



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, March 27, 2017

7:00 PM

Council Chambers

- d. 1431 El Camino Real , zoned R-3 - Application for Environmental Review, Condominium Permit, Design Review, Parking Variance for the use of mechanical parking lifts, and Front Landscape Variance for a new 3-story, 6-unit condominium building (Levy Design Partners, applicant and architect; GGH Investment LLC, property owner) (71 noticed)
Staff Contact: Catherine Keylon

All Commissioners had visited the property. There were no ex-parte communications to report.

Senior Planner Hurin provided an overview of the staff report.

Questions of Staff:

- > *Are there similar variance requests for parking (particularly parking lifts) that have been approved outside of the Downtown area? (Hurin - not outside of the Downtown area for residential projects.)*
- > *Felt that the utility pole near the driveway may make it difficult for a delivery vehicle to maneuver into the delivery space.*

Chair Loftis opened the public hearing.

Toby Levy and Bruce Chan represented the applicant.

Commission Questions/Comments:

- > *Explain justification for flipping the driveway. (Levy - was intended to provide a greater separation between the taller buildings.)*
- > *The property survey is missing the two Elm trees at the front. The existing Eucalyptus tree is very close to the property line and the existing fence. Is concerned about getting the ten-foot wide driveway into the space shown without affecting the existing trees. Explore.*
- > *Referenced letter from Jennifer Pfaff that noted that not all of the plants from the plant list are shown on the plans. (Chan - certain plants on the list need to be deleted.)*
- > *Asked what is happening at the rear of the lot? (Chan - wasn't designed as an active open space; are providing private open space.) Encouraged planting the area as an amenity to the residents (such as vegetable planters).*
- > *Requested more information regarding the mechanical lifts. (Levy - are considering a Klaus stacker. They take about 1 minute 30 seconds to operate. It is the exchange time for coordinating car removal that makes people resistant to using them.*
- > *How noisy are the stackers? (Levy - similar to the Klaus stackers approved for other projects.)*
- > *Requested justification for the variance application. (Levy - will revisit the justification.) If the variances weren't granted, how would the project be designed? (Levy - would hope that one of the guest spaces could be used for delivery vehicles. The landscaping requirement would require removal of the rear-yard.)*
- > *If parking lifts aren't approved, how would that impact the project? (Levy - would result in perhaps a three-unit building. Wanted to build side-by-side units to appeal to families.)*
- > *How much outreach has been done to the neighbors, particularly to the neighbors on the right, with respect to the stackers. (Levy - the client attempted to meet with the neighbors - the property is totally*

closed.) Requested information regarding the noise from the stackers and potential impact upon neighbors.

> Is the building to the right taller? (Levy - believes all buildings are 35-feet tall.) Be certain the rendering is accurate.

> It is only 15.8% more landscaping to eliminate the variance request. Parking in front is an eyesore. Landscaping in the front is reflective of the Burlingame style and community values. Would rather consider a variance for the rear setback.

> Requested a sample of the Hardy shingle that is to be used, or better yet, a location to drive to view the installation of the material.

> Feels the gas and utilities will come from the rear. May wish to look at shrinking the size of the building.

> Requested more detail regarding the garage doors. (Levy - are roll-up doors due to the lifts. Can look at other options.)

Public Comments:

There were no public comments.

Chair Loftis closed the public hearing.

Commission Discussion:

> The delivery parking in front is bothersome; could end up as a normal parking space - look at moving this and address the landscaping deficit.

> Thinks that the fire department shut-off needs to be shown on the plan, including screening.

> Will bicycle racks be provided?

> Likes the design; works well in the neighborhood.

> Concerned about the landscaping variance. Have approved the parking lift variance regularly within the Downtown area; is this something that should be promoted in other areas of town?

> With respect to the environmental review; concerned about the noise from the metal roll-up doors.

> How is "displacement" of the existing residents defined in the environmental review process, especially with respect to available units elsewhere and rents. Wants consistency in the analysis from project to project.

> Feels the landscape variance is a non-starter. Too much is being placed on the site; there is no good reason for the variance request. Perhaps the number or size of units could be reduced to provide more space on the property.

> Have never had a discussion of why parking lifts wouldn't be allowed in the area. Primarily concerned about noise from the lifts. Not necessarily opposed to a variance for this purpose.

> If noise from the lifts is not something that arises to the level of a significant impact under CEQA, then doesn't have an issue with it, but wants to see the analysis.

> Noted that the Klaus lifts were not actually installed on the Floribunda project, but that an alternate that met the same noise standard was installed.

> What is the issue that rises to a level of significance under CEQA relative to displacement?

> What options are there for the space at the rear of the project.

> Is a below market rate unit required for the project? (Meeker - the City cannot require such units, and none are proposed as part of the project.)

> Feels the project fits into the neighborhood and doesn't have a problem with the parking stackers.

> Agrees that the landscaping variance should be addressed and potentially eliminated.

No action was required on this item as the information providing during the hearing will be considered as part of the environmental document and the project will come back as a Regular Action item when this analysis is complete.

90 South Park
San Francisco CA 94107

415 777 0561 tel
415 777 5117 fax

ARCHITECTURE
LEVY DESIGN PARTNERS

TO: Planning Commission
C/O Catherine Keylon
Planning Department, City of Burlingame

DATE: 12/22/2017

RECEIVED

DEC 22 2017

FROM: Brian Yang
Levy Design Partners

CITY OF BURLINGAME
CDD-PLANNING DIV.

