 5 |
| Install/maintain alternative transportation kiosks | 5 trips/kiosk | 1 | 5 |
| Install/maintain safety and security systems for pedestrians and bicyclists (new crosswalk and ADA ramps) | 5 trips/facility | 2 | 10 |
| Combine any ten of elements and receive an additional credit for five peak hour trips. | 5 trips | 1 | 5 |
| | | Total: | 118 |



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 #: 025-169-350 (1 Adrian Court)
 Conditional Use Permit Special Permit Zoning / Other: _____

PROJECT ADDRESS: 1 & 45 Adrian Court, Burlingame, CA 94010

APPLICANT

Name: SummerHill Apartment Communities
c/o Elaine Breeze
 Address: 777 S. California Ave.
 City/State/Zip: Palo Alto, CA 94304
 Phone: _____
 E-mail: _____

PROPERTY OWNER

| | |
|---|--|
| 1 Adrian Ct. Helf Investments c/o Sea Property Management Company Frank Goldberg _____ _____ | 45 Adrian Ct. Nicolet Family Partners c/o William Nicolet _____ _____ |
|---|--|

ARCHITECT/DESIGNER

Name: Seidel Architects, c/o Alex Seidel
 Address: 545 Sansome St. Suite 901
 City/State/Zip: San Francisco, CA 94111
 Phone: 415-397-5535
 E-mail: aseidel@seidelarchitects.com
 Burlingame Business License #: 29328

RECEIVED

JAN 11 2019

CITY OF BURLINGAME
 CDD-PLANNING DIV.

Authorization to Reproduce Project Plans:

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

PROJECT DESCRIPTION: An application for Design Review of a mixed-use development project consisting of 265 apartment units, 4,085 commercial/office space, and a publicly accessible private park, a Lot Line Adjustment to combine two (2) lots, and an Environmental Review.

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

Applicant's signature: _____ **Date:** 1/11/19

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: _____ **Date:** _____

(Please see Attached)

Date submitted: 1/11/19

Ruben Hurin
Planning Manager
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

**RE: Granting of Consent to SummerHill Apartment Communities to Process Development Applications
at 1 Adrian Court, Burlingame, California**

Dear Mr. Hurin;

As the owner of the property located at 1 Adrian Court in the City of Burlingame with the authority to do so, I hereby grant SummerHill Apartment Communities and its affiliates and subsidiaries the right to apply for and to process applications to develop this parcel. This includes, but is not limited to, Design Review, Engineering, Environmental Review, and Lot Line Adjustment applications.

HELFI Investments, L.P., a California limited partnership

By: [REDACTED]

Name: FRANK M GOODEBERG

Its: [REDACTED]

Date: 1-7-19

Cc: Elaine Breeze, SummerHill Housing Group
Michael Anichini, SummerHill Housing Group

RECEIVED

JAN 11 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

Adrian Court Project Description

1 and 45 Adrian Court
(APNs 025-169-350 and 025-169-999)

SummerHill Apartment Communities proposes to develop a vibrant, mixed-use apartment community within the 2019 Burlingame General Plan's newly designated Live/Work area and the North Rollins Road Mixed Use Zoning District in the City of Burlingame (City). The project is located within easy walking distance to the multi-modal Millbrae Transit Center where future residents will be able to access job centers in San Francisco, the Peninsula, and beyond. With distinctive amenities, public spaces, and timeless architecture designed to complement the neighborhood now and in the future, the project will be an exceptional addition to the City and the region as a whole.

Location & Setting

The project site is located at 1 and 45 Adrian Court and will be a 2.83-acre assemblage of two parcels. The site is located at the southwestern corner of Adrian Road and Adrian Court. Surrounding uses include the Public Storage and Goodwill Enterprises buildings to the south, a car storage lot (future Facebook bus parking lot) and an industrial catering company to the west, multi-tenant commercial buildings to the north, and U.S. Highway 101 to east.

The project site is less than one-half mile from the Millbrae Transit Center, which is served by Caltrain, BART, SamTrans, and "last mile" shuttles. Robust transit service includes the Caltrain Baby Bullet, 15-minute weekday headways on BART, the SamTrans Route ECR line, and commute.org shuttles. Private employer shuttles (Facebook, Google, Genentech) also operate at the Transit Center.

1 Adrian Court's approximately 30,000 square foot building was constructed in 1974 and is occupied by Sprint Communications. 45 Adrian Court's approximately 19,200 square foot building was constructed in 1970 and is currently vacant. The site is generally flat with approximately 88% being impervious surface comprised of buildings or paved surface parking.

Chain link fencing currently separates the site from adjacent properties, with barbed wire topped fencing separating the site from the car storage lot to the west. Overhead transmission lines run north/south over the western portion of the property. One transmission tower is located in the northwest corner of the site within an existing drainage and tower line right-of-way easement. There are also several local power lines and power poles on the western portion of the site.

There are 36 existing trees, including two heritage size trees. Five-foot wide integral sidewalks front the public streets with limited handicap accessibility.

Design Approach

Adrian Court will be a new 265-unit residential mixed-use community in the North Rollins Road Mixed Use District in Burlingame. In keeping with the low rise, industrial character of the surrounding neighborhood, the community will reflect a contemporary, urban feel. The buildings will establish a comfortable neighborhood character with a two story, pedestrian oriented base facing the street frontages. Articulated residential units rise above the base, and setbacks occur at a number of locations at the upper levels providing scale to the buildings and an appropriate termination at the top. Parking for the project is located in an “encased” two level parking garage that is wrapped with active pedestrian-oriented uses facing the streets. In this way, the parking is entirely screened from public view.

The two 3 to 5-story buildings on a shared two-story podium address the street frontages with an activated and pedestrian friendly ground level. Approximately 3,700 square feet of commercial space is located facing the highly visible Adrian Road frontage and turns the corner onto Adrian Court. A plaza is located at this corner and provides a pleasant, visible entry into the commercial space. This façade will be highly transparent with continuous storefront revealing the interior uses, which could be showrooms or offices. The residential building above steps back from Adrian Road at both the third and fifth floors, providing a “tiered” effect for the building when viewed from Highway 101 and other visible vantage points.

As one proceeds to the west along Adrian Court, a series of resident amenity spaces present themselves to the street, including a fitness center, bike center, and a leasing office. These spaces are primarily tall retail-like spaces with expansive storefront glazing allowing views into these active spaces. A warm toned ceramic tile is the other primary exterior material in this location. Projected steel awnings and attractive signage will provide additional detail in this area.

A pedestrian plaza located along Adrian Court leads to the two primary building lobbies. This publically accessible plaza will be attractively landscaped with seating areas and a central water element. A feature wall of perforated Cor-Ten steel will ascend with the stair at the south side of the courtyard. To the west of the pedestrian plaza, residential dwellings face Adrian Court, as well as the Paseo that extends west from the cul-de-sac termination of Adrian Court. These two-story dwellings feature street side entries and large windows conceived to complete the character of the double-height pedestrian friendly building base. The Paseo provides a new landscaped pedestrian connection that will lead to a public park at the west side of the site.

The park will provide significant new amenities for both the residents and the public alike. It will feature seating areas, a bocce court, a landscaped bio-retention feature, an area of sculpted mounds for sitting, and a dog park, among other pleasant activities. The park is overlooked by the resident amenity courtyard at the third level where a swimming pool and clubroom are located, as well as outdoor cooking, dining, and social areas. Additional roof terraces at the 7th level of each of the two buildings will feature dramatic views of surrounding landscape and provide additional space for outdoor relaxation and socializing.

The architectural character of the community incorporates a variety of materials, including composite wood siding, an enhanced tile base, plaster, and metal panels intended to create a neighborhood

character that will both elevate the immediate surroundings, and be compatible with existing surrounding development.

Project Summary

Apartments

- The apartment buildings will contain a total of 265 units including three studios (1%), 194 1-bedroom units (73%), and 68 2-bedroom units (26%). Unit sizes range from 589 to 1,342 square feet for the typical single level units, averaging approximately 840 square feet across all units.
- Resident community amenities include a Club Room programmed for resident gatherings and entertaining guests, a fully-equipped Fitness Studio, Workshop, Co-Working space, and Wi-Fi Lounge, and a Leasing Center to serve current and future residents.
- A central main courtyard between the West and East Buildings includes a resort-style pool, spa, cabanas, multiple fire pits, and dining area in the western portion. An outdoor kitchen, fireplace, dining, lounging and gathering areas extend to the eastern portion of the courtyard, connecting to the pedestrian plaza stair and bridge.
- The East Building will have an enclosed courtyard with amenities, including lounge seating, fire pits, outdoor bar top counters, a ping pong table, and landscaping.
- Rooftop terraces will be located at the top floor of each building featuring fire pits, game areas, trellises, green roof planting, and other amenities to complement their location.
- 315 automobile parking spaces, including 289 spaces in a secured garage area for residents, plus an additional 13 stalls for residential visitors in an unsecured garage area accessed from Adrian Road.
- 133 secured bicycle parking spaces in two ground-level secured bicycle rooms and 14 outdoor bicycle parking spaces around the building.
- All units will include high quality, Class A interiors. All units will be equipped with in-unit washers and dryers, and many courtyard units will have private patios or decks. Contemporary finishes will include quartz stone countertops, European-style cabinets, stainless steel appliances, and individually controlled HVAC in each unit.

Commercial/Office

- The commercial/office space consists of approximately 3,700 square feet of two-story volume freeway fronting space designed to complement the adjacent commercial uses on Adrian Road and accommodate an office or commercial use.
- 13 designated parking stalls in garage with direct access from the garage via Adrian Road
- Utilities separately metered from residential uses.

Public Open Space

Consistent with the 2019 Burlingame General Plan, Adrian Court will provide several publicly accessible open spaces, including a Park, Pedestrian Plaza, Paseo, and Corner Plaza detailed below:

Project Description

SummerHill Apartment Communities – Adrian Court

- An approximately 0.4-acre Park, which will include a dog park with separate fenced-in play areas for large and small dogs, a bocce court, seating area, a flat turf play area, and wave fields designed for relaxation and play.
- A Pedestrian Plaza, including a water feature acting as a focal point, architectural wall, plantings, seating, lighting and bicycle parking. The 3,700 square foot plaza is designed to serve as a gathering place for residents, visitors, and the public located mid-block along Adrian Court.
- A landscaped Paseo featuring a statement entry portal to draw pedestrians from Adrian Court towards the Park. It also will include enhanced paving, benches, and lighting.

These spaces will be maintained by the project, with easements to provide access to the public.

Public Street Frontage Design & Improvements

Adrian Court will provide attractive, welcoming, and interactive spaces along its Adrian Court and Adrian Road frontages consistent with the RRMU District, utilizing large amenity/planter zones, generously sized street tree wells, abundant bicycle parking, and large sidewalks to encourage walking and bicycle riding. These improvements will include the following:

- A 12-foot wide pedestrian realm on Adrian Road including 7-foot wide separated sidewalks and 5-foot wide planting areas and tree wells
- A 10-foot wide pedestrian realm on Adrian Court including a 7-foot wide separated sidewalk, 4-foot wide planting areas and tree wells
- Street trees will be 48" box size with additional landscaping provided between the new sidewalk and the building
- A new crosswalk with handicap ramps at Adrian Court and Adrian Drive
- A modified terminus of Adrian Court to improve pedestrian access and safety in the right-of-way at adjacent 50 Adrian Court

Public access easements will be offered to implement these improvements.

Pedestrian Access & Circulation

The project will provide multiple entry points for residents and guests along Adrian Court, Adrian Road, the Pedestrian Plaza, Paseo, and a southern perimeter path. The main pedestrian access to the community will be the Pedestrian Plaza, where residents and visitors will enter the building's lobby, leasing office, or the podium courtyard via a Grand Stair.

Project Description

SummerHill Apartment Communities – Adrian Court

Residents of the ground level units will have direct access to the Paseo and sidewalk from their front doors. Users of the commercial/office space will have pedestrian access to Adrian Court via the Corner Plaza.

Pedestrian Plaza, Paseo, and Park users will access those portions of the project from the improved sidewalks along Adrian Court.

Vehicular Access & Parking

Vehicular access into the community will be provided from both Adrian Court and Adrian Road. The project is served by a 2-story at-grade 315-space garage. Residents will have access to 289 resident parking spaces via a secured entrance at the end of Adrian Court. Residents and their guests will have access to 113 additional spaces in the ground level garage via a second unsecured entrance on Adrian Road. Users of the Commercial/Office space will gain access to 13 garage stalls serving this space from Adrian Road. The project's proposed parking is consistent with the RRMU Zoning.

Resident bicycle users will gain access to the 133 bicycle parking spaces contained in the project's two ground floor access-controlled Bicycle Rooms fronting Adrian Court. Visitors and users of the Office/Commercial space will be able to park their bicycles in any of the 14 bicycle parking spaces provided around the project.

Community Amenities & Landscaping

SummerHill envisions a timeless, landmark community with high quality amenities to suit a contemporary lifestyle. As noted above, the preliminary program for the community landscaping includes courtyards, pedestrian walkways and paseos, and landscaping throughout, coalescing the residential components of the project into an active community. The project will include over 100 new trees planted in the public tree wells and landscaped areas, the publically accessible park, on the resident podium and rooftop decks. The majority of trees planted at grade will be 48-inch box size.

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, electric bicycle charging stations, convenient bicycle parking and amenities, an on-site Co-Working Space and Wi-Fi Lounge to support telecommuting, and water-conserving landscaping and irrigation systems. In addition, the project is located within convenient walking distance of the Millbrae Transit Center, shopping, restaurants, and the new publically accessible park to be constructed as part of the project.

The plant palette is primarily native and drought tolerant. Turf areas in the current design are limited to the publically accessible park's turf play area and wave field. Planted areas will be watered with a "smart" irrigation controller designed to make efficient use of water based on current conditions. SummerHill will also install "purple" irrigation lines to connect to recycled water should public recycled water service become available in the future.

The project will be constructed in compliance with the new 2020 California Green Building Standards Code (Title 24).

Project Description

SummerHill Apartment Communities – Adrian Court

Residential windows, wall and flooring assemblies will meet STC requirements outlined in the new Burlingame General Plan to mitigate for exterior noise impacts generated by vehicles traveling on US Highway 101 and aircraft utilizing San Francisco International Airport.

Impacts to indoor air quality generated by traffic emissions from US Highway 101 and other sources will be mitigated by incorporating mechanical ventilation and air filtration systems (MERV filters) for fresh air supply as necessary to comply with the applicable laws, regulations, and policies. These would be installed either in centralized units at the roof levels or in individual units.

The building foundation system will include a mat or spread footing design supported on improved soil. Ground improvement will be achieved utilizing drilled displacement sand-cement (DDSC) columns as recommended based on the preliminary geotechnical investigation of the project site. This design approach will address existing geologic and geotechnical conditions on site including soft “Bay Mud” underlying the site, potentially liquefiable soil, and shallow groundwater.