PROJECT: 1431 EL CAMINO REAL APN# 026-013-110

SUBJECT: PLANNING COMMISSION:
RESPONSE TO COMMENTS

The following is a response to comments in the March 27, 2017 City of Burlingame Planning Commission Hearing:

Commission Questions/Comments:

1. Explain justification for flipping the driveway. (Levy - was intended to provide a greater separation between the taller buildings.)
LDP Response: No additional architectural comment or response required at this time.
2. The property survey is missing the two Elm trees at the front. The existing Eucalyptus tree is very close to the property line and the existing fence. Is concerned about getting the ten-foot wide driveway into the space shown without affecting the existing trees. Explore.
LDP Response: Survey, plans, and renderings have been revised to reflect the (2) existing street trees that were installed after original survey was completed.
3. Referenced letter from Jennifer Pfaff that noted that not all of the plants from the plant list are shown on the plans. (Chan - certain plants on the list need to be deleted.)
LDP Response: Landscape L1.1 Plant List has been updated per plans.
4. Asked what is happening at the rear of the lot? (Chan - wasn't designed as an active open space; are providing private open space.) Encouraged planting the area as an amenity to the residents (such as vegetable planters).
LDP Response: Landscape L1.1 has been revised to show a seating area at rear yard.
5. Requested more information regarding the mechanical lifts. (Levy - are considering a Klaus stacker. They take about 1 minute 30 seconds to operate. It is the exchange time for coordinating car removal that makes people resistant to using them.)
LDP Response: Cut sheets for proposed Klaus mechanical lifts were previously provided.
6. How noisy are the stackers? (Levy - similar to the Klaus stackers approved for other projects.)
LDP Response: Noise report from Klaus has been provided; please see attached.

7. Requested justification for the variance application. (Levy - will revisit the justification.) If the variances weren't granted, how would the project be designed? (Levy - would hope that one of the guest spaces could be used for delivery vehicles. The landscaping requirement would require removal of the rear-yard.)

LDP Response: Loading zone at front has been eliminated and relocated to rear yard.
Landscaping at front yard has been revised; please see revised L1.1.

8. If parking lifts aren't approved, how would that impact the project? (Levy - would result in perhaps a three-unit building. Wanted to build side-by-side units to appeal to families.)

LDP Response: No additional architectural comment or response required at this time.

9. How much outreach has been done to the neighbors, particularly to the neighbors on the right, with respect to the stackers? (Levy - the client attempted to meet with the neighbors - the property is totally closed.) Requested information regarding the noise from the stackers and potential impact upon neighbors.

LDP Response: Noise report from Klaus has been provided; please see attached.

10. Is the building to the right taller? (Levy - believes all buildings are 35-feet tall.) Be certain the rendering is accurate.

LDP Response: Rendering has been revised to correct vanishing point and building height.

11. It is only 15.8% more landscaping to eliminate the variance request. Parking in front is an eyesore.

LDP Response: Loading zone at front has been eliminated and relocated to rear yard.

12. Landscaping in the front is reflective of the Burlingame style and community values. Would rather consider a variance for the rear setback.

LDP Response: Loading zone at front has been eliminated and relocated to rear yard.
Landscaping at front yard has been revised; please see revised L1.1.

13. Requested a sample of the Hardy shingle that is to be used, or better yet, a location to drive to view the installation of the material.

LDP Response: Sample has been provided (samples states Hardie Lap Siding but Hardie representative says it is the same as shingle); Two projects with Hardie Shingle can be visited:

16 10th Ave, San Mateo, CA

829 Webster, Palo Alto, CA

14. Feels the gas and utilities will come from the rear. May wish to look at shrinking the size of the building.

LDP Response: Rear yard has been revised with trash area recessed into building. Utilities will be provided on Western side of yard and shielded with landscaping and fencing as needed.

15. Requested more detail regarding the garage doors. (Levy - are roll-up doors due to the lifts. Can look at other options.)

LDP Response: Garage doors to be specified during building permit application. Garage doors will be sectional residential doors that fit into the character of the surrounding area.

Commission Discussion:

1. The delivery parking in front is bothersome; could end up as a normal parking space - look at moving this and address the landscaping deficit.

LDP Response: Loading zone at front has been eliminated and relocated to rear yard. Landscaping at front yard has been revised; please see revised L1.1.

2. Thinks that the fire department shut-off needs to be shown on the plan, including screening.

LDP Response: Fire department shut-off has been added to plans and shielded with landscaping. Please see revised A1.1.

3. Will bicycle racks be provided?

LDP Response: Bicycle parking/racks have not been provided.

4. Likes the design; works well in the neighborhood.

LDP Response: No additional architectural comment or response required at this time.

5. Concerned about the landscaping variance.

LDP Response: Loading zone at front has been eliminated and relocated to rear yard. Landscaping at front yard has been revised; please see revised L1.1.

6. Have approved the parking lift variance regularly within the Downtown area; is this something that should be promoted in other areas of town?

LDP Response: No additional architectural comment or response required at this time.

7. With respect to the environmental review; concerned about the noise from the metal roll-up doors.

LDP Response: Garage doors will be of a residential nature instead of previously proposed industrial coiling roll-up door. Selection and submittal of garage door to be completed during building permitting.

8. How is "displacement" of the existing residents defined in the environmental review process, especially with respect to available units elsewhere and rents? Wants consistency in the analysis from project to project.

LDP Response: No additional architectural comment or response required at this time.

9. Feels the landscape variance is a non-starter. Too much is being placed on the site; there is no good reason for the variance request. Perhaps the number or size of units could be reduced to provide more space on the property.

LDP Response: Loading zone at front has been eliminated and relocated to rear yard.
Landscaping at front yard has been revised; please see revised L1.1.

10. Have never had a discussion of why parking lifts wouldn't be allowed in the area. Primarily concerned about noise from the lifts. Not necessarily opposed to a variance for this purpose.

LDP Response: Noise report from Klaus has been provided; please see attached. No additional architectural comment or response required at this time.

11. If noise from the lifts is not something that arises to the level of a significant impact under CEQA, then doesn't have an issue with it, but wants to see the analysis.

LDP Response: Noise report from Klaus has been provided; please see attached. No additional architectural comment or response required at this time.

12. Noted that the Klaus lifts were not actually installed on the Floribunda project, but that an alternate that met the same noise standard was installed.

LDP Response: No additional architectural comment or response required at this time.

13. What is the issue that rises to a level of significance under CEQA relative to displacement?

LDP Response: No additional architectural comment or response required at this time.

14. What options are there for the space at the rear of the project?

LDP Response: Rear yard has been revised with trash enclosure becoming a trash room within building. Temporary delivery zone has been moved to rear yard and Landscape design has been revised to accommodate new seating area. Please see revised A2.1 and L1.1.