Phase 1 and 2 Environmental Site Assessments were conducted for the project site. Based on soil vapor analytical results, SummerHill will coordinate with the San Mateo County Department of Environmental Health to conduct soil aeration and/or limited soil excavation as recommended. A Construction Management Plan (CMP) with a Health and Safety Plan will be prepared prior to construction and all necessary permits obtained.

Utilities, Storm Water Quality Management & Fire Protection

All proposed public 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:

- Storm water will be retained and treated on site as required to meet municipal stormwater permit requirements (NPDES Municipal Stormwater Permit Section C.3). SummerHill proposes to treat 100% of the storm water runoff with low impact development (LID) treatment measures. Currently, only 12% of the site is pervious surface and its stormwater runoff is not treated on site. SummerHill proposes to increase the amount of pervious surface on site to approximately 18%, and to treat 100% of the run-off on site. When complete, 1.88 acres of the project will drain through the existing storm drain system to the west of the project, while 0.95 acres of the project will drain through the existing system located in Adrian Road. There is an existing 140-foot storm drainage and tower line right of way easement that encumbers a portion of the western area of the parcel. The proposed project will offer equivalent storage through grading or a combination of grading and oversized storm drain facilities to avoid having an impact on this area.
- Electric service for the project will connect to an existing overhead line near the northwestern corner of the project via a new riser pole. The existing overhead utility lines on the site will be placed underground to the extent feasible.
- Gas service for the building will connect into the existing four-inch gas line in Adrian Road.
- Domestic water, fire service, and irrigation service for the apartments will connect to an existing 8-inch water line in Adrian Road. There are currently two fire hydrants on Adrian Court and one north of the project on Adrian Road. One of the hydrants on the project’s frontage is proposed

Project Description

SummerHill Apartment Communities – Adrian Court

to be relocated, while another hydrant is proposed to be added on the project's Adrian Road frontage. A total of four fire hydrants will provide coverage to the project.

- The project proposes to connect to the existing eight-inch concrete sanitary sewer pipe within the Adrian Court at two existing manholes.

Recycling & Garbage

Garbage and recycling service will be provided from Adrian Road where there is a planned staging area. Each apartment building 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.

Property Management

The apartments will be professionally managed and maintained. The project will have property management on-site along with a leasing and maintenance staff.

Affordable Housing

Approximately 14% of the project (or 38 apartment units) will be provided for rent at rates affordable to Low Income Households making 80% of area median income as defined by San Mateo County for a period of fifty-five years. The project will utilize the City Density Bonus Ordinance and State Density Bonus Law.

Entitlements

In the 2019 Burlingame General Plan, the City designated the North Rollins Road Mixed-Use Zone as a suitable location for high-density mixed-use development to help address the City's housing demands. To implement the General Plan's vision for the area, the City Council adopted the North Rollins Road Mixed Use Zone - Interim Standards. These standards set a maximum height of 7-stories or 80 feet for Tier 3 projects. The development standards also allow up to 70 dwelling units per acre (du/ac) prior to implementation of Density Bonuses that allow additional units upon meeting specific conditions. Adrian Court is consistent with both the City's 2019 General Plan and the North Rollins Road Mixed Use (RRMU) District Interim Zoning District Standards. As described in SummerHill's January 11, 2019 letter, the Project also intends to invoke the RRMU District Tier 3 Development Standards, the City's Density Bonus Ordinance, and the State Density Bonus Law. SummerHill's plan to satisfy the RRMU Zone – Interim Standards' requirements for a Tier 3 Project pursuant to §25.39.030(C)(3) of the Municipal Code and the City's Density Bonus Ordinance requirements to allow an increase in the density of a project is outlined in the aforementioned letter.

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

- Design Review
- Environmental Review
- A Vesting Tentative Map to combine the two parcels into a single parcel



January 11, 2019

Ruben Hurin
Planning Manager
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

Re: 1 & 45 Adrian Court – Mixed Use Residential Project Application

Dear Mr. Hurin:

On behalf of SummerHill Apartment Communities, enclosed please find an application for a new mixed-use residential community on a 2.83-acre site within the City’s new General Plan Live/Work land use area (Project). The Project is within easy walking distance of the Millbrae multimodal transit station and designed to implement the City’s recently adopted vision to transform the north portion of the Rollins Road corridor to a new pedestrian-friendly, mixed use neighborhood including public open space. The Project is consistent with both the City’s 2019 General Plan and the North Rollins Road Mixed Use (RRMU) District Interim Zoning District Standards.

The Project also intends to invoke the RRMU District Tier 3 Development Standards, the City’s Density Bonus Ordinance, and the State Density Bonus Law. This letter outlines SummerHill’s plan to satisfy the RRMU Zone – Interim Standards’ requirements for a Tier 3 Project pursuant to §25.39.030(C)(3) of the Municipal Code and the City’s Density Bonus Ordinance requirements to allow an increase in the density of a project.

Rollins Road Mixed Use Zone - Tier 3 Community Benefits

SummerHill proposes to develop a new 265-unit, mixed-use apartment project at 1 and 45 Adrian Court within the RRMU Zoning District. The RRMU Zoning allows a “Tier 3” density of 70 dwelling units per acre, subject to the provision of three community benefits, one of which must be the satisfaction of an affordable or workforce housing objective as described in the interim standards. SummerHill meets this community benefit requirement for Tier 3 projects through the provision of four of the listed benefits, where only three are required, including:

- Affordable Housing – Section 4.1.ii - The Project qualifies for and intends to utilize a density bonus in compliance with the City’s affordable housing incentives by including 38 below-market rate units, 14.3% of the total project. These units will be for affordable Low Income Households (80% of San Mateo County’s Area Median Income (AMI)) for 55 years.

- Pedestrian Amenities – Section 4.b – A publicly accessible paseo connecting Adrian Court to the publically accessible park is proposed as part of the Project. As required, the paseo exceeds the minimum requirements of the RRMU Interim Standards. The paseo features decorative paving, an architectural entry feature, and seating.
- Public Plaza Beyond Minimum – Section 4.c - The Project includes an approximately 3,700 square foot publically accessible plaza, well in excess of the 2,250 square foot minimum. The plaza includes a fountain, landscaping outdoor seating, and other amenities as required.
- Publically Accessible Park Space - Section 4.j – The Project includes an approximately 17,500 SF publically accessible, privately maintained park. The park design includes a dog park for both small and large dogs, a bocce court, dining area, turf play area, storm water garden, and “wave” field for relaxation.

Density Bonus Ordinance – Affordable Housing Program

Consistent with the State Density Bonus Law and the City’s Density Bonus ordinance, SummerHill proposes to provide thirty-eight (38) below-market rate units for Low Income households making 80% of San Mateo County’s AMI in order to obtain a density bonus of 33.77%, or 67 additional units, over the density permitted for Tier 3 developments. The calculation of the density bonus is as follows:

- The total lot size of the Project is 2.83 acres. As a Tier 3 project, the RRMU allows for a maximum density of 70 DU/acre, which would permit a total of 198.10 units prior to the application of a density bonus.
 - $2.83 \text{ acres} \times 70 \text{ du/ac} = 198.1 \text{ units}$
- SummerHill seeks a density bonus of 33.77% to allow for a total of 265 units.
 - $198.10 \text{ units} + 66.90 \text{ units} = 265 \text{ units}$
 - $66.90 \text{ units} \div 198.10 \text{ units} = 33.77\%$
- According to City of Burlingame Density Bonus Code Section 25.63.020 (a)(1), the City shall grant a twenty (20) percent density bonus when an applicant for a development of five (5) or more dwelling units seeks and agrees to construct at least ten (10) percent of the total dwelling units of the development as restricted affordable units affordable to Lower Income Households. For each one (1) percent increase in the percentage of restricted lower income units, a development will receive an additional one and one-half (1.5) percent density bonus up to thirty-five (35) percent of the maximum residential density. To qualify for a density bonus of 33.77%, SummerHill will designate 19.18% of the units (thirty-eight units) as below-market rate units for Low Income Households making 80% of San Mateo County’s AMI.
 - Percentage of Low Income Units: $38 \text{ units} \div 198.10 \text{ units} = 19.18\%$
 - Percentage of Low Income Units greater than 10%: $19.18\% - 10\% = 9.18\%$
 - Density Bonus Units Permitted: $20\% + (9.18\% \times 1.5) = 33.77\%$

Ruben Hurin
January 11, 2019
Page 3

Whereas the City's Density Bonus ordinance requires restricting units for 30 years, SummerHill voluntarily agrees to restrict these units for 55 years. In addition, while we are not requesting any concessions/incentives at this time, we reserve the right to do so in the future, if necessary.

We are very excited to have the opportunity to work in Burlingame again and help bring the City's new vision to this area of Burlingame. As always, please let me know if have any questions or need any additional information in order to conduct your review. I can be reached by phone at (650) 842-2404 and by email at [REDACTED]

Sincerely,

[REDACTED]

Elaine Breeze
Vice President of Development

Ruben Hurin
January 11, 2019
Attachment

**Application for Density Bonus for Residential Apartment Project
1 & 45 Adrian Court, Burlingame, CA 94010 (025-169-999 & 025-169-350)**

Density Bonus Summary Table

| | RRMU Tier 3 Permitted | Requested With Density Bonus |
|-------------------------|------------------------------|-------------------------------------|
| Residential Density | 70 DU/Acre | 93.6 DU/Acre |
| Total Residential Units | 198 | 265 |
| Total BMR Units | 38 | 38 |

| | |
|---|--------|
| Percentage of BMR Units Provided | 19.18% |
| Density Bonus Generated by BMR Units Provided | 33.77% |



ADRIAN COURT FACT SHEET – April 2019

Project Summary

SummerHill Apartment Communities has submitted an application to develop a vibrant, mixed-use, Class A apartment community within the City of Burlingame’s newly adopted Live/Work area and North Rollins Road Mixed Use Zoning District at 1 and 45 Adrian Court. The project includes 265 apartments, 3,700 square feet of office/commercial space, distinctive architecture, structured parking, resident amenities, as well as a publically accessible park, pedestrian paseo, and pedestrian plaza consistent with these new standards.

Residents and the public will enjoy the project’s new park, pedestrian paseo, and pedestrian plaza. Park amenities includes a bocce court, an off-leash dog park, rolling mounds and flat turf play areas, a storm water garden path, a BBQ, and seating areas. Access to the park is from Adrian Court, where an entry “portal” element will invite visitors to walk down the pedestrian paseo to the park’s entrance. A new 3,700 square foot public plaza is located mid-block on Adrian Court, featuring a fountain, corten steel focal wall, benches, and landscaping.

The building includes Class A amenities and each apartment will feature high quality finishes including quartz stone countertops, European-style cabinets, stainless steel kitchen appliances, and in-unit washers and dryers. Many of the courtyard-facing units will also include outdoor decks. Exterior resident amenities include a resort-style pool and spa, cabanas, lounge seating, outdoor fireplaces, an outdoor kitchen, dining areas, and two rooftop decks. Interior resident amenities include a clubroom with a gourmet kitchen for entertaining, fitness center, co-working space, Wi-Fi lounge, lobbies, and two secure bicycle parking rooms.

Location & Setting

The project site is a 2.83-acre assemblage of two parcels. 1 Adrian Court is occupied by Sprint Communications and 45 Adrian Court’s building is currently vacant. The site is located at the southwestern corner of Adrian Road and Adrian Court. Surrounding uses include Public Storage and Goodwill to the south, Flying Foods to the west, multi-tenant commercial buildings to the north, and U.S. Highway 101 to the east.

The project is approximately one-half mile from the Millbrae Transit Center, which is served by Caltrain, BART, SamTrans, and “last mile” shuttles. Robust transit service includes the Caltrain’s Baby Bullet, BART, the SamTrans Route ECR line, and commute.org shuttles. Private employer shuttles (Facebook, Google, Genentech) also operate at the Transit Center.

Project Data:

| | | |
|---------------------------|---|--------------|
| Site Area: | 2.83 acres | |
| Commercial/Office: | 3,701 SF Commercial/Office | |
| Residential: | 265 apartments, 38 reserved for low income residents | |
| Studio/1-Bedroom Flats: | 192 units | 632-861 SF |
| 2-Bedroom Flats: | 66 units | 977-1216 SF |
| 1 & 2-Bedroom Lofts: | 7 units | 852-1,470 SF |
| Parking: | 313 Parking Stalls (300 residential and 13 Office/Commercial) | |

Fact Sheet
SummerHill Apartment Communities – Adrian Court

Bike Parking: 147 spaces (133 secure resident spaces, 14 public spaces)
Height: 79', up to 7 stories

Community Benefits

- Approximately 14% of the project (38 apartment units) will be provided for rent at rates affordable to Low Income Households making 80% of area median income as defined by San Mateo County for a period of fifty-five years. Priority will be given to those who live and/or work in Burlingame.
- A publically accessible approximately 0.4 acre park that includes a dog park with separate fenced-in play areas for large and small dogs, a bocce court, seating areas, a storm water garden, a turf play area and a wave field designed for relaxation and play.
- A 3,700 square foot public plaza, including a water feature serving as a focal point, architectural wall, plantings, seating, lighting, and bicycle parking. The plaza is designed to serve as a gathering place for residents, visitors, and the public located mid-block along Adrian Court.
- A landscaped paseo featuring a statement entry portal to draw pedestrians from Adrian Court towards the park. It also will include enhanced paving, benches, and lighting.
- New 7-foot wide sidewalks along both Adrian Road and Adrian Court with 4-5 foot wide planting and street tree wells and new 48" box street trees.
- A new crosswalk with handicap ramps at Adrian Court and Adrian Road with a modified terminus at Adrian Court to improve pedestrian access and safety.

Envision Burlingame

In January 2019, the City adopted a new General Plan as part of the Envision Burlingame planning process. The new General Plan includes a new Live/Work designation in the northerly one-third of the Rollins Road corridor, located within easy walking distance of the Millbrae multimodal transit station, and is intended to promote a creative mix of medium-density residential buildings and workspaces. The City envisions creation of a complete new neighborhood with access to transit, and commercial and open space amenities.

The City also adopted the North Rollins Road Mixed Use (RRMU) Zone Interim Standards consistent with the vision of the newly adopted General Plan.

The Adrian Court project is designed to be consistent with both the new General Plan and the RRMU Zone Interim Standards, and utilize the City of Burlingame's Density Bonus Ordinance.

About SummerHill Apartment Communities

SummerHill Apartment Communities is a privately owned company headquartered in San Ramon. We are part of the SummerHill Housing Group and, together with SummerHill Homes, have been building award-winning rental and for-sale housing in the Bay Area since 1976. SummerHill has a strong track record of working in Burlingame where we are currently constructing the Anson project located on Carolan Avenue which includes 268 apartments and 22 townhomes. SummerHill develops high quality, architecturally distinctive projects that address housing needs while also ensuring that each development has a positive impact on the community.