15. Is a below market rate unit required for the project? (Meeker - the City cannot require such units, and none are proposed as part of the project.)

LDP Response: No additional architectural comment or response required at this time.

16. Feels the project fits into the neighborhood and doesn't have a problem with the parking stackers.

LDP Response: No additional architectural comment or response required at this time.

Thank you - If you have any questions or need any clarification please do not hesitate to call us.

Sincerely,

Brian Yang

Levy Design Partners Inc.



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review
- Conditional Use Permit
- Variance
- Special Permit
- Parcel #: 026-013-110
- Zoning / Other: R-3

PROJECT ADDRESS: 1431 EL CAMINO REAL

APPLICANT

Name: SEE ARCHITECT/DESIGNER

Address: _____

City/State/Zip: _____

Phone: _____

E-mail: _____

PROPERTY OWNER

Name: GGH INVESTMENT LLC

Address: 110 ROBLER AVE

City/State/Zip: HILLSBOROUGH, CA 94010

Phone: 510-857-4507

E-mail: GRACELI_1999@YAHOO.COM

ARCHITECT/DESIGNER

Name: LEVY DESIGN PARTNERS

Address: 90 SOUTH PARK

City/State/Zip: SAN FRANCISCO, CA 94107

Phone: 415-777-0561

E-mail: TOBY@LEVYDESIGNPARTNERS.COM

Burlingame Business License #: 28317

RECEIVED

SEP 30 2016

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. TSC (Initials of Architect/Designer)

PROJECT DESCRIPTION: DEMOLITION OF 2-STORY BUILDING; NEW CONSTRUCTION OF SIX THREE-STORY TOWNHOMES.

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

Applicant's signature: [Signature] Date: 9/29/2016

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: [Signature] Date: 9/30/2016

Date submitted: _____



**CITY OF BURLINGAME
VARIANCE APPLICATION**

Parking Lifts

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- a. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.**

Open space, service delivery, and setback requirements limit ground floor square footage available for parking. Variance for vehicular lifts helps project meet planning requirements while minimizing visual impact on neighborhood in comparison to other properties in area (who use exposed parking solutions).

- b. Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.**

Variance would reduce square footage to be used to meet on-site parking requirements. Higher efficiency allows for more "softscape" landscaping improvements and reduces negative visual impact on neighborhood.

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

Variance allows for better efficiency and minimum square footage used for parking. In comparison, existing adjacent buildings, use more space for parking and expose cars to street. With vehicular lifts, all residential unit parking can be provided in private garages hidden from street. Vehicular lifts would improve overall aesthetics and negative affect building has on surrounding neighborhood.

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

Project is similar in mass, bulk, and character to existing adjacent buildings. However, vehicular lift variance would allow for improvements in overall aesthetics as cars would use less space allowing them to be hidden from street in private, covered garages. Variance would improve overall impact of project on adjoining properties.

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Car data

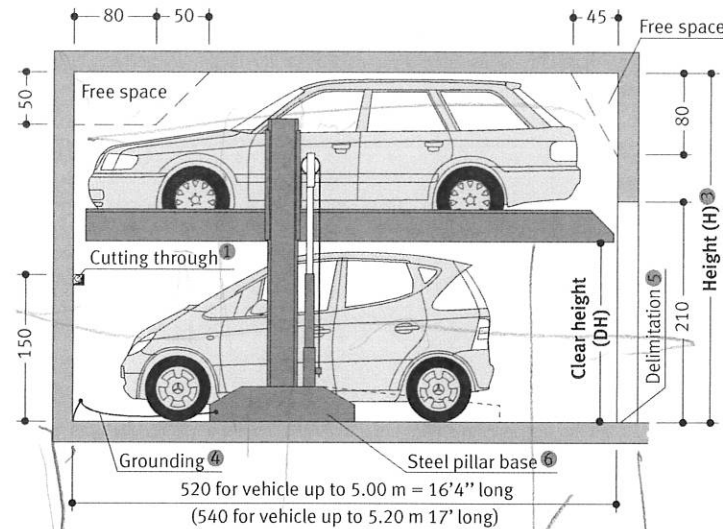
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Approach
Load plan
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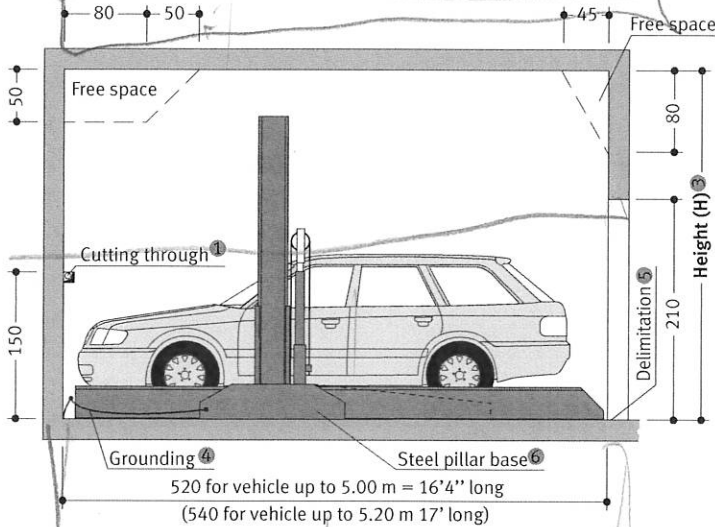
Page 4
Electrical
installation
Technical
data

Page 5
To be performed by the customer
Description

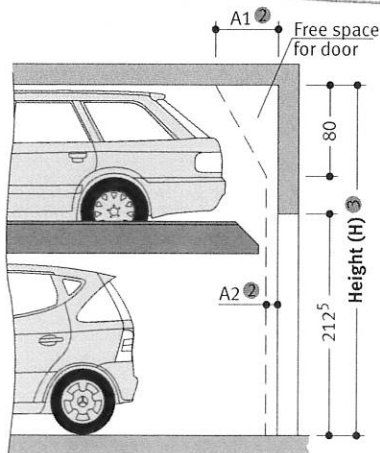
SingleVario 2061



Before lowering the platform, the vehicle parked in the lower parking space must be driven off!