Contact Information: Elaine Breeze
Vice President of Development
SummerHill Apartment Communities



April 8, 2019

Re: Informational Neighborhood Meeting for Mixed Use Development Proposal
1 & 45 Adrian Court, Burlingame

Dear Neighbor:

SummerHill Apartment Communities is a local developer who specializes in building high quality residential communities. Please join us to learn about SummerHill's proposed plan to develop a new mixed use apartment community at 1 and 45 Adrian Court. The site is located within the City of Burlingame's recently adopted General Plan Live Work Area and Rollins Road Mixed Use Zoning District. SummerHill is sponsoring a neighborhood meeting:

Tuesday, April 23, 2019
6:00 p.m. to 7:30 p.m.
Burlingame Recreation Center
Social Hall
850 Burlingame Avenue, Burlingame

SummerHill has submitted an application with the Burlingame Planning Division. The purpose of the meeting is to provide an overview of our proposed project, obtain feedback, and to address any questions you might have. This meeting will be an open house format. Feel free to drop by any time during the evening between 6:00 pm and 7:30 pm to review the materials and provide your input. City of Burlingame staff will also be available.

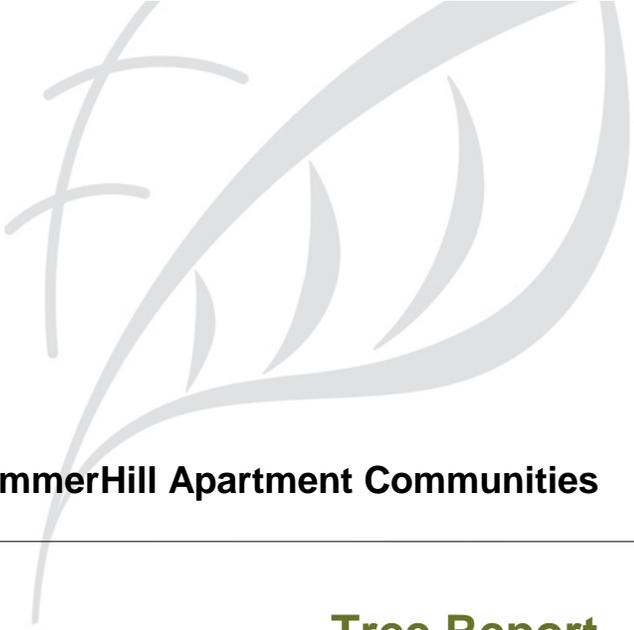
All property owners within 500 feet of the proposed project site have been mailed this notice. You will receive another notice from the City prior to the public hearing on this project.

Please feel free to contact me at [REDACTED] if you have any questions. I am also happy to meet with you at another time at your convenience.

Very truly yours,

[REDACTED]
Elaine Breeze
Vice President of Development

Cc: Ruben Hurin, City of Burlingame Planning Division



SummerHill Apartment Communities

Tree Report
Adrian Court site

Prepared for:
SummerHill Apartment Communities
777 California Avenue
Palo Alto CA 94304

Prepared by:
HortScience | Bartlett Consulting
325 Ray Street
Pleasanton, CA 94566

January 5, 2019



Tree Report

Adrian Court site
Burlingame CA

Table of Contents

| | Page |
|--|-------------|
| Introduction and Overview | 1 |
| Survey Methods | 1 |
| Description of Trees | 2 |
| Suitability for Preservation | 4 |
| Evaluation of Impacts and Recommendations for Action | 6 |
| Tree Preservation Guidelines | 7 |

List of Tables

| | |
|--|---|
| Table 1. Tree condition & frequency of occurrence. | 2 |
| Table 2. Tree suitability for preservation. | 5 |

Attachments

Tree Assessment Form

Tree Assessment Map

Tree Report

Adrian Court site
Burlingame CA

Introduction and Overview

SummerHill Apartment Communities is planning to re-develop two parcels located on Adrian Court in Burlingame CA. Current site use consists largely of office and warehouse buildings, paved parking and some landscape. SummerHill Apartment Communities requested that HortScience | Bartlett Consulting, Divisions of the F.A. Bartlett Tree Expert Co., assess the health and structural condition of trees, review proposed project plans, and provide preliminary recommendations for tree preservation.

This report presents the following information:

1. Evaluate tree health and structural condition.
2. Evaluate impacts to trees from the proposed project.
3. Recommend action based on impacts to trees.

Assessment Methods

Trees were assessed in December 2018. Assessment procedure consisted of a visual inspection from the ground and included the following steps:

1. Identifying the tree as to species.
2. Attaching a numerically coded metal tag on the trunk of each tree.
3. Recording the tree's location on a map.
4. Measuring the trunk diameter at a point 54-inches above grade.
5. Evaluating the health and structural condition using a scale of 0 – 5:
 - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4** - Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that could be corrected.
 - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
 - 0** – Tree is dead.
6. Describing defects in structure, insects or diseases and other aspects of development.
7. Assessing tree suitability for preservation as high, moderate or low.

Description of Trees

Thirty-six (36) trees were located within the site boundaries, representing nine species (Table 1). All trees had been planted as part of landscape development. No species were native to the Burlingame area and no trees appeared to be indigenous to the site.

Table 1. Tree condition and frequency of occurrence. Adrian Court site. SummerHill Apartment Communities. Burlingame CA.

| Common name | Scientific name | Condition | | | | No. of Trees | |
|----------------------------------|---------------------------------------|---------------|-------------|-------------|----------------|--------------|-----------|
| | | Poor (1,2) | Fair (3) | Good (4) | Excell. (5) | Protected | Total |
| Fern pine | <i>Afrocarpus gracilior</i> | 7 | -- | -- | -- | -- | 7 |
| Euro. birch | <i>Betula pendula</i> | 3 | -- | -- | -- | -- | 3 |
| Evergreen ash | <i>Fraxinus uhdei</i> | 2 | -- | -- | -- | -- | 2 |
| Hollywood juniper | <i>Juniperus chinensis</i> 'Torulosa' | -- | 6 | -- | -- | -- | 6 |
| Sweetgum | <i>Liquidambar styraciflua</i> | 4 | -- | -- | -- | -- | 4 |
| Canary Island pine | <i>Pinus canariensis</i> | -- | -- | -- | 1 | -- | 1 |
| Monterey pine | <i>Pinus radiata</i> | -- | 1 | -- | -- | 1 | 1 |
| Callery pear | <i>Pyrus calleryana</i> cv. | 2 | 4 | -- | -- | -- | 6 |
| Coast redwood | <i>Sequoia sempervirens</i> | 4 | 1 | 1 | -- | 1 | 6 |
| Total, all trees assessed | | 22 | 12 | 1 | 1 | 2 | 36 |

The seven fern pines were all located on the west side of the site adjacent to an office building (Photo 1). The planting space was either 5- or 10-feet. Trees were relatively small in size. Trunk diameters ranged from 7- to 9-inches. All trees were in poor condition. All had small thin canopies of chlorotic foliage. All lacked vigor.



Photo 1. Fern pines were located against a building and were in poor condition.

Six Hollywood junipers had been planted against a building on the east and south sides (Photo 2). Tree trunks were within 2-feet of the foundation. As a result, all junipers had one-sided crowns. In addition, junipers #87 – 90 had been topped and sheared. All six plants gave the appearance of shrubs. Tree condition was fair. Trunk diameters varied from 6- to 11-inches.



Photo 2. Hollywood junipers #89 and 90.

Six Callery pears had been installed in the west parking lot (Photo 3). All were small trees with trunk diameters of 5- and 6-inches. Form and structure were typical of the cultivar. Trees lacked vigor. All had surface roots. Tree condition was fair for #64, 65, 73 and 74 but poor for #71 and 72.

Photo 3. Callery pear #64.



Six coast redwoods were present (Photo 4). Five trees (#66 – 70) were located in the same parking lot as the Callery pears. All were stunted in development. Trees #66, 67, 68 and 70 were in fair condition; #69 was fair. Tree structure was typical of redwoods. Canopies lacked vigor with extensive twig dieback and burned foliage. Coast redwood #75 was located on Adrian Court. It was 19-inches in diameter and in good condition. The tree had a corrected lean to the east.



Photo 4. Coast redwoods #66 to 70 (above) were located in a small planter while #75 (right) was near Adrian Court.

Four sweetgums were located on the east side of the site (Photo 5). Trees were semi-mature in development. All were in poor condition due to a history of topping. All lacked vigor. Trees were 7- and 8-inches in diameter.

Photo 5. Sweetgum #84 was 8-inches in diameter but had been topped.



European birches #76, 77 and 78 were located along Adrian Court. Trunk diameters ranged from 6- to 9-inches. All were in poor condition due to topping and a lack of vigor.

Evergreen ash #58 was a small, multistem tree in the southwest section of the site. Evergreen ash #79 was semi-mature in development and 14-inches. It was located along Adrian Court. Both trees were in poor condition. While ash #79 had good vigor, its form and structure had been compromised by topping.

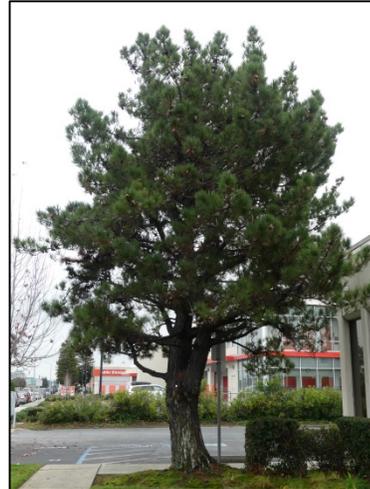
Canary Island pine #57 was a semi-mature tree with a trunk diameter of 15-inches (Photo 6). It was located in the parking area on the west side of the site. Form and structure were typical of the species. Overall condition was excellent. There are numerous surface roots within the planting area.

Photo 6. Canary Island pine #57.



Monterey pine #86 was located on the east side of the site (Photo 7). It was mature in development and 23-inches in diameter. The main trunk divided into two stems at 5-feet. A large wound was present on the north side of the attachment. It appeared to be a canker of western gall rust (*Endocronartium harknessii*). The crown was short and compact but lacked vigor.

Photo 7. Monterey pine #86.



Five Bailey acacias were located in the off-site in the southwest corner of the property. All were located between the existing parking and an adjacent building foundation. Acacias #59, 61 and 62 were mature in development but had asymmetric form due to crowding. Trees #60 and 63 were smaller and suppressed in development. Condition was either poor (#60, 62, 63) or fair (59, 61).

Photo 5. Looking south at Bailey acacias #59 to 63.



The City of Burlingame municipal code (Chapter 11.06. Urban Reforestation and Tree Protection) defines a protected trees as having a circumference of 48-inches or greater (15.3-inches in diameter). By this criterion, coast redwood #75 and Monterey pine #86 had protected status.

Descriptions of individual trees are included in the **Tree Assessment Form**. Tree trunk locations are found on the **Tree Assessment Map**.

Suitability for Preservation

Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Bailey acacia and Monterey pine are very sensitive to change while coast redwood is tolerant.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (www.cal-ipc.org) lists species identified as having being invasive. Burlingame is part of the Central West Floristic Province. Bailey acacia is listed as invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2).

Table 2. Tree suitability for preservation. Adrian Court site. SummerHill Apartment Communities. Burlingame CA.

| | |
|-------------|--|
| High | Trees with good health and structural stability that have the potential for longevity at the site. Canary Island pine #57 was rated as having high suitability for preservation. |
|-------------|--|

| | |
|-----------------|---|
| Moderate | Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Coast redwood #75 was rated as having moderate suitability for preservation. |
|-----------------|---|

| | |
|------------|--|
| Low | Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Thirty-four (34) trees were rated as having poor suitability for preservation: 7 fern pines, 6 Hollywood junipers, 6 Callery pears, 5 coast redwoods, 4 sweetgums, 3 European birch, 2 evergreen ash, and Monterey pine #86. |
|------------|--|

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Potential impacts from the proposed project were assessed using the Site Plan (sheet A1.0) prepared by Seidel Architects dated December 2018. Plans were conceptual. No tree or tree canopies were included. No grading plans were reviewed.

The entire site would be re-developed. Existing structures would be demolished. A ground floor parking structure would extend over most of the site.

Based on my assessment and review of plans, I recommend removal of the 36 trees located within the area proposed for re-development. I recommend preservation of the five Bailey acacia (#58 – 63) located off-site. Retention of the Bailey acacias is predicated on adherence to the guidelines listed below.

Tree Preservation Guidelines

The following are recommendations for design and construction phases that will assist in successful tree preservation.

Design recommendations

1. Establish the limit of work near Bailey acacias #58 – 63 as the property line. Locate the property line in the field and mark it with stakes.

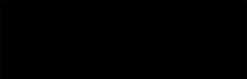
Pre-construction and demolition treatments and recommendations

1. Establish a **TREE PROTECTION ZONE** around as the property line. No grading, excavation, construction or storage of materials shall occur beyond the property line.
2. Install protection at the property line. Such protection will serve as tree protection fencing and define the **TREE PROTECTION ZONE**.
3. The Bailey acacia trees to be retained may require pruning to provide clearance within the project limits. All pruning is to be performed by an ISA Certified Arborist or Certified Tree Worker and shall adhere to the latest editions of the ANSI Z133 and A300 standards as well as the ISA Best Management Practices for Tree Pruning. Pruning contractor shall have the C25/D61 license specification.

Tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
4. Fences should be erected to protect trees to be preserved. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the City's Project Manager.
5. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.
6. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist. Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30-inches.
7. Any roots damaged during grading or construction shall be exposed to sound

HortScience | Bartlett Consulting


James R. Clark, Ph.D.
Certified Arborist WE-0846
Registered Consulting Arborist #357

ATTACHMENTS

Tree Assessment Form

Tree Assessment Map

Tree Assessment Plan

Adrian Court Burlingame, CA

Prepared for:
SummerHill Apartment Communities
Palo Alto, CA

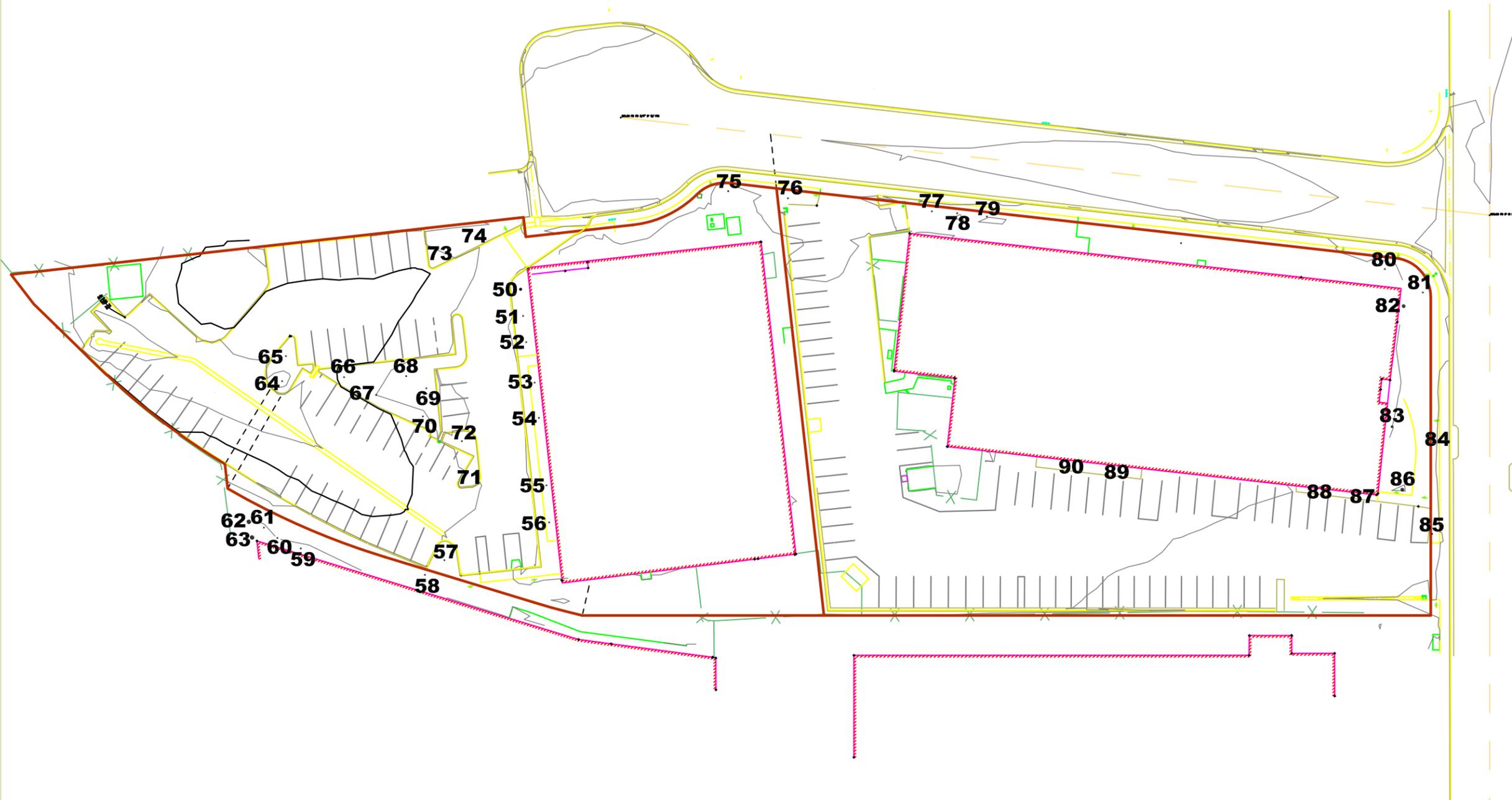
December 2018



No Scale

Notes:
Base map provided by:
BKF
Redwood City, CA

Numbered tree locations with no survey point were
approximately located in the field.



325 Ray Street
Pleasanton, CA 94566
Phone 925.484.0211
Fax 925.484.0596
www.hortscience.com

Tree Assessment

Adrian Court site
 Burlingame CA
 December 2018



| TREE No. | COMMON NAME | TRUNK DIAMETER (in.) | PROTECTED TREE ? | CONDITION 0=dead 5=excell. | SUITABILITY for PRESERVATION | COMMENTS |
|----------|--------------------|----------------------|------------------|----------------------------------|------------------------------|---|
| 50 | Fern pine | 7 | No | 2 | Low | 10' wide planter; chlorotic; thin canopy; multiple attachments @ 6'. |
| 51 | Fern pine | 8 | No | 2 | Low | 10' wide planter; chlorotic; thin canopy; multiple attachments @ 7'; twig dieback in upper crown. |
| 52 | Fern pine | 8 | No | 2 | Low | 10' wide planter; chlorotic; thin canopy; multiple attachments @ 7'; long trunk wound. |
| 53 | Fern pine | 8 | No | 2 | Low | 5' wide planter; chlorotic; thin canopy; multiple attachments @ 7'. |
| 54 | Fern pine | 7 | No | 2 | Low | 5' wide planter; chlorotic; thin canopy; crown reduced. |
| 55 | Fern pine | 8 | No | 2 | Low | 5' wide planter; chlorotic; thin canopy; codominant trunks @ 8'; poor attachment; twig dieback. |
| 56 | Fern pine | 9 | No | 2 | Low | 5' wide planter; chlorotic; thin canopy; poor form & structure; multiple attachments @ 6'. |
| 57 | Canary Island pine | 15 | No | 5 | High | Good form and structure; extensive surface roots; displaced pavement. |
| 58 | Evergreen ash | 5,4,2 | No | 2 | Low | Multiple attachments @ base; poor form. |
| 59 | Bailey acacia | 15 | No | 3 | Low | 2' from bldg.; codominant trunks @ 6'; one-sided to N. |
| 60 | Bailey acacia | 5 | No | 1 | Low | Leans N.; base outside of dripline; suppressed. |
| 61 | Bailey acacia | 11 | No | 3 | Low | One-sided to N.; upper crown thin. |
| 62 | Bailey acacia | 12,10 | Yes | 2 | Low | Base @ bldg. foundation; codominant trunks @ 2' with included bark; both stems bowed W. |
| 63 | Bailey acacia | 8,8 | No | 1 | Low | Codominant trunks @ base; poor attachment; 1 stem vertical; 2nd leans W.; cracks in trunk. |
| 64 | Callery pear | 6 | No | 3 | Low | Parking lot planter; surface roots; typical form & structure; poor vigor. |

Tree Assessment

Adrian Court site
 Burlingame CA
 December 2018



| TREE No. | COMMON NAME | TRUNK DIAMETER (in.) | PROTECTED TREE ? | CONDITION 0=dead 5=excell. | SUITABILITY for PRESERVATION | COMMENTS |
|----------|-------------------|----------------------|------------------|----------------------------------|------------------------------|---|
| 65 | Callery pear | 5 | No | 3 | Low | Parking lot planter; surface roots; typical form & structure; poor vigor. |
| 66 | Coast redwood | 13 | No | 1 | Low | Parking lot planter; very ext. twig dieback. |
| 67 | Coast redwood | 10 | No | 1 | Low | Parking lot planter; twig dieback; thin canopy. |
| 68 | Coast redwood | 11 | No | 2 | Low | Parking lot planter; typical form & structure; twig dieback; thin canopy. |
| 69 | Coast redwood | 14 | No | 3 | Low | Parking lot planter; typical form & structure; no vigor. |
| 70 | Coast redwood | 13 | No | 2 | Low | Parking lot planter; one-sided to S.; twig dieback; thin canopy. |
| 71 | Callery pear | 5 | No | 2 | Low | Parking lot planter; surface roots; typical form & structure; poor vigor. |
| 72 | Callery pear | 5 | No | 2 | Low | Parking lot planter; surface roots; typical form & structure; poor vigor. |
| 73 | Callery pear | 5 | No | 3 | Low | Parking lot planter; surface roots; typical form & structure; poor vigor. |
| 74 | Callery pear | 6 | No | 3 | Low | Parking lot planter; surface roots; typical form & structure; poor vigor. |
| 75 | Coast redwood | 19 | Yes | 4 | Moderate | Typical form & structure; corrected lean E. |
| 76 | Euro. birch | 6 | No | 1 | Low | Poor form & structure. |
| 77 | Euro. birch | 7 | No | 2 | Low | Topped; lacks vigor. |
| 78 | Euro. birch | 9 | No | 2 | Low | Topped; lacks vigor. |
| 79 | Evergreen ash | 14 | No | 2 | Low | Poor form & structure; topped. |
| 80 | Sweetgum | 8 | No | 2 | Low | Poor form & structure; topped. |
| 81 | Sweetgum | 7 | No | 2 | Low | Poor form & structure; topped. |
| 82 | Hollywood juniper | 11,4 | No | 3 | Low | Base of trunk @ bldg. foundation; typical form & structure. |

Tree Assessment

Adrian Court site
 Burlingame CA
 December 2018



| TREE No. | COMMON NAME | TRUNK DIAMETER (in.) | PROTECTED TREE ? | CONDITION 0=dead 5=excell. | SUITABILITY for PRESERVATION | COMMENTS |
|----------|-------------------|----------------------|------------------|----------------------------------|------------------------------|--|
| 83 | Hollywood juniper | 6,5,4 | No | 3 | Low | Base of trunk @ bldg. foundation; typical form & structure; multiple attachments @ 1'. |
| 84 | Sweetgum | 8 | No | 2 | Low | Poor form & structure; topped. |
| 85 | Sweetgum | 8 | No | 2 | Low | Poor form & structure; topped. |
| 86 | Monterey pine | 23 | Yes | 3 | Low | Codominant trunks @ 5' with gall rust canker @ attachment on N.; thin canopy; lacks vigor. |
| 87 | Hollywood juniper | 6 | No | 3 | Low | Against bldg; shrub. |
| 88 | Hollywood juniper | 6 | No | 3 | Low | Against bldg; shrub. |
| 89 | Hollywood juniper | 6 | No | 3 | Low | 2' from bldg; topped; shrub; lacks vigor. |
| 90 | Hollywood juniper | 6 | No | 3 | Low | Against bldg; shrub. |

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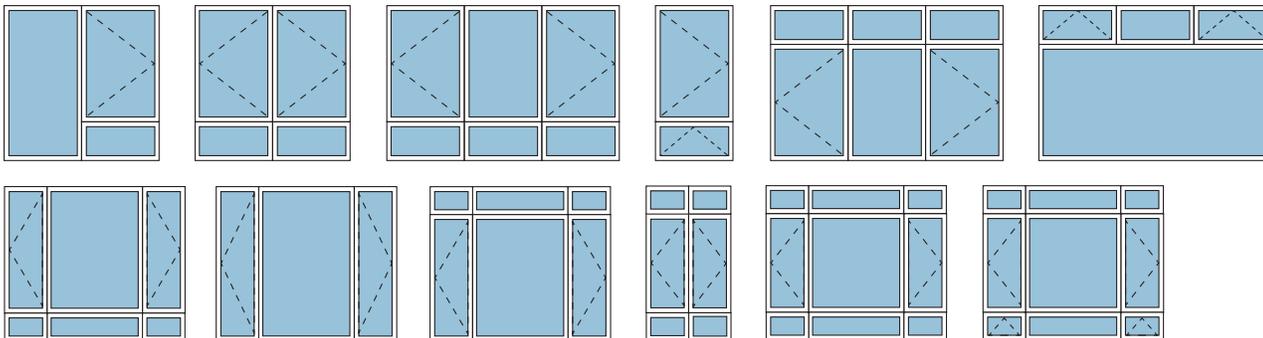
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Engineered for Mid-Rise Construction

| PRODUCT | PERFORMANCE | | | | | | | |
|-----------------|-------------|---------|-------|-------|-------|-----------|-------|------|
| Casement/Awning | Test Size | AAMA | Infil | Exfil | Water | U-Factor* | SHGC* | VT* |
| Awning | 46" x 32" | CW-PG60 | <0.01 | <0.01 | 9.20 | 0.26 | 0.18 | 0.42 |
| Casement | 36" x 60" | CW-PG70 | <0.01 | <0.01 | 10.66 | 0.26 | 0.18 | 0.42 |
| Fixed | 72" x 96" | CW-PG40 | <0.01 | <0.01 | 6.04 | 0.26 | 0.22 | 0.51 |
| CPC | 96" x 66" | CW-PG70 | 0.06 | 0.06 | 10.66 | 0.26 | 0.18 | 0.42 |
| CPC-AT | 108" x 96" | CW-PG40 | 0.16 | 0.11 | 6.04 | 0.26 | 0.18 | 0.42 |
| CP-UT | 72" x 78" | LC-PG60 | <0.01 | <0.01 | 9.20 | 0.26 | 0.18 | 0.42 |
| Sliding | Test Size | AAMA | Infil | Exfil | Water | U-Factor | SHGC | VT |
| XO | 71" x 56" | LC-PG50 | 0.08 | 0.07 | 7.52 | 0.28 | 0.22 | 0.51 |
| XOX | 108" x 66" | LC-PG50 | 0.05 | 0.04 | 7.52 | 0.28 | 0.22 | 0.51 |
| XOXAT | 108" x 96" | LC-PG50 | 0.05 | 0.04 | 7.52 | 0.28 | 0.22 | 0.51 |
| SH | 56" x 96" | CW-PG30 | 0.09 | 0.07 | 5.43 | 0.27 | 0.22 | 0.51 |
| SH-AU | 44" x 108" | LC-PG55 | 0.04 | 0.03 | 8.36 | 0.27 | 0.22 | 0.51 |
| SH-PW-SH | 108" x 96" | CW-PG30 | 0.06 | 0.05 | 6.90 | 0.27 | 0.22 | 0.51 |

* Assumes Cardinal LoE 366

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| PRODUCT | | | | | | | |
|-------------|---|-------------|-------|-------------|-----|------|--|
| Window Type | Glass Configuration | Spacer Size | Argon | Lami | STC | OITC | |
| AWN/CAS | 1" - (1/4" - 0.030" - 1/2" AS - 1/4") | 0.500 | Yes | 0.030 | 36 | 30 | |
| PW | 1-3/8" - (1/4" - 0.030" - 13/16" AS - 9/32" - 0.060") | 0.813 | Yes | 0.030/0.060 | 38 | 29 | |
| AWN-U | 1-3/8" - (1/4" - 0.030" - 7/8" AS - 1/4" - 0.030") | 0.875 | Yes | 0.030 | 41 | 33 | |
| XO | 1" - (3/16" - 9/16" AS - 1/4" - 0.030") | 0.563 | Yes | 0.030 | 36 | 29 | |
| SH | 1" - (1/4" - 0.030" - 9/16" AS - 3/16") | 0.563 | Yes | 0.030 | 35 | 29 | |

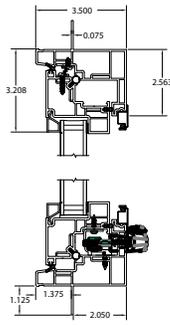
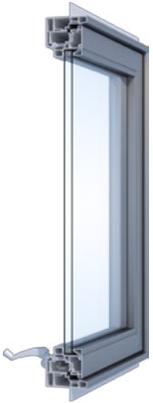
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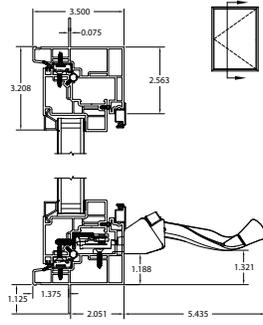
Selected CAD Details

CAD files in DWG and PDF format and specifications for most products can be downloaded from www.VPIwindows.com/cad

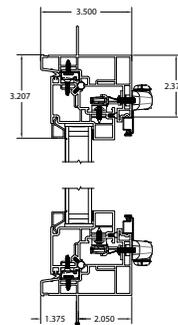
Casement Awning 3½" Frame Depth



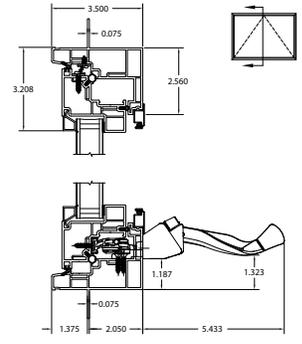
Casement Horizontal



Casement Vertical

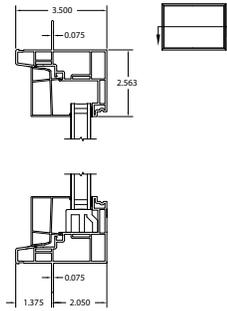


Awning Horizontal

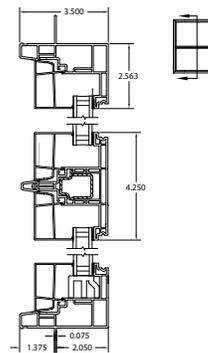


Awning Vertical

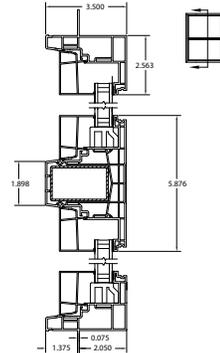
Fixed Window 3½" Frame Depth



Picture Window Vertical
Available with IGUs 3/4"–1-1/4"OA

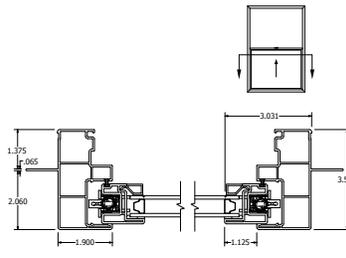


Picture Window Vertical
with Narrow T-bar

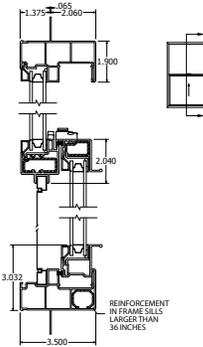


Picture Window Vertical
with Wide T-bar

Single Hung 3½" Frame Depth

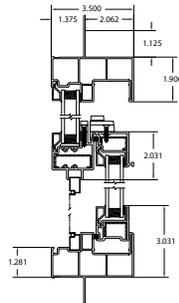


Single Hung Upper Horizontal Section

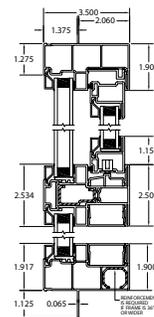


Single Hung Operable Vertical Section

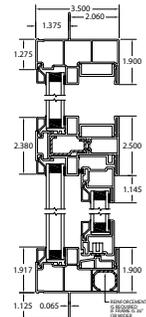
Horizontal Slider 3½" Frame Depth



Horizontal Slider



Horizontal Slider
Above Fixed



Horizontal Slider
Below to Fixed

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**TABLE 25.39-2
RRMU DEVELOPMENT STANDARDS**

| Development Standards | Live/Work, Residential, Mixed Use and Commercial Development | | | Industrial and Institutional Development | Additional Regulations |
|---|--|------------------------------|----------------------------|--|---|
| | Base Standard (Tier 1) | Increased Intensity (Tier 2) | Maximum Intensity (Tier 3) | | |
| a. Density – Maximum (applies to residential component) | 30 du/ac | 50 du/ac | 70 du/ac | N/A | Tiers 2 and 3 must provide community benefits per subparagraph C below. |
| b. Floor Area Ratio – Maximum (applies to non-residential component) ¹ | 0.50 | 0.75 | 1.0 | 1.0 ² | Tiers 2 and 3 must provide community benefits per subparagraph C below. |
| c. Height (Unless otherwise controlled by maximum heights established by the Federal Aviation Administration for parcels affected by airport safety zones) | 3 stories/40 ft. maximum | 5 stories/55 ft. maximum | 7 stories/80 ft. maximum | 50 ft. | Tiers 2 and 3 must provide community benefits per subparagraph C below. |
| d. Setbacks | | | | | |
| • Front: Mixed-Use Arterial (Rollins Road) | 0 - 15 ft. | 0 - 15 ft. | 0 – 15 ft. | 20 ft. | Subject to streetscape frontage standards in Table 25.39-3 |
| • Front: All other streets | 12 ft. from edge of curb | 12 ft. from edge of curb | 15 ft. from edge of curb | 15 ft. from edge of curb | Subject to streetscape frontage standards in Table 25.39-3 |
| • Side – Interior | 10 ft. | 10 ft. | 10 ft. | 0 ft. adjacent to industrial use/20 ft. | Setbacks for industrial uses apply only to new construction; |

**TABLE 25.39-2
RRMU DEVELOPMENT STANDARDS**

| Development Standards | Live/Work, Residential, Mixed Use and Commercial Development | | | Industrial and Institutional Development | Additional Regulations |
|--|--|------------------------------|----------------------------|--|---|
| | Base Standard (Tier 1) | Increased Intensity (Tier 2) | Maximum Intensity (Tier 3) | | |
| | | | | adjacent to all other uses | established industrial uses shall be considered conforming with regard to required setbacks. |
| • Side – Street | 10 ft. | 10 ft. | 10 ft. | 10 ft. | Subject to streetscape frontage standards in Table 25.39-3 |
| • Rear | 20 ft. | 20 ft. | 20 ft. | 0 ft. adjacent to industrial use/20 ft. adjacent to all other uses | Setbacks for industrial uses apply only to new construction; established industrial uses shall be considered conforming with regard to required setbacks. |
| • Alley | 5 ft. | 5 ft. | 5 ft. | 10 ft. | If alley is used for direct access to a garage, setback shall be 20 ft. to allow vehicle access. |
| e. Edge condition between industrial and residential use | | See Section 25.39.030.B.4. | | | |
| f. Lot Dimensions – Minimum | | | | | |

**TABLE 25.39-2
RRMU DEVELOPMENT STANDARDS**

| Development Standards | Live/Work, Residential, Mixed Use and Commercial Development | | | Industrial and Institutional Development | Additional Regulations |
|--|--|--|--|--|--|
| | Base Standard (Tier 1) | Increased Intensity (Tier 2) | Maximum Intensity (Tier 3) | | |
| • Size | <ul style="list-style-type: none"> Mixed use development: 10,000 sf Residential subdivision: 3,500 sf | <ul style="list-style-type: none"> Mixed use development: 10,000 sf Residential subdivision: 3,500 sf | <ul style="list-style-type: none"> Mixed use development: 10,000 sf Residential subdivision: 3,500 sf | 10,000 sf | |
| • Width at street frontage | <ul style="list-style-type: none"> Mixed use development: 100 ft. Residential subdivision: 40 ft. | <ul style="list-style-type: none"> Mixed use development: 100 ft. Residential subdivision: 40 ft. | <ul style="list-style-type: none"> Mixed use development: 100 ft. Residential subdivision: 40 ft. | 50 ft. | |
| g. Lot Coverage – Maximum ³ | 60% | 60% | 60% | 70% | |
| h. Open Space for residential units per unit – Minimum | <ul style="list-style-type: none"> Live/work units: 100 sf Multifamily housing or mixed use: 125 sf Open space may be either private, common, or include both | <ul style="list-style-type: none"> Live/work units: 100 sf Multifamily housing or mixed use: 125 sf Open space may be either private, common, or include both | <ul style="list-style-type: none"> Live/work units: 100 sf Multifamily housing or mixed use: 125 sf Open space may be either private, common, or include both | N/A | <p>Minimum dimensions of open space:</p> <ul style="list-style-type: none"> Private: 5 ft. deep, 8 ft. wide Common: 15 ft. in any direction <p>Any required pedestrian plaza/public space, as set forth in subsection B.3, below, may count toward up to 50% of the common open space.</p> |
| i. Percent landscape | 15% | 20% | 20% | 15% | |

**TABLE 25.39-2
RRMU DEVELOPMENT STANDARDS**

| Development Standards | Live/Work, Residential, Mixed Use and Commercial Development | | | Industrial and Institutional Development | Additional Regulations |
|--|--|------------------------------|----------------------------|--|------------------------|
| | Base Standard (Tier 1) | Increased Intensity (Tier 2) | Maximum Intensity (Tier 3) | | |
| coverage - Minimum | | | | | |
| <p>Notes:</p> <p>¹ Above-ground parking structures shall be exempt from Floor Area Ratio (FAR) calculations.</p> <p>² FAR of Industrial, Manufacturing, Processing, Warehousing, and Wholesale uses may be increased to 1.5 with a Conditional Use Permit.</p> <p>³ Lot coverage may be increased if additional useable common open space equivalent to the additional lot coverage (in square feet) is provided on a podium-level landscaped courtyard or plaza.</p> | | | | | |

B. Additional Regulations.

1. Live/Work Standards.

- a. Purpose and Applicability.** The provisions in this section shall apply to live/work units.
- b. Intent.** The development standards of this section are intended to facilitate the creation of new, adaptable live/work units in a manner that preserves the surrounding industrial and artistic character, supports enhanced street level activity, maintains a consistent urban streetwall, and orients buildings and pedestrians toward public streets. Live/work Units are intended to be designed with adequate workspace, higher ceilings, larger doors, sufficient natural light, open floor plans, and equipped with non-residential finishes and features that support arts and production activities.
- c. Density/Floor Area Allocation.** Live/work units consistent with the provisions of this section may be apportioned from either the Residential (as specified by Density standards in Table 25.39-2) and/or Nonresidential (as specified by Floor Area Ratio/FAR standards in Table 25.39-2) allocations for a property.
- d. Limitations on Use.** The nonresidential component of a live/work unit shall be limited in use to those uses set forth in Table 25.39-1 (RRMU Land Use Regulations). Nonresidential/work is not required; however, each unit shall be designed to be adaptable and facilitate work activities per the provisions in this section.
- e. Floor Area Requirement.** A live/work unit shall have a minimum floor area of at least 750 square feet. At least 150 square feet of a live/work unit shall be designated as suitable for workspace, and measure not less than 15 feet in at least one dimension and no less than 10 feet in any dimension. The area suitable for workspace for each unit shall be clearly demarcated on approved building plans.
- f. Separation of and Access to Individual Units.** Access to each individual live/work unit shall be provided from shop fronts, directly from the sidewalk parallel to the primary or secondary street, or from common access areas, corridors, or halls. The

access to each unit shall be clearly separate from other live/work units or other uses within the building.

- g. Location of Living Space – Ground Floor Units.** Ground floor live/work units shall designate the front 20 feet of the unit as area suitable for workspace, in order to maintain activity and commercial access along the frontage. Dedicated living space may be located in the rear portion of the ground level, provided the front 20 feet of the unit is designated as suitable for work.
- h. Ceiling Height.** Ground floor live/work units shall have floor to ceiling height of 15 feet or greater, measured from top of floor to bottom of ceiling. Upper floor live/work units shall have floor to ceiling height of 10 feet or greater. A mezzanine space shall not be included in the calculation of minimum height for any floor or level.
- i. Integration of Living and Working Space.** Areas within a live/work unit that are designated as living space shall be an integral part of the live/work unit and not separated (or occupied and/or rented separately) from the area designated for workspace.
- j. Client and Customer Visits.** Client and customer visits to live/work units are permitted.

2. Pedestrian Plaza/Public Space. Where total lot area or development site equals 50,000 square feet or greater, a pedestrian plaza or other public open space/gathering space shall be provided that meets the following design criteria:

- a. Is a minimum of 1,500 square feet in size;
- b. Has a minimum dimension at least 30 feet on any side;
- c. Is at least 50 percent open to the sky;
- d. Is located at ground level with direct pedestrian and ADA access to the adjacent public street;
- e. Is unenclosed by any wall, fence, gate, or other obstruction across the subject property;
- f. Is open to the public, without charge, each day of the year, except for temporary closures for necessary maintenance or public safety; and
- g. Includes at least one gathering space with a fountain or other focal element.

3. Mid-Block Plazas and Paseos. Where blocks (measured from curb face to curb face) are longer than 400 feet, and where a development has more than 300 feet of frontage, at least one plaza, pedestrian pathway or paseo shall be provided perpendicular to the block face. All such plazas shall meet the design criteria outlined in 25.39.030.B.2. All such paseos shall meet the following design criteria:

- a. Be open to the public and remain so during daylight hours;
- b. Be at least 15' wide, and 15' deep if a plaza;
- c. Have a clear line of sight to the back of the paseo, gathering place, or focal element; and
- d. Be at least 50% open to the sky or covered with a transparent material.

4. Industrial/Residential Interface. Any live/work unit or other residential unit on a site abutting an industrial use on an adjoining site shall be set back a minimum of 15 feet

from the lot line shared by the property with the industrial use. A minimum six-foot-high masonry wall or other buffering feature suitable to the review authority shall be provided along the shared property line.

5. **Residential Notice.** Residents of new live/work, mixed-use, and stand-alone residential development projects, whether owners or tenants, shall be notified in writing before taking up residence that they will be living in an urban-type environment, that the noise levels may be higher than in a strictly residential area, and that there may be odors associated with commercial and industrial uses. The covenants, conditions, and restrictions of any development with a residential use shall require that prospective residents acknowledge the receipt of the written noise notification. Such written noise notification shall be provided in residential leases. Signatures shall confirm receipt and understanding of this information.

C. Community Benefit Bonuses – Tiers for Increased FAR, Density, and Height.

1. **Purpose and Applicability.** To provide an incentive for development, and in partnership with the City to provide community benefits that would not otherwise be created, the Planning Commission may grant increased FAR, density, and/or height in return for provision of specific community benefits, as listed below or subsequently identified by the City Council, if doing so is in the City's interest and will help implement the General Plan and further, if these benefits cannot be realized without granting increased FAR, height, and/or density. A variety of objectives are listed to ensure that proposed project features are appropriate for the site and surroundings, and to allow for a wide range of possible project types.
2. **Tier 2 – Number of Community Benefits.** The Planning Commission may approve Tier 2 projects if it determines that the project includes at least **two** community benefits from subsection 4 of this Section (Community Benefits Objectives). At least one affordable and workforce housing objective from 4.a shall be chosen.
3. **Tier 3 – Number of Community Benefits.** The Planning Commission may approve Tier 3 projects if it determines that the project includes at least **three** community benefits from subsection 4 of this Section (Community Benefits Objectives). At least one affordable and workforce housing objective from 4.a shall be chosen.
4. **Community Benefit Objectives.**
 - a. **Affordable and Workforce Housing.**
 - i. The project provides affordable housing at the rate of five percent for low-income households, or 10 percent for moderate-income households, as a percentage of the total number of housing units built, for a period of 55 years or greater.
 - ii. The project qualifies for, and utilizes, a density bonus in compliance with the City's affordable housing incentives (Chapter 25.63).
 - b. **Pedestrian Amenities.** The project includes major pedestrian connections in excess of minimum paseo requirements.