Garage with door in front of the car parking system



Notes

- For dividing walls: cutting through 10 x 10 cm (for pipes).
- Dimensions A1, A2 and A3 must be coordinated with the door supplier.
- If the total height is greater, the max. vehicle height for the upper parking space increases accordingly.
- Potential equalization from foundation grounding connection to system (provided by the customer).
- In compliance with DIN EN 14 010, 10 cm wide yellow-black markings compliant to ISO 3864 must be applied by the customer to the edge of the platform in the access area to mark the danger zone in front of the supporting surface of the upper platform edge (see »Load Plan«, Page 3)
- Variable steel pillar bases in two sizes (see »Load Plan«, Page 3).
- Maximum load of 2,500 kg for extra charge.

Product Data SingleVario 2061



Loadable up to 2,500 kg
A system for any height
subsequently adjustable!

Dimensions:

All space requirements are minimum finished dimensions. Tolerances for space requirements +³/₀. Dimensions in cm.
EB (single platform) = 2 vehicles

Type	H	DH**
2061-160	320	160
2061-170*	330	170
2061-180	340	180
2061-190	350	190
2061-200	360	200
2061-210	370	210

* = standard type ** = without car

Suitable for:

Standard passenger car, station wagon/Van/SUV.
Height and length according to contour.

Type	H	car height	
		upper	lower
2061-160	320	150	150
2061-170*	330	150	160
2061-180	340	150	170
2061-190	350	150	180
2061-200	360	150	190
2061-210	370	150	200

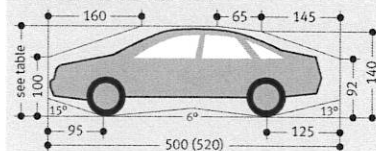
* = standard type

width 190 cm

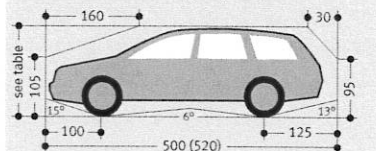
weight max. 2000/2500 kg

wheel load max. 500/625 kg

Standard passenger car



Standard station wagon/Van/SUV



Standard passenger cars are vehicles without any sports options such as spoilers, low-profile tyres etc.



Klaus Multiparking GmbH
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D-88319 Aitrach

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Fax +49-75 65-5 08-88

E-Mail info@multiparking.com

Internet www.multiparking.com

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To be performed by the customer
Description

Width for basement garage

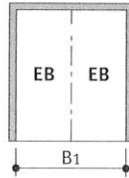
Dividing walls

Single Platform (EB)



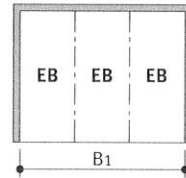
usable platform width	B1
230 *	260
240	270
250	280
260	290
270	300

Double arrangement (2 x EB)



usable platform width	B1
230 *	520
240	540
250	560
260	580
270	600

Tripple arrangement (3 x EB)

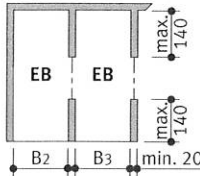


usable platform width	B1
230 *	780
240	810
250	840
260	870
270	900

Carriageway in accordance with local regulations

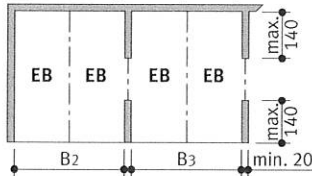
Columns in system zone

Single Platform (EB)



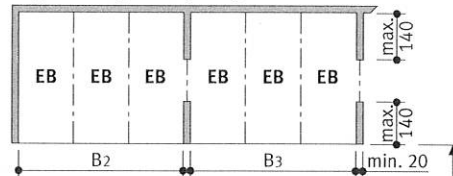
usable platform width	B2	B3
230 *	255	250
240	265	260
250	275	270
260	285	280
270	295	290

Double arrangement (2 x EB)



usable platform width	B2	B3
230 *	515	510
240	535	530
250	555	550
260	575	570
270	595	590

Tripple arrangement (3 x EB)

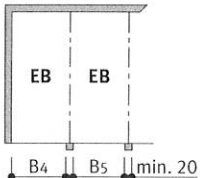


usable platform width	B2	B3
230 *	775	770
240	805	800
250	835	830
260	865	860
270	895	890

Carriageway in accordance with local regulations

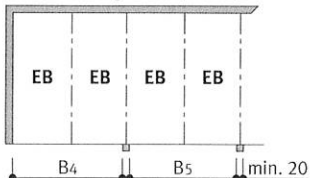
Columns outside of system zone

Single Platform (EB)



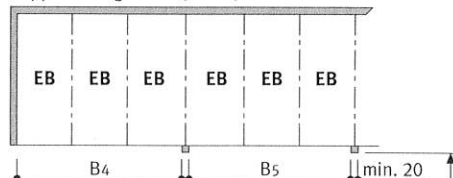
usable platform width	B4	B5
230 *	250	240
240	260	250
250	270	260
260	280	270
270	290	280

Double arrangement (2 x EB)



usable platform width	B4	B5
230 *	510	500
240	530	520
250	550	540
260	570	560
270	590	580

Tripple arrangement (3 x EB)

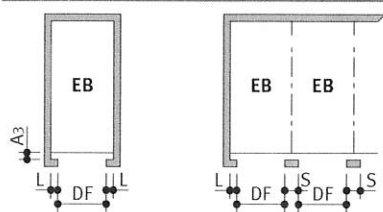


usable platform width	B4	B5
230 *	770	760
240	800	790
250	830	820
260	860	840
270	890	860

Carriageway in accordance with local regulations

Widths for garage with door in front of car parking system

Single platform (EB)



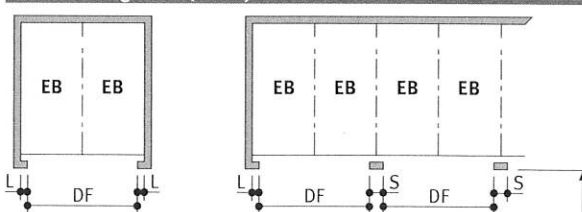
A3 = seat-engaging surface (dimensions require coordination with door supplier.)