- c. Public Plazas Beyond Minimum.** Public plazas or other publicly accessible open spaces at least 50 percent larger than the minimum required. Where provided, such public plazas and open spaces shall be subject to the following:
- i. The public plaza shall be owned, operated, and maintained by the developer or property manager in accordance with an approved maintenance plan to be reviewed and approved by the Community Development Director;
 - ii. Each part of the public plaza shall be accessible from other parts of the open space without leaving the open space area;
 - iii. The public plaza shall be on the ground level and directly accessible from the sidewalk, and be accessible to persons with disabilities;
 - iv. The public plaza shall be open to the public, without charge, each day of the year, except for temporary closures for necessary maintenance or public safety; and
 - v. At a minimum, the following elements shall be included: trees and landscaping, seating, bicycle racks, trash and recycling receptacles, and signage that include hours of operation.
- d. Off-Site Streetscape Improvements.** Does not include improvements along the frontage of a development site that would normally be required. Examples include:
- i. Enhanced pedestrian and bicycle-oriented streetscapes;
 - ii. Protected bicycle lanes and pedestrian pathways, improved bicycle and pedestrian crossings/signals, bicycle racks/shelters;
 - iii. New pedestrian and bicycle connections to transit facilities, neighborhoods, trails, commercial areas, etc.;
 - iv. Removal of existing pedestrian and bicycle barriers (e.g. dead-ends and cul-de-sacs);
 - v. Upgrading traffic signals to enhance pedestrian and bicycle safety.
- e. Cultural Arts Space.** Includes space for visual arts, performing arts, artist housing, and other activities that support arts and culture.
- f. Pedestrian and Similar Paths and Connections between Adjacent Properties.** To effectuate the goal of creating walkable and bikeable environments, improved pedestrian ways and other paths open to the public that accommodate easy movement across and between properties under separate ownership.
- g. Historic Preservation (Off-Site).** Where there are no historic resources on the project site, the project provides for the permanent preservation of a building off site that is listed in the City's inventory of historical resources through the recordation of a historic preservation agreement.

- h. **Mode Split.** The project provides for a permanent mobility mode shift towards alternative transportation of up to 25 percent for building occupants through a Transportation Demand Management Program. Prior to the issuance of building permits, a covenant agreement shall be recorded that discloses the required Transportation Demand Management provisions. This agreement shall be recorded in the office of the County Recorder to provide constructive notice to all future owners of the property of any ongoing programmatic requirements.
- i. **Zero Net Energy.** The project provides 100 percent of total building energy load measured as kilowatt per square foot through solar panels, wind turbines, or other renewable sources.
- j. **Publicly Accessible Park Space.** Contribution towards the provision of public parks in the North Rollins Road area. Contribution can be in the form of dedication of land, provisions of improvements, or payment of fee in excess of that normally required for parks.
- k. **Public Parking Facilities.** The project provides publicly accessible parking to serve area-wide parking needs. To qualify, the parking spaces should be permanently available for public use and subject to easements or restrictions acceptable to the City.
- l. **Flexible (Miscellaneous) Benefit.** The applicant agrees to provide a currently undefined community benefit approved by the City Council that is significant and substantially beyond normal requirements. Examples are inclusion of a child care center or community event space in a new development project, off-site utility infrastructure improvements above and beyond those required to serve the development, additional funding for City programs such as contribution to a local façade improvement program, or subsidy for existing commercial tenants or other local small businesses.

25.39.040 Design Standards and Objective Design Criteria.

- A. **Design Standards.** All new development shall be designed to achieve the following objectives:
 1. The overall design intent of the RRMU zone is to provide for an eclectic mix of residential, live/work, commercial, and light industrial development that has an industrial and contemporary look in terms of materials used, architectural styles, and building forms.
 2. Site and building design shall provide for internal compatibility among the different uses in terms of noise, hours of operation, vehicle and pedestrian circulation, access, use of open space, and similar operating characteristics.
 3. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
 4. The design of any live/work or mixed-use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.

5. The design of the mixed-use project shall ensure that the residential units are of a residential character and that privacy between residential units and between other uses on the site is maximized.
6. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.
7. Site planning and building design shall be compatible with and enhance the adjacent and surrounding built environment in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

B. Building Orientation, Entrances, and Articulation.

1. **Building Design.** Recognizing the varied commercial and industrial character of the area, new development and redevelopment projects should be encouraged to feature a blend of both commercial and residential design features, including modern, industrial type building design.
2. **Orientation.** The main building of a development shall be oriented to face a public street. Building frontages shall be generally parallel to streets. For all residential, retail, and office uses, at least one primary entrance to a ground-floor use shall face the adjacent street right-of-way. Ground-related entrances include entrances to ground-floor uses.
3. **Ground Floor Transparency.** At least 45 percent of the exterior walls on the ground floor facing the street shall include windows, doors, or other openings.
4. **Nonresidential Entrances.** Entries shall be clearly defined features of front façades and of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance while maintaining a pedestrian scale.
5. **Transitional Space at Residential Entries.** New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary street and entrances. This type of element or equivalent shall be required for each unit or group of units, but no less than one of this type of element shall be provided.
6. **Building Articulation.** Except for buildings housing industrial uses, no street frontage wall may run in a continuous plane for more than 25 feet without an opening (door or window) or offsets, or as approved by the review authority if the project is constrained by unusual parcel size, shape, use, or other features that the responsible review authority accepts as rendering this requirement infeasible. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces. Offsets shall vary in depth and/or direction of at least 18 inches, or a repeated pattern of offsets, recesses, or projections of similar depth.
7. **Structured Parking.** Structured parking facing public streets should be fronted or wrapped with actively occupied spaces such as storefronts, live/work units, residential community amenities, and lobbies. Access to parking shall be designed so that it is not prominent and ties into the adjacent architectural style.

C. Site Layout

1. **Streetscape.** Street frontages shall meet the standards set forth in Table 25.39-3 (RRMU Street Frontage Standards).

| TABLE 25.39-3: RRMU STREET FRONTAGE STANDARDS | | |
|---|---|------------------------|
| Street Type | Frontage – Measured from Back of Curb to Building Face | |
| Mixed-Use Arterial (Rollins Road) | Building Frontage Setback | 15 ft. minimum |
| | Walk Zone (Public) | 10 ft. minimum |
| | Amenity/Planter Zone | 5 ft. minimum |
| | Tree Wells | 5 ft. by 5 ft. minimum |
| Mixed-Use Collector (Adrian Road) | Building Frontage Setback | 12 feet |
| | Walk Zone (Public) | 6 ft. minimum |
| | Amenity/Planter Zone | 5 ft. minimum |
| | Tree Wells | 5 ft. by 5 ft. min |
| Mixed-Use Access (Adrian Court, Broderick Road, Guittard Road, Ingold Road) | Building Frontage Setback | 10 feet |
| | Walk Zone (Public) | 6 ft. minimum |
| | Amenity/Planter Zone | 4 ft. minimum |
| | Tree Wells | 4 ft. by 4 ft. minimum |
| Build-To Lines | At least sixty (60) percent of the structure shall be located at the Building Frontage Setback. | |
| Exceptions | Exceptions to Building Frontage Standards may be granted to accommodate conflicts with recorded easements, rights-of-ways, etc. | |

2. **Pedestrian Access.** On-site pedestrian circulation and access shall be provided per the following standards:
 - a. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. **To Circulation Network.** Regular and convenient connections between on-site walkways and the public sidewalk and other existing or planned pedestrian routes, such as safe routes to school, shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. **To Adjacent Areas.** Direct and convenient access shall be provided among adjoining residential and commercial areas and along creeks to the maximum extent feasible while still providing for safety and security. Public access easements minimum 10 feet in width shall be provided to allow for future connections.
 - d. **To Transit.** Safe and convenient pedestrian connections shall be provided from adjacent transit stops to building entrances.

- 3. **Location of Parking.** Any surface parking facilities shall be located to the side or rear of any proposed project. No more than 33 percent of the site area at the ground level may be used for surface parking facilities.
- 4. **Service and Delivery Areas.** Unenclosed service and loading areas shall be screened from residential areas and integrated with the design of the building. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading shall be used to minimize adverse impacts to residents.

25.39.050 Parking

- A. **Off-Street Vehicle Parking.** Parking shall be provided as set forth in Chapter 25.70 (Off-Street Parking), with the following exceptions for live/work units, stand-alone residential development, and the residential component of a mixed-use development:

| TABLE 25.39-4: RRMU OFF-STREET VEHICLE PARKING | |
|---|---|
| Number of Bedrooms in a Unit | Minimum Number of Parking Spaces Required |
| 0 (Studio or Loft) | 1 space/unit |
| 1 | 1 space/unit |
| 2 | 1.5 spaces/unit for multifamily housing; 2 spaces/unit for live/work |
| 3 or more | 2 spaces/unit |
| Guest parking | None required |

- B. **Vehicle Parking Stall Dimensions.** All parking stalls may be provided in a single dimension, eight and one-half feet in width by 17 feet in length, except for required accessible parking spaces which shall meet the dimensions required in the California Building Code in effect at the time a project is submitted for City review. No compact parking stalls shall be allowed if only a single dimension stall is used.
- C. **Aisle Dimensions.** All aisles within a parking area shall be as follows:

| TABLE 25.39-5: RRMU PARKING AISLE DIMENSIONS | |
|---|------------------------------|
| Parking Space Angle | Required Backup Aisle |
| 90 degree | 24 feet |
| 60 degree | 18 feet |
| 30 degree | 13 feet |

- D. **Stacked/Mechanical Parking.** Parking utilizing stackers or mechanical systems may be approved with a Conditional Use Permit.

E. **Bicycle Parking.** Bicycle parking shall be provided as follows:

| TABLE 25.39-6: RRMU BICYCLE PARKING | |
|--|--|
| Class | Minimum Number of Parking Spaces Required |
| Class I – Resident bicycles | 0.5 spaces/unit |
| Class II – Guest bicycles | 0.05 spaces/unit |

F. **Electric Vehicle (EV) Charging Stalls.** 5 percent of all spaces shall be prepared for EV charging equipment.

G. **Parking Reductions for Transportation Demand Management (TDM) Plan.** Projects utilizing a Transportation Demand Management (TDM) Plan per Section 25.39.030.C.4.h. shall be allowed up to 20 percent reduction in required off-street vehicle parking (not including bicycle parking and EV stalls) provided the project provides for a permanent mobility mode shift towards alternative transportation of 25 percent or greater for building occupants through the TDM program.

25.39.060 Review Procedures

A. **Design Review Required.** Design review is required pursuant to Chapter 25.57 (Design Review).

B. **Planning Commission Approval of Community Benefits Bonuses.** The Planning Commission shall be the final review authority for an application for Tier 2 and Tier 3 projects.



Project Comments – Planning Application

Project Address: 1 & 45 Adrian Court, zoned RR, APN: 025-169-350 & 025-169-999

Description: Request for Application for Environmental Review, Design Review, and Lot Merger for a new 265-unit mixed-use development.

From: Rick Caro III
Building Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

No comment at this time

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

- 1) Plans submitted for any commercial project must be designed, wet-stamped, and signed by a licensed architect. 1997 Uniform Administrative Code §302.2 and §302.3.
- 3) Provide two completed copies of the *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found. BMC 18.30.040, 18.30.045 & 18.30.050
- 4) Place the following information on the first page of the plans.

“Construction Hours”

Weekdays: 8:00 a.m. – 7:00 p.m.

Saturdays: 9:00 a.m. – 6:00 p.m.

Sundays and Holidays: No Work Allowed

(See City of Burlingame Municipal Code, Section 18.07.110 for details.)

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

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

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

- 9) Provide fully dimensioned plans.

- 19) On the first page of the plans state the Access Regulations that you are using to gain full access compliance. There are five access regulations that may apply to a multi-family residential project in California:
 - a. The Architectural Barriers Act of 1969 (ABA)
 - b. Section 504 of the Rehabilitation Act of 1973
 - c. The Fair Housing Act (FHA)
 - d. The Americans with Disabilities Act (ADA)
 - e. The California Building Code (CBC), Chapters 11A and 11B.

- 22) Provide details on the plans which show that the entire site complies with all accessibility standards.

- 23) Illustrate compliance with the minimum plumbing fixture requirements described in the 2016 California Plumbing Code, Chapter 4, Table 422.1 Minimum Plumbing Facilities and Table A - Occupant Load Factor. (Commercial tenant space and common use areas)

- 24) Specify on the plans the location of all required accessible signage. Include references to separate sheets on the plans which provide details and graphically illustrates the accessible signage requirements.

- 26) Specify a level landing, slope, and cross slope on each side of the door at all required entrances and exits. 2016 CBC §11B-302, 11B-304.2, 11B-305.2

- 28) Provide complete dimensioned details for accessible bathrooms 2016 CBC §11B-213 11B-603, 11B-604, 11B-605, 11B-606, 11B-607, 11B-608, 11B-609, 11B-610

- 29) Provide complete, dimensioned details for accessible parking 2016 CBC §11B-208, 11B-502 & 11B-503

- 32) Provide details which show that the maneuvering clearances for the bathrooms in the lobby are accessible 2016 CBC 1127A2.2 #1. (The space under the lavatory can be used but the maneuvering clearance cannot encroach into the knee and toe clearances.)

- 33) Provide details which show that the maneuvering clearances for the bathrooms in each unit are accessible 2016 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.)

- 34) Provide details which show that the water closet in each unit complies with 2016 CBC § 1134A.7 #1;

- 36) 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. 2016 CBC § 1134A.5

- 37) Specify on the plan that the pool will comply with the accessibility requirements in accordance with the 2016 CBC §1141A.

- 38) On the plans indicate the method by which the pool / spa barrier requirements per 2016 CBC §3109.4.4.2 will be met.

42) The accessible parking shown in the basement must comply with the accessibility requirements of the 2016 CBC. Specifically:

- a. All entrances to and vertical clearances within the parking structure must have a minimum vertical clearance of 8' 2" where required for accessibility to accessible parking spaces.
- b. At least one of these spaces must be comply with the accessible parking requirements including loading / unloading access aisle and signage. See 2016 CBC §1109A.5 – Unassigned and Visitor Parking Spaces.

Note: That at the time of the building permit submittal, the square footage of the roof decks that are being proposed, cannot be greater than 750 square foot for a building of a Type IIIA per Table 504.4 of the 2016 CBC.

Reviewed By: Rick Caro III
650 558-7270

Date: March 26, 2019



Project Comments – Planning Application

Project Address: 1 & 45 Adrian Court, zoned RR, APN: 025-169-350 & 025-169-999

Description: Request for Application for Environmental Review, Design Review, and Lot Merger for a new 265-unit mixed-use development.

From: Martin Quan
Public Works Engineering

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

- ~~1. To make the area more pedestrian friendly, please consider a minimum of 7' wide sidewalks around the property.~~
2. Please show proposed street lighting to meeting residential usage. Minimum of 0.4 to 0.6 footcandles. Deferred.
- ~~3. Please dimension the driveway width on Adrian Court.~~
- ~~4. Please provide topographic survey of Adrian Court to determine storm runoff patterns.~~
- ~~5. Please provide garage ramp profile.~~
- ~~6. Please provide lighting details for the proposed Public Park and pathways.~~
- ~~7. Please show where the mail room or mail area will be located.~~
8. No comments at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. Based on the scope of work, this is a "Type IV" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
2. A stormwater maintenance agreement shall be recorded with the County for all c3 treatment measures. This agreement must be recorded prior to building permit signoff.
3. Please provide a letter from Recology indicating that the proposed trash room sizes are sufficient to service the development.
4. Sewer upgrades to the existing mains will be required. Scope of work will be defined as part of the conditions of approval.
5. The back of the driveway/sidewalk approach shall be at least 12" above the flow line of the frontage curb in the street to prevent overflow of stormwater from the street into private property.
6. Please submit an erosion control plan. This plan shall include, but not limited to, delineation of area of work, show primary and secondary erosion control measures, protection of creek or storm drain inlets, perimeter controls, protections for construction access points, and sediment control measures.
7. A lot line adjustment or parcel map will be required prior to issuance of a building permit.
8. Property corner markers will be required to be maintained and protected throughout the construction project to prevent construction from being build outside of the property lines.
9. As the project moves through entitlements, Public Works Conditions of Approval, such as permit requirements, project construction restrictions, inspection fees, will be established at the building permit phase.

Reviewed By: Martin Quan
650-558-7245

Date: 4/19/19



Project Comments – Planning Application

Project Address: 1 & 45 Adrian Court, zoned RR, APN: 025-169-350 & 025-169-999

Description: Request for Application for Environmental Review, Design Review, and Lot Merger for a new 265-unit mixed-use development.

From: Rocque J. Yballa
Fire

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

No comment at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. The building shall be equipped with a combination fire sprinkler/standpipe system throughout. Standpipe locations shall be located at intermediate stair landings. Plans shall be submitted and approve through the CCFD prior to installation.
2. The fire protection underground shall be submitted to the Burlingame Building Division for review and approval prior to submission of the fire sprinkler shop drawings for review and approval.
3. The building shall be equipped with a fire alarm system throughout. Plans shall be submitted and approve through the CCFD prior to installation.
4. The building shall be equipped with an emergency radio repeater system. Plans shall be submitted and approve through the CCFD prior to installation.
5. Given the condition of the exterior exit discharge from the Southside stairs, please ensure adherence with §1028.1 Exception #1, T24 CBC.

Reviewed By: Rocque J. Yballa
650-558-7618

Date: 27 Mar 2019



CENTRAL COUNTY FIRE DEPARTMENT

Serving the Cities of Bellingham and Blaine and the Town of Lynden

Request for Alternate Materials or Methods of Construction

Date Received: 01/29/2019

Permit Number _____

In accordance with section §2.02, Title 19 California Code of Regulations, the undersigned requests approval of alternate means of protection for:

Project Name: Adrian Court

Project Address: 1 & 45 Adrian Court, Burlingame, CA 94010

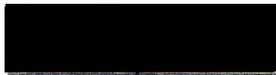
Subject of alternative (*separate forms must be completed for each different item*): Fire Apparatus Access Roads Around the Exterior of the Building

Code requirement (*specify code edition and section*): 2016 Edition of the California Fire Code Section 503.1.1 requires that fire apparatus access roads to extend to within 150 feet of all portions of the facility

Alternate proposed: Refer to the Attached Request for Alternate Materials or Methods of Construction Request developed by a California Registered Fire Protection Engineer

Justification (*attach copies of any reference, test reports, expert opinions, etc.*): Refer to the Attached Request

Requested by:
Affiliation with Project: Elaine Breeze


Signature

Contact Telephone No: 

Staff Use Only

Staff Findings: Conditional Approval, applicant must sign associated Condition of Approval letter dated 5 Feb 19.

Approval Recommended

Not Recommended

Fire Marshal 



Central County Fire Department

Serving the communities of Burlingame, Hillsborough and Millbrae

February 5, 2019

Attn: Elaine Breeze
SummerHill Housing Groups
3000 Executive Parkway, Ste. 450
San Ramon, CA 94583

**RE: CONDITION OF APPROVAL FOR ALTERNATE MEANS OF PROTECTION
1 & 45 ADRIAN COURT – BURLINGAME**

Dear Ms. Breeze,

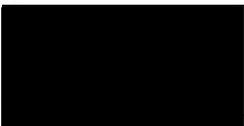
I have reviewed the Alternate Means of Approval submitted to CCFD on 1-29-19 for the above project. While I find most of what has been proposed by Erel Betser, GHD to be acceptable, I do have some conditional items that I am proposing to be included as part of your Alternate Means of Protection.

1. Exit stairs that are constructed all the way to the roof shall have standpipe outlets located adjacent to the stair locations at the roof.
2. The fire control room shall be designed as a fire command center in accordance with Attachment 1 dated 2/28/19 and shall have a primary entrance to the space from the exterior of the building along fire apparatus access approved by CCFD.
3. Fire Department Connections shall be limited to one location approved by CCFD.

If you accept the above conditions, please sign the bottom of this letter. The original AMP, supporting document, and this letter shall be integrated into the plans submitted to Burlingame Building Department for approval. Approval of this Alternate Means of Protection is specific to this project and is not intended to set a precedent for other projects.

Sincerely,


Rocque J. Yballe
Division Chief/Fire Marshal

Accepted by: 

Elaine Breeze

Date: 2/20/19

The Adrian Court Project will include a Fire Command Center that is consistent with the items excerpted from the 2016 Edition of the California Fire Code listed below:

508.1.1 Location and access. The location and accessibility of the fire command center shall be approved by the fire chief.

508.1.2 Separation. The fire command center shall be separated from the remainder of the building by not less than a 1-hour fire barrier constructed in accordance with Section 707 of the California Building Code or horizontal assembly constructed in accordance with Section 711 of the California Building Code, or both.

508.1.3 Size. The fire command center shall be not less than 200 square feet (19 m²) in area with a minimum dimension of 10 feet (3048 mm).

508.1.4 Layout approval. A layout of the fire command center shall be submitted for approval prior to installation.

508.1.5 Storage. Storage unrelated to operation of the fire command center shall be prohibited.

The fire command center for the Project will contain the following features listed in §508.1.6 of the 2016 California Fire Code:

2. The fire department communications system.
3. Fire alarm system zoning annunciator panel required by Section 907.6.4.3.
7. Controls for unlocking stairway doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
10. A telephone for fire department use with controlled access to the public telephone system.
12. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighter air-replenishment systems, fire-fighting equipment and fire department access, and the location of fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions.
13. An approved Building Information Card that includes, but is not limited to, all of the following information:
 - 13.1. General building information that includes: property name, address, the number of floors in the building above and below grade, use and occupancy classification (for mixed uses, identify the different types of occupancies on each floor) and the estimated building population during the day, night and weekend;
 - 13.2. Building emergency contact information that includes: a list of the building's emergency contacts including but not limited to building manager, building engineer and their respective work phone number, cell phone number and e-mail address;

 2/28/19

13.3. Building construction information that includes: the type of building construction including but not limited to floors, walls, columns and roof assembly;

13.4. Exit access stairway and exit stairway information that includes: number of exit access stairways and exit stairways in building; each exit access stairway and exit stairway designation and floors served; location where each exit access stairway and exit stairway discharges, interior exit stairways that are pressurized; exit stairways provided with emergency lighting; each exit stairway that allows reentry; exit stairways providing roof access; elevator information that includes: number of elevator banks, elevator bank designation, elevator car numbers and respective floors that they serve; location of elevator machine rooms, control rooms and control spaces; location of sky lobby; and location of freight elevator banks;

13.5. Building services and system information that includes: location of mechanical rooms, location of building management system, location and capacity of all fuel oil tanks, location of emergency generator and location of natural gas service;

13.6. Fire protection system information that includes: location of standpipes, location of fire pump room, location of fire department connections, floors protected by automatic sprinklers and location of different types of automatic sprinkler systems installed including but not limited to dry, wet and pre-action;

13.7. Hazardous material information that includes: location and quantity of hazardous material.

14. Work table.

Fire command centers shall not be used for the housing of any boiler, heating unit, generator, combustible storage, or similar hazardous equipment or storage.

508.1.7 Ventilation. The fire command center shall be provided with an independent ventilation or air-conditioning system.

 2/20/19



Project Comments – Planning Application

Project Address: **1 & 45 Adrian Court, zoned RR, APN: 025-169-350 & 025-169-999**

Description: **Request for Application for Environmental Review, Design Review, and Lot Merger for a new 265-unit mixed-use development.**

From: **Bob Disco
Parks Division**

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

Refer to comment by Park & Rec. Director Glomstad on 4/11/19

"From what I can tell, there are less field wave mounds and the addition of BBQs and more seating. It appears to be in keeping with what we suggested. I have one more suggestion, to have only one wave field mound area. Preferably the one as you walk into the park. From what we have heard during the PMP process, I would suggest a couple very simple fitness equipment pieces, pull bar, push up bar, & a sit up bench. Since this is a more "adult" park, it might be well used."

No further comments at this time

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. New landscape plan is required to meet the Water Conservation in Landscape Regulations (WELO). Irrigation Plan required for Building permit.

Reviewed By: BD
650.558.7333

Date: 4.11.19

*Arborist report submitted-recommend removal of all 36 existing trees
Permit applied and approved for removal of protected redwood and pine.*



Project Comments – Planning Application

Project Address: 1 & 45 Adrian Court, zoned RR, APN: 025-169-350 & 025-169-999

Description: Request for Application for Environmental Review, Design Review, and Lot Merger for a new 265-unit mixed-use development.

From: Jennifer Lee
Stormwater

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

- Provide drainage details of the bioretention area and flow through planters.
- Specify which stormwater treatment measures (i.e., bioretention area or flow through planter) will be used in each drainage management area in C5.0.
- Include bioretention areas and flow through planters in the landscape plans, including plant palette.
- Flow through planter #6 appears to be located outside of DMA 6.
- There are two LID treatment areas for DMA #5, one of which is located between DMA 1 and DMA 4. Is this still a proposed location? The area is not shaded and is outside of DMA 5. If not, please remove and update the summary table (if necessary).

No further comments at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

- The building permit application plans shall show the marking of the words “No Dumping! Flows to Bay” or equivalent on all storm drain inlets surrounding and within the project site consistent with the San Mateo Countywide Water Pollution Prevention Program’s C.3 Technical Guidance.
- Any construction project in the City, regardless of size, shall comply with the city’s stormwater NPDES permit to prevent stormwater pollution from construction-related activities. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. **When submitting plans for a building permit, please include the Construction BMP plan sheet.** An electronic file is available at: www.burlingame.org/stormwaterdevelopment.
- Post-construction treatment measures must be designed, installed, and hydraulically-sized to treat a specified amount of runoff. The project plan submittals shall identify the owner and maintenance party responsible for the ongoing inspection and maintenance of the post-construction stormwater treatment measures in perpetuity. **A completed, notarized Stormwater Treatment Measure Maintenance Agreement must be submitted to the City prior to the issuance of a final construction inspection.**

- Since the project will disturb one (1) or more acres of soil, the project must obtain coverage under the Construction General Permit from the State Water Resources Control Board. When submitting plans for a building permit, please include the following:
 - A copy of the **Notice of Intent (NOI) for Construction General Permit** coverage and
 - A copy of the **Stormwater Pollution Prevention Plan (SWPPP)** prepared by a certified Qualified SWPPP Developer (QSD).

Reviewed By: Jennifer Lee
650-558-7381

Date: 4/17/19
4/4/19
5/2/19

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURLINGAME
APPROVING AN APPLICATION FOR CATEGORICAL EXEMPTION, DESIGN REVIEW,
DENSITY BONUS, COMMUNITY BENEFIT BONUSES, AND RECOMMENDING APPROVAL
OF A VESTING TENTATIVE PARCEL MAP FOR LOT COMBINATION FOR
CONSTRUCTION OF A NEW 265-UNIT
MIXED-USE DEVELOPMENT AT 1 & 45 ADRIAN COURT**

WHEREAS, on January 11, 2019, SummerHill Apartment Communities filed an application with the City of Burlingame Community Development Department – Planning Division requesting approval of the following requests:

- Design Review for construction of a new seven-story, 265-unit mixed-use development (265 residential units and 3,701 square feet of commercial/office space on ground floor) with at-grade parking on the first two floors (Code Section 25.39.060);
- Density Bonus to allow 67 additional units over the density permitted for Tier 3 developments (Code Section 25.63.020 (a)(1));
- Approval of community benefits bonuses for Tier 3 projects (Code Section 25.39.030); and
- Vesting Tentative Parcel Map for lot combination of two parcels, Parcel D (45 Adrian Court) and Parcel E (1 Adrian Court), Block 6, Millsdale Industrial Park No. 3.

WHEREAS, on May 13, 2019 the Planning Commission conducted a duly noticed public hearing (design review study) to review a 265-unit mixed-use development project. At that time direction was provided to the applicant to provide a solution for the blank concrete wall at the rear of the building; and

Following consideration of all information contained in the September 23, 2019 staff report to the Planning Commission regarding the project, all written correspondence, and all public comments received at the public hearing, the Planning Commission grants approval of the 265-unit mixed-use development project based on the following findings regarding the project entitlements:

Design Review Findings:

- That the project supports the pattern of diverse architectural styles that characterize the city’s industrial area with articulated massing, an articulated aluminum storefront and awnings on the ground floor, and articulated walls and repetitive fenestration on the upper floors; the project contains a blend of commercial and residential design features with an overall modern, industrial design theme, and embraces the street and the pedestrian realm;
- That the project respects and promotes pedestrian activity by placing the commercial space on the ground floor and fronting Adrian Road to maximize commercial use of the street frontage and placing the publicly accessible pedestrian plaza adjacent to the street frontage along Adrian Court; that the parking for the project does not dominate the street frontage because the garage is located behind the ground floor building façade;

- That on this visually prominent site, the building is characterized by a single modern, industrial architectural style and its design fits the site and is compatible with the surrounding development by exhibiting thoughtful well-articulated massing, character and pedestrian scale;
- That the building is compatible with the mass, bulk, scale, and existing materials of existing development in that the exterior building materials include a mix of plaster, concrete, porcelain and ceramic tile, painted metal panel siding, painted corrugated metal siding, and aluminum siding with a wood grain finish. Painted metal awnings are proposed along the ground floor and upper levels of the building. A combination of vinyl and aluminum windows are proposed on the upper floors; the ground floor will contain an aluminum storefront system with glazing; and
- That site features such as fencing, landscaping, and pedestrian circulation to be provided in the publicly accessible pedestrian plaza, paseo and park will enrich the existing opportunities of the neighborhood.

Vesting Tentative Parcel Map Findings:

- That the proposed vesting tentative parcel map, together with the provisions for its design and improvement, is consistent with the Burlingame General Plan and consistent with the provisions of the Subdivision Map Act, and that the site is physically suited for the proposed type and density of development in that it provides a mixed-use development in an area identified as suitable for such use in the Zoning Code and General Plan, provides vehicular and pedestrian circulation to serve the project, and is consistent with required development standards.