Allround door dimensions require coordination between door supplier and local agency of Klaus Multiparking.

usable platform width	door entrance width DF	L	S
230 *	237 ^s	12 ^s	25
240	250	12 ^s	25
250	250	15	30
260	260	15	30
270	270	15	30

* = standard width (parking space width 2.30 m)

Double arrangement (2 x EB)



usable platform width	door entrance width DF	L	S
230 *	475	22 ^s	45
240	500	20	40
250	520	20	40
260	540	20	40
270	560	20	40

⊕ = no standard width for doors!

Carriageway in accordance with local regulations

Please note:

! End parking spaces are generally more difficult to drive into. Therefore we recommended for end parking spaces our wider platforms. Parking on standard width platforms with larger vehicles may make getting into and out of the vehicle difficult. This depends on type of vehicle, approach and above all on the individual driver's skill.

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Car data

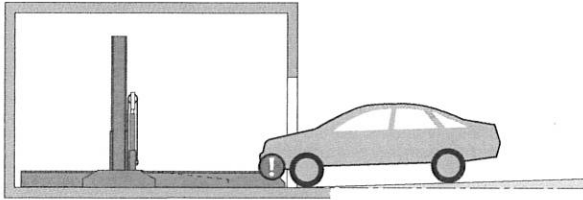
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dimensions

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Approach
Load plan
Installation

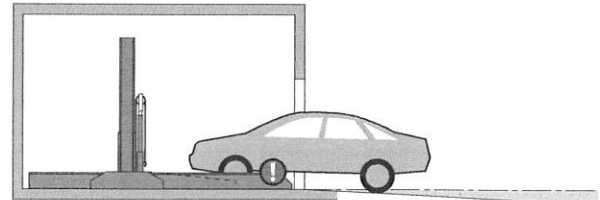
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formed by the
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Description

Approach



maximum descending slope 4 %



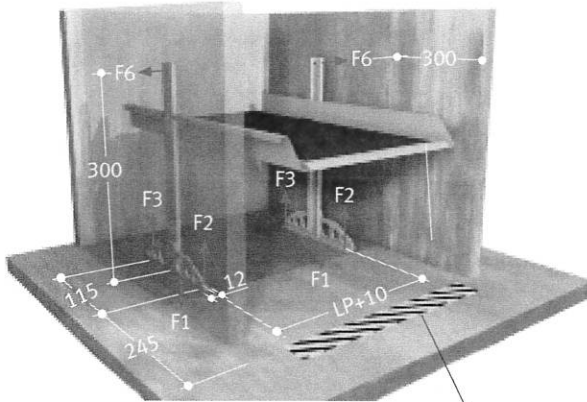
maximum ascending slope 14 %

! The illustrated maximum approach angles must not be exceeded. Incorrect approach angles will cause serious manoeuvring & positioning problems on the parking system for which the local agency of Klaus accepts no responsibility.

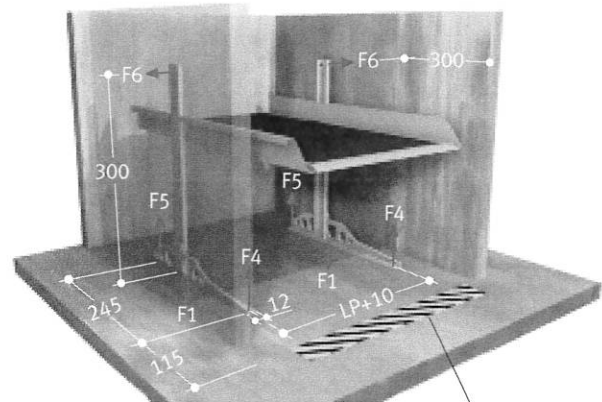
Load plan

Option 1: short steel pillar base

Option 2: long steel pillar base



10 cm wide marking compliant to ISO 3864



10 cm wide marking compliant to ISO 3864

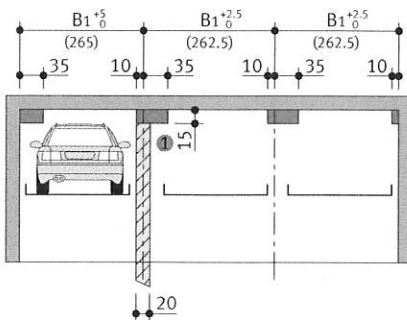
platform load	F1	F2	F3	F4	F5	F6
2,000 kg	30	1.1	7.4	0.5	7.7	±1
2,500 kg	35	1.3	8.9	0.6	9.3	±1

Forces in kN

! The steel pillar base can be selected optionally (short or long). Please make sure to note the corresponding forces that apply!
Units are dowelled to the floor. Drilling depth: approx. 15 cm.
Floor and walls are to be made of concrete (quality minimum C20/25)!

Installation data

Free space for longitudinal and vertical ducts (e.g. ventilation)



B1, B2 = (see table on page 2)

Free space for vertical pipelines, ventilation branch canals

Free space for horizontal ducting

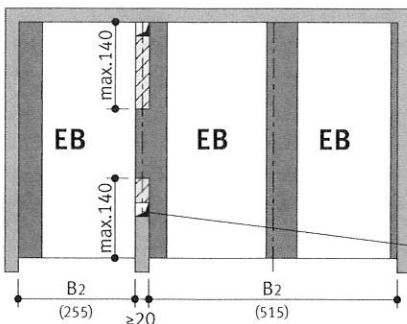
Approach level

1 Size 15 cm is reduced to 5 cm for type 2061-160

Free space only applicable if vehicle is parked forwards = FRONT FIRST and driver's door on the left side.

() = Dimensions in brackets illustrate an example for usable platform width 230 cm.

Example for ventilation branch canal and/or vertical pipelines.