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on September 23, 2019, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, IT IS RESOLVED AND DETERMINED BY THIS PLANNING COMMISSION THAT:

Section 1. On the basis of the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA Section 15332, In-Fill Development Projects, is hereby approved.

Section 1. Said Design Review, Density Bonus, Community Benefits Bonuses, and Vesting Tentative Parcel Map are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review, Density Bonus, Community Benefits Bonuses, and Vesting Tentative Parcel Map are set forth in the staff report, minutes, and recording of said meeting.

Section 2. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chairman

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 23rd day of September, 2019, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped September 6, 2019, sheets A0.0 through A7.2, L1 through L8, C1.0 through C6.0, VTM 1.0 through VTM 3.0, INT1 through INT3, PM1 and PM2;
2. that prior to issuance of a building permit, the applicant shall submit an FYI for Planning Commission review of the graphics to be applied to the curved concrete wall enclosing the garage;
3. that the project shall include thirty-eight (38) units affordable to households of "Low Income" category, as defined as earning a maximum of 80% of the San Mateo County Area Median Income, for a period of at least fifty-five (55) years; the City Manager shall be authorized to execute an agreement with the applicant;
4. the applicant shall enter into an agreement with the City for the administration of the renting or leasing of the affordable units at least 120 days before the final inspection;
5. that the applicant shall enter into an agreement with the City for the applicant's maintenance of the publicly accessible park; the terms of this agreement shall be approved as to form by the City Attorney's Office, and reviewed and revised as appropriate by the City Manager;
6. that the project shall dedicate a Public Park Easement as depicted on Sheet C2.0 in conjunction with the park agreement;
7. that the residents of new live/work, mixed-use, and stand-alone residential development projects, whether owners or tenants, shall be notified in writing before taking up residence that they will be living in an urban-type environment, that the noise levels may be higher than in a strictly residential area, and that there may be odors associated with commercial and industrial uses. The covenants, conditions, and restrictions of any development with a residential use shall require that prospective residents acknowledge the receipt of the written noise notification. Such written noise notification shall be provided in residential leases. Signatures shall confirm receipt and understanding of this information;
8. that the public plaza shall be owned, operated, and maintained by the developer or property manager in accordance with an approved maintenance plan to be reviewed and approved by the Community Development Director;
9. that the public plaza shall be open to the public, without charge, each day of the year, except for temporary closures for necessary maintenance or public safety;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus, and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 2

10. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
11. that any changes to the size or envelope of the building, building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
12. that the maximum elevation at the top of the roof ridge shall not exceed elevation 580.50' as measured from the average elevation at the top of the curb (501.40'), and that the top of each floor and final roof ridge shall be surveyed by a licensed surveyor and approved by the City Engineer as the framing proceeds and prior to final framing and roofing inspections. Should any framing exceed the stated elevation it shall be removed or adjusted so that the final height of the structure with roof shall not exceed the maximum height shown on the approved plans;
13. that the project shall be constructed in accordance with the February 28, 2019 "Request for Alternate Materials or Methods of Construction" agreement between SummerHill Apartment Communities and Central County Fire Department;
14. that the project shall include the Transportation Demand Management Measures as proposed in the Transportation Impact Analysis, prepared by Hexagon Transportation Consultants, Inc., dated June 24, 2019;
15. that the conditions of the Building Division's March 26, 2019 memo, the Public Works-Engineering Division's April 19, 2019 memo, the Fire Division's March 27, 2019 memo, the Parks Division's April 11, 2019 memo, and the Stormwater Division's May 2, 2019 memo related to building permit submittal shall be met;
16. that prior to issuance of a building permit for the project, the project applicant shall pay the first half of the North Burlingame/Rollins Road Development Fee in the amount of \$104,712.30, made payable to the City of Burlingame and submitted to the Planning Division;
17. that prior to scheduling the final framing inspection, the project applicant shall pay the second half of the North Burlingame/Rollins Road Development Fee in the amount of \$104,712.30, made payable to the City of Burlingame and submitted to the Planning Division;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus, and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 3

18. that the project applicant shall contribute a fixed amount of \$250,000, its fair share towards the upsizing of the sanitary sewer main from the project site to the pump station at 1740 Rollins Road;
19. that if the City determines that the structure interferes with City communications in the City, the property owner shall permit public safety communications equipment and a wireless access point for City communications to be located on the structure in a location to be agreed upon by the City and the property owner. The applicant shall provide an electrical supply source for use by the equipment. The applicant shall permit authorized representatives of the City to gain access to the equipment location for purposes of installation, maintenance, adjustment, and repair upon reasonable notice to the property owner or owner's successor in interest. This access and location agreement shall be recorded in terms that convey the intent and meaning of this condition;
20. that all new development shall be required to comply with the real estate disclosure requirements of State law and General Plan. The following statement must be included in the notice of intention to offer the property for sale or lease:

"Notice of Airport in Vicinity
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase or lease and determine whether they are acceptable to you.";
21. that the project applicant shall be required to evaluate potential airport noise impacts if the project is located within the 65 CNEL contour line of San Francisco International Airport (as mapped in the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport). All projects shall be required to mitigate impacts to comply with the interior and exterior noise standards established by the Airport Land Use Compatibility Plan;
22. that any action that would either permit or result in the development or construction of a land use considered to be conditionally compatible with aircraft noise of CNEL 65 dB or greater (as mapped in the Airport Land Use Compatibility Plan) shall include the grant of an aviation easement to the City and County of San Francisco prior to issuance of a building permit(s) for any proposed buildings or structures, consistent with Airport Land Use Compatibility Plan Policy NP-3 Grant of Aviation Easement;
23. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus, and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 4

24. that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District unless applicant produces evidence, to the satisfaction of the Community Development Director, that special circumstances exist that warrant early demolition, in accordance with the provisions of the Burlingame Municipal Code Chapter 18.07.065;
25. that during construction, the applicant shall provide fencing (with a fabric screen or mesh) around the project site to ensure that all construction equipment, materials and debris is kept on site;
26. that storage of construction materials and equipment on the street or in the public right-of-way shall be prohibited;
27. that if construction is done during the wet season (October 1 through April 30), that prior to October 1 the developer shall implement a winterization program to minimize the potential for erosion and polluted runoff by inspecting, maintaining and cleaning all soil erosion and sediment control prior to, during, and immediately after each storm event; stabilizing disturbed soils throughout temporary or permanent seeding, mulching matting, or tarping; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels and other chemicals;
28. that the applicant shall prepare a construction staging and traffic control plan for the duration of construction for review and acceptance by the City Engineer prior to the issuance of a building permit; the construction staging plan shall include construction equipment parking, construction employee parking, timing and duration of various phases of construction and construction operations hours; the staging plan shall address public safety and shall ensure that worker's vehicles and construction equipment shall not be parked in public parking areas with exceptions for construction parking along the street frontages of the project site;
29. that the project applicant and its construction contractor(s) shall develop a construction management plan for review and approval by the City of Burlingame. The plan must include at least the following items and requirements to reduce, to the maximum extent feasible, traffic and parking congestion during construction:
 - a. A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes;
 - b. Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular, bicycle and pedestrian traffic, circulation and safety, and specifically to minimize impacts to the greatest extent possible on streets in the project area;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus, and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 5

- c. Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur;
 - d. Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant; and
 - e. Designation of a readily available contact person for construction activities who would be responsible for responding to any local complaints regarding traffic or parking. This coordinator would determine the cause of the complaint and, where necessary, would implement reasonable measures to correct the problem.
30. that the applicant shall submit an erosion and sedimentation control plan describing BMPs (Best Management Practices) to be used to prevent soil, dirt and debris from entering the storm drain system; the plan shall include a site plan showing the property lines, existing and proposed topography and slope; areas to be disturbed, locations of cut/fill and soil storage/disposal areas; areas with existing vegetation to be protected; existing and proposed drainage patterns and structures; watercourse or sensitive areas on-site or immediately downstream of a project; and designated construction access routes, staging areas and washout areas;
 31. that construction access routes shall be limited in order to prevent the tracking of dirt onto the public right-of-way, clean off-site paved areas and sidewalks using dry sweeping methods;
 32. that all runoff created during construction and future discharge from the site shall be required to meet National Pollution Discharge Elimination System (NPDES) standards;
 33. that trash enclosures and dumpster areas shall be covered and protected from roof and surface drainage and that if water cannot be diverted from these areas, a self-contained drainage system shall be provided that discharges to an interceptor;
 34. that this project shall comply with the state-mandated water conservation program, and a complete Irrigation Water Management and Conservation Plan together with complete landscape and irrigation plans shall be provided at the time of building permit application;
 35. that the applicant shall comply with Ordinance 1503, the City of Burlingame Storm Water Management and Discharge Control Ordinance;
 36. that a Protected Tree Removal Permit shall be required from the City of Burlingame Parks Division to remove any existing protected size trees and that the project shall comply with the Tree Protection and Reforestation Ordinance adopted by the City of Burlingame and enforced by the Parks Department; complete landscape and irrigation plans shall be submitted at the time of building permit application;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus, and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 6

37. that if there are any existing trees on adjacent properties abutting the project site that are determined to remain, the applicant shall have an arborist's report prepared which documents how the trees should be protected during construction; this report shall be reviewed and approved by the City Arborist and the contractor shall call for the City Arborist to inspect the protection measures installed before a building permit shall be issued;
38. that the applicant shall coordinate with the City of Burlingame Parks Division regarding the installation of the street trees along Adrian Court and Adrian Road;
39. that this project shall comply with Ordinance No. 1477, Exterior Illumination Ordinance;
40. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2016 Edition, as amended by the City of Burlingame;

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

41. that prior to scheduling the foundation inspection a licensed surveyor shall locate the property corners, set the building envelope;
42. that prior to scheduling the framing inspection, the project architect, engineer or other licensed professional shall provide architectural certification that the architectural details such as window locations and bays are built as shown on the approved plans; if there is no licensed professional involved in the project, the property owner or contractor shall provide the certification under penalty of perjury. Certifications shall be submitted to the Building Division;
43. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division;
44. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans;

The following conditions of approval are from applicable policies of the 2040 General Plan or the Environmental Impact Report prepared for the 2040 General Plan:

45. **HP-3.12.** The Project sponsor shall ensure implementation of the following BMPs during Project construction, in accordance with the BAAQMD's standard requirements:
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material offsite shall be covered.

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus, and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 7

- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet-power vacuum street sweepers at least once per day. The use of dry-power sweeping shall be prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - All roadways, driveways, and sidewalks that are to be paved shall be paved as soon as possible. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.
 - Idling times shall be minimized, either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned, in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - A publicly visible sign with the name and telephone number of the person to contact at the lead agency regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
46. **CS-4.7: Airport and Heliport Noise.** Monitor noise impacts from aircraft operations at San Francisco International Airport and Mills-Peninsula Medical Center, and implement applicable noise abatement policies and procedures as outlined in the Airport Noise Ordinance and Airport Land Use Compatibility Plan;
47. **CS-4.8: Airport Noise Evaluation and Mitigation.** Require project applicants to evaluate potential airport noise impacts if the project is located within the 60 CNEL contour line of San Francisco International Airport (as mapped in the Airport Land Use Compatibility Plan). All projects shall be required to mitigate impacts to comply with the interior and exterior noise standards established by the Airport Land Use Compatibility Plan;
48. **CS-4.9: Airport Disclosure Notices.** Require that all new development comply with real estate disclosure requirements of State law, which requires that the presence of all existing and planned airports within two miles to be disclosed in any sale or lease of property;
49. **HP-5.2: Migratory Birds.** Identify and protect habitats that contribute to the healthy propagation of migratory birds, including trees and natural corridors that serve as stopovers and nesting places. Avoid construction activities that involve tree removal between March and June, unless a bird survey has been conducted to determine that the tree is unused during the breeding season by avian species protected under California Fish and Game Codes 3503, 3503.5, and 3511;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus, and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 8

50. **HP-5.5: Protection and Expansion of Tree Resources.** Continue to preserve and protect valuable native trees and introduce species that contribute to the urban forest but allow for the gradual replacement of trees for ongoing natural renewal. Consider replacement with native species. Use zoning and building requirements to ensure that existing trees are integrated into new developments;
51. **HP-5.6: Tree Preservation Ordinance.** Continue to adhere to the Burlingame Tree Preservation Ordinance (Burlingame Municipal Code Title 11); ensure the preservation of protected trees, as designated by the ordinance; and continue to be acknowledged by the Arbor Day Foundation as a Tree City USA;
52. **HP-5.7: Urban Forest Management Plan.** Continue to update and use the Burlingame Urban Forest Management Plan, which integrates environmental, economic, political, historical, and social values for the community for guidance on BMPs related to tree planting, removal, and maintenance, including onsite protection of extant trees and street trees during projects;
53. **HP-5.14: Compliance with Environmental Laws.** Ensure that all projects affecting resources of regional concern satisfy regional, state, and federal laws; and
54. **Paleontological Assessment.** In areas containing middle to late Pleistocene-era sediments where it is unknown if paleontological resources exist, prior to grading an assessment shall be made by a qualified paleontological professional to establish the need for paleontological monitoring. Should paleontological monitoring be required after recommendation by the professional paleontologist and approval by the Community Development Director, paleontological monitoring shall be implemented.

Paleontological Monitoring. A project that requires grading plans and is located in an area of known fossil occurrence or that has been demonstrated to have fossils present in a paleontological field survey or other appropriate assessment shall have all grading monitored by trained paleontological crews working under the direction of a qualified professional, so that fossils exposed during grading can be recovered and preserved.

Should any potentially unique fossils be encountered during development activities, work shall be halted immediately within 50 feet of the discovery, the City of Burlingame Planning Department shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery.

Paleontological Recovery, Identification, and Curation. The City and a project applicant shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of paleontological resources.

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Density Bonus, and Community Benefits Bonuses.

1 & 45 Adrian Court

Effective October 3, 2019

Page 9

Paleontological Findings. Qualified paleontological personnel shall prepare a report of findings (with an itemized appendix of specimens) subsequent to implementation of paleontological recovery, identification, and curation. A preliminary report shall be submitted, subject to approval by the Community Development Director before granting of building permits, and a final report shall be submitted, subject to approval by the Community Development Director before granting of occupancy permits.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
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www.burlingame.org

Site: 1 & 45 ADRIAN COURT

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, SEPTEMBER 23, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review, Density Bonus, Approval of Community Benefit Bonuses, and Vesting Tentative Parcel Map for a new seven-story, 265-unit mixed use development at **1 & 45 ADRIAN COURT** zoned RRMU.

S.B.E. 200-41-1 and 200-41-6

Mailed: September 13, 2019

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

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

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

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

1 & 45 Adrian Road
500' Radius
S.B.E 200-41-1 and 200-41-6