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Car data

Page 2
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Dimensions

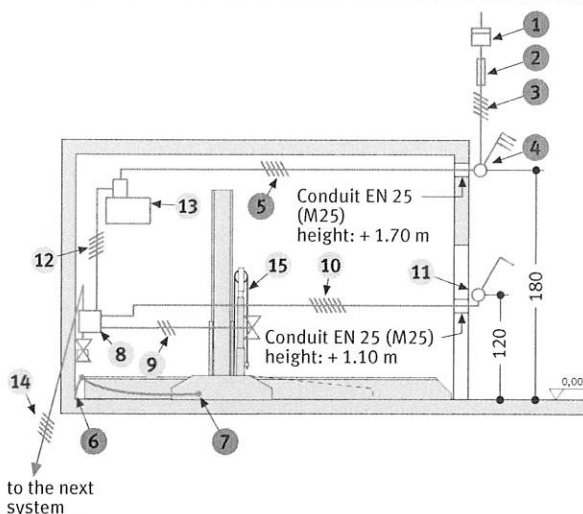
Page 3
Approach
Load plan
Installation

Page 4
Electrical installation
Technical data

Page 5
To be performed by the customer
Description

Electrical installation

Installation diagram



Electrical data (to be performed by the customer)

No.	Quantity	Description	Position	Frequency
1	1	Electricity meter	in the supply line	
2	1	Main fuse: 3 x fuse 16 A (slow) or circuit breaker 3 x 16 A (trigger characteristic K or C)	in the supply line	1 per unit
3	1	Supply line 5 x 2.5 mm ² (3 PH + N + PE) with marked wire and protective conductor	to main switch	1 per unit
4	1	Lockable main switch	defined at the plan evaluation	1 per unit
5	1	Supply line 5 x 2.5 mm ² (3 PH + N + PE) with marked wire and protective conductor	from main switch to unit	1 per unit
6	every 10 m	Foundation earth connector	corner pit floor	
7	1	Equipotential bonding in accordance with DIN EN 60204 from foundation earth connector to the system		1 per system

Electrical data (included in delivery of Klaus Multiparking)

No.	Description
8	Terminal box
9	Control line 3 x 0.75 mm ² (PH + N + PE)
10	Control line 7 x 1.5 mm ² with marked wire and protective conductor
11	Operating device
12	Control line 5 x 1.5 mm ² with marked wire and protective conductor
13	Hydraulic unit 3.0 kW, three-phase current, 400 V / 50 Hz
14	Control line 5 x 1.5 mm ² with marked wire and protective conductor
15	Chain control

Technical data

Range of application

Generally, this parking system is not suited for short-time parkers (temporary parkers). Please do not hesitate to contact your local KLAUS agency for further assistance.

Units

Low-noise power units mounted to rubber-bonded-to metal mountings are installed. Nevertheless we recommend that parking system's garage be built separately from the dwelling.

Available documents

- wall recess plans
- maintenance offer/contract
- declaration of conformity
- test sheet on airborne and slid-borne sound

Corrosion protection

See separate sheet regarding corrosion protection.

Railings

If there are traffic routes next to or behind the installations, railings compliant to DIN EN ISO 13857 must be installed by the customer. Railings must also be in place during construction.

Environmental conditions

Environmental conditions for the area of multiparking systems: Temperature range -10 to +40° C. Relative humidity 50 % at a maximum outside temperature of +40° C. If lifting or lowering times are specified, they refer to an environmental temperature of +10° C and with the system set up directly next to the hydraulic unit. At lower temperatures or with longer hydraulic lines, these times increase.

Sound insulation

According to DIN 4109 (Sound insulation in buildings), para. 4, annotation 4, Klaus Multiparkings are part of the building services (garage systems).

Normal sound insulation:

DIN 4109, para. 4, Sound insulation against noises from building services.

Table 4 in para. 4.1 contains the permissible sound level values emitted from building services for personal living and working areas. According to line 2 the maximum sound level in personal living and working areas must not exceed 30 dB (A). *Noises created by users are not subject to the requirements (see table 4, DIN 4109).*

The following measures are to be taken to comply with this value:

- Sound protection package according to offer/order (Klaus Multiparking GmbH)
- Minimum sound insulation of building $R'_w = 57$ dB (to be provided by customer)

Increased sound insulation (special agreement):

DIN 4109, Amendment 2, Information on planning and execution, proposals for increased sound insulation.

Agreement: Maximum sound level in personal living and working areas 25 dB (A). *Noises created by users are not subject to the requirements (see table 4, DIN 4109).*

The following measures are to be taken to comply with this value:

- Sound protection package according to offer/order (Klaus Multiparking GmbH)
- Minimum sound insulation of building $R'_w = 62$ dB (to be provided by customer)

Note: User noises are noises created by individual users in our Multiparking systems. These can be noises from accessing the platforms, slamming of vehicle doors, motor and brake noises.

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To be performed by the customer

Safety fences

Any constraints that may be necessary according to DIN EN ISO 13857 in order to provide protection, for pathways directly in front, next to or behind the unit. This is also valid during construction.

Numbering of parking spaces

Consecutive numbering of parking spaces.

Building services

Lighting, ventilation, fire extinguishing and fire alarm systems.

Marking

According to DIN EN 14 010, a warning that identifies this danger area must be placed in the entrance area that conforms to ISO 3864. This must be done according to EN 92/58/EWG for systems without a pit 10 cm from the edge of the platform.

Wall cuttings

Any necessary wall cuttings according to page 1.

Electrical supply to the main switch / Foundation earth connector

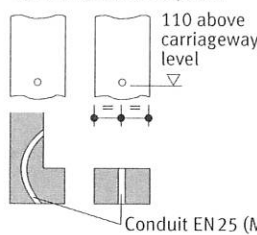
Suitable electrical supply to the main switch and the control wire line must be provided by the customer during installation. The functionality can be monitored on site by our fitters together with the electrician. If this cannot be done during installation for some reason for which the customer is responsible, the customer must commission an electrician at their own expense and risk.

In accordance with DIN EN 60204 (Safety of Machinery. Electrical Equipment), grounding of the steel structure is necessary, provided by the customer (distance between grounding max. 10 m).

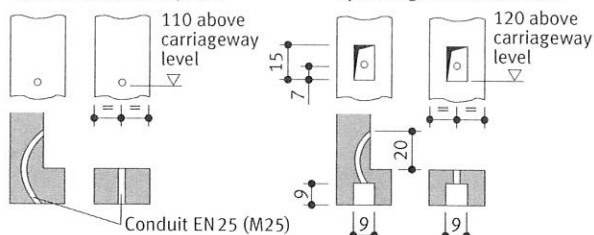
Operating device

Cable conduits and recesses for operating device (for double wing doors: please contact the local agency of Klaus Multiparking).

Operating device exposed



Operating device concealed



If the following are not included in the quotation, they will also have to be provided / paid for by the customer:

- Mounting of contactor and terminal box to the wall valve, complete wiring of all elements in accordance with the circuit diagram
- Costs for final technical approval by an authorized body
- Main switch
- Control line from main switch to hydraulic unit

Description

General description

Multiparking system providing dependent parking spaces for 2 cars one on top of the other each. The lower vehicle parks directly on the floor plate. The vehicle parked on the bottom must be driven out before lowering the platform.

The height of the platform can be adjusted flexibly (even subsequently).

Adjustment of maximum load of 2,500 kg can be made subsequently.

Dimensions are in accordance with the underlying dimensions of parking pit, height and width

The parking bays are accessed horizontally (installation deviation $\pm 1\%$).

Vehicles are positioned on the upper parking space using wheel stops on the right side (adjust according to operating instructions).

Operation via operating device with hold-to-run-device using master keys.

The operating elements are usually mounted either in front of the column or on the outside of the door frame

Operating instructions are attached to each operator's stand.

For garages with doors at the front of the parking system the special dimensional requirements have to be taken into account.

Multiparking system consisting of:

- 2 steel pillars with bases that are mounted on the floor (short or long steel pillar bases can be selected optionally).
- 2 sliding platforms (mounted to the steel pillars with sliding bearings)
- 1 platform
- 1 mechanic synchronization control system (to ensure synchronous operation of the hydraulic cylinders while lowering and lifting the platform)
- 1 hydraulic cylinder
- 1 automatic hydraulic safety valve (prevents accidental lowering of the platform while accessing the platform)
- Dowels, screws, connecting elements, bolts, etc.
- The platforms and parking spaces are end-to-end accessible for parking!

Platforms consisting of:

- Platform base sections
- Adjustable wheel stops
- Canted access plates
- Side members
- Cross members
- Screws, nuts, washers, distance tubes, etc.

Hydraulic system consisting of:

- Hydraulic cylinder
- Solenoid valve
- Safety valve
- Hydraulic conduits
- Screwed joints
- High-pressure hoses
- Installation material

Electric system consisting of:

- Operating device (Emergency Stop, lock, 1 master key per parking space)
- Terminal box at wall valve
- Electrical locking device
- Chain control

Hydraulic unit consisting of:

- Hydraulic power unit (low-noise, installed onto a console with a rubber-bonded-to-metal mounting)
- Hydraulic oil reservoir
- Oil filling
- Internal geared wheel pump
- Pump holder
- Clutch
- 3-phase-AC-motor (3.0 kW, 230/400 V, 50 Hz)
- Contactor (with thermal overcurrent relay and control fuse)
- Test manometer
- Pressure relief valve
- Hydraulic hoses (which reduce noise transmission onto the hydraulic pipe)

We reserve the right to change this specification without further notice

The Klaus company reserves the right in the course of technical progress to use newer or other technologies, systems, processes, procedures or standards in the fulfillment of their obligations other than those originally offered provided the customer derives no disadvantage from their so doing.

**KLAUS PARKING SYSTEMS, INC.
LISTING OF VEHICLE MODELS BY SIZE AND WEIGHT (1)**

Vehicle	Length (inches)	Width (inches)	Height (inches)	Curb Weight (lbs)	Height for Lower Cars (2)						Height All Upper Cars	Weight Upper Car (3)	
					Model G61-160	Model G61-170	Model G61-180	Model G61-190	Model G61-200	Model G61-210		Normal Wt. (4,400 lbs)	Special Wt. (5500 lbs)
DH (Headroom) Lower					63.0"	66.9"	70.9"	74.8"	78.7"	82.7"			
Maximum Lower Vehicle Height					59.0"	63.0"	66.9"	70.9"	74.8"	78.7"	N/A		
Cars													
2007 Acura RL	194	73	57.0	4035	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Audi A8	204	75	57.0	4505	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 BMW 3-Series	178	72	56.0	3460	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 BMW 5-Series	191	73	58.0	3650	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 BMW 6-Series	190	73	54.0	3885	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 BMW 7-Series	204	75	59.0	4505	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Buick Lucerne	203	74	58.0	3845	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Cadillac DTS	208	75	58.0	4130	OK	OK	OK	OK	OK	OK	OK	OK	OK
2001 Chevrolet Camaro	193	74	51.2	3545	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Chevrolet Impala	200	73	59.0	3710	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Chevrolet Monte Carlo	197	73	56.0	3625	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Dodge Charger	200	75	58.0	4170	OK	OK	OK	OK	OK	OK	OK	OK	OK
2001 Dodge Intrepid	204	75	55.9	3471	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Ford Crown Victoria	212	78	57.0	4180	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Ford Five Hundred	201	75	62.0	3725									
2007 Ford Mustang	188	74	55.0	3585	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Honda Accord	190	72	57.0	3455	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Honda Civic	177	69	57.0	2810	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Infiniti G	187	69	58.0	3515	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Infiniti M	193	71	59.0	4095	OK	OK	OK	OK	OK	OK	OK	OK	OK
2001 Infiniti Q45	200	73	56.9	3801	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Jaguar S-Type	192	72	56.0	3880	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Jaguar XJ	200	73	57.0	3860	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Jaguar XK	189	82	52.0	3890	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Kia Amanti	196	73	59.0	4020	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Kia Optima	186	71	58.0	3285	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Lexus ES	191	72	57.0	3670	OK	OK	OK	OK	OK	OK	OK	OK	OK
2007 Lexus GS	190	72	57.0	3915	OK	OK	OK	OK	OK	OK	OK	OK	OK

**KLAUS PARKING SYSTEMS, INC.
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					Model G61-160	Model G61-170	Model G61-180	Model G61-190	Model G61-200	Model G61-210	Normal Wt. (4,400 lbs)	Special Wt. (5500 lbs)		
DH (Headroom) Lower					63.0"	66.9"	70.9"	74.8"	78.7"	82.7"	N/A			
Maximum Lower Vehicle Height					59.0"	63.0"	66.9"	70.9"	74.8"	78.7"	59.0"			
2007 Lexus IS	180	71	56.0	3510	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Lexus LS	198	74	58.0	4245	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Lincoln Town Car	215	78	59.0	4415	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Mazda 6	187	70	57.0	3150	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Mercedes Benz S	205	73	58.0	4465	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Mercedes Benz E	190	71	57.0	3745	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Mercury Grand Maquis	212	78	57.0	4180	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Mercury Milan	191	72	56.0	3320	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Mercury Montego	201	75	62.0	3725										
2001 Mercury Sable	198	73	58.0	3340	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Mitsubishi Galant	190	72	58.0	3430	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Nissan Maxima	194	72	58.0	3545	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2003 Oldsmobile Aurora	199	73	57.0	3802	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Pontiac Grand Prix	198	72	56.0	3630	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Porsche 911 Turbo	176	71	52.0	3305	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Saab 9-3	182	68	57.0	3370	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Saab 9-5	190	71	57.0	3540	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Saturn Aura	190	70	58.0	3570	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Subaru Outback	189	70	63.0	3705	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Toyota Avalon	197	73	59.0	3600	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Toyota Camry	189	72	58.0	3530	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Volkswagen Beetle	161	72	58.0	3280	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Volkswagen Jetta	179	69	58.0	3615	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Volkswagen Passat	188	72	58.0	3615	OK	OK	OK	OK	OK	OK	OK	OK	OK	
2007 Volvo S80	191	73	59.0	3485	OK	OK	OK	OK	OK	OK	OK	OK	OK	

**KLAUS PARKING SYSTEMS, INC.
LISTING OF VEHICLE MODELS BY SIZE AND WEIGHT (1)**

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					Model G61-160	Model G61-170	Model G61-180	Model G61-190	Model G61-200		Model G61-210	Normal Wt. (4,400 lbs)	Special Wt. (5500 lbs)
DH (Headroom) Lower Maximum Lower Vehicle Height					63.0"	66.9"	70.9"	74.8"	78.7"	82.7"	N/A		
SUVs, Vans & Trucks													
2007 BMW X5	191	76	70.0	4980				OK	OK	OK			
2007 Cadillac SRX	195	73	68.0	4685				OK	OK	OK			
2007 Chevrolet Uplander	205	72	72.0	4380					OK	OK			
2007 Chevrolet TrailBlazer	192	75	75.0	4830					OK	OK			
2007 Chevrolet Silverado	230	80	74.0	5280					OK	OK			
2007 Chevrolet Suburban	222	79	77.0	5990						OK			
2007 Chevrolet Colorado	207	69	65.0	4270		OK			OK	OK			
2007 Chrysler Aspen	202	76	74.0	5335					OK	OK			
2007 Chrysler Pacifica	199	79	67.0	4635					OK	OK			
2007 Chrysler Town&Country	201	79	69.0	4515					OK	OK			
2007 Dode Dakota	219	74	69.0	4790					OK	OK			
2007 Dodge Ram	228	80	77.0	5380						OK			
2007 Ford Expedition	206	79	78.0	5900						OK			
2007 Ford Explorer	193	74	73.0	4905						OK			
2007 Ford Explorer Sport trac	210	74	73.0	4985						OK			
2007 Ford F-150 Reg. Cab	224	79	76.0	5690						OK			
2007 Ford Ranger 4x2	202	70	68.0	3870						OK			
2007 Ford Freestar	201	77	69.0	4280						OK			
2007 Honda Odyssey	201	77	69.0	4615						OK			
2007 Honda CR-V	178	72	66.0	3505			OK			OK			
2007 Isuzu Ascender	192	75	75.0	4830						OK			
2007 Infiniti QX	207	79	79.0	5630									
2007 Jeep Grand Cherokee	186	84	69.0	4725						OK			
2007 Kia Sedona	202	78	69.0	4725			OK			OK			
2007 Lexus RX	186	73	66.0	4200			OK			OK			
2007 Lincoln Navigator	208	79	79.0	6070									
2007 Mazda Tribute	175	70	70.0	3575						OK			
2007 Mercedes Benz M	189	75	70.0	4845						OK			

KLAUS PARKING SYSTEMS, INC.
LISTING OF VEHICLE MODELS BY SIZE AND WEIGHT (1)

Vehicle	Length (inches)	Width (inches)	Height (inches)	Curb Weight (lbs)	Height for Lower Cars (2)						Height All Upper Cars		Weight Upper Car (3)	
					Model G61-160	Model G61-170	Model G61-180	Model G61-190	Model G61-200	Model G61-210	Normal Wt. (4,400 lbs)	Special Wt. (5500 lbs)		
DH (Headroom) Lower					63.0"	66.9"	70.9"	74.8"	78.7"	82.7"				
Maximum Lower Vehicle Height					59.0"	63.0"	66.9"	70.9"	74.8"	78.7"	N/A	59.0"		
2007 Mitsubishi Outlander	183	71	66.0	3670			OK	OK	OK	OK				
2007 Nissan Pathfinder	188	73	70.0	4875				OK	OK	OK				
2007 Toyota 4Runner	189	74	72.0	4345					OK	OK				
2007 Toyota Land Cruiser	193	76	73.0	5435					OK	OK				
2007 Toyota Rav4	72	76	66.0	3750			OK	OK	OK	OK				
2001 Toyota Sienna	200	77	69.0	4365				OK	OK	OK				

Footnotes:

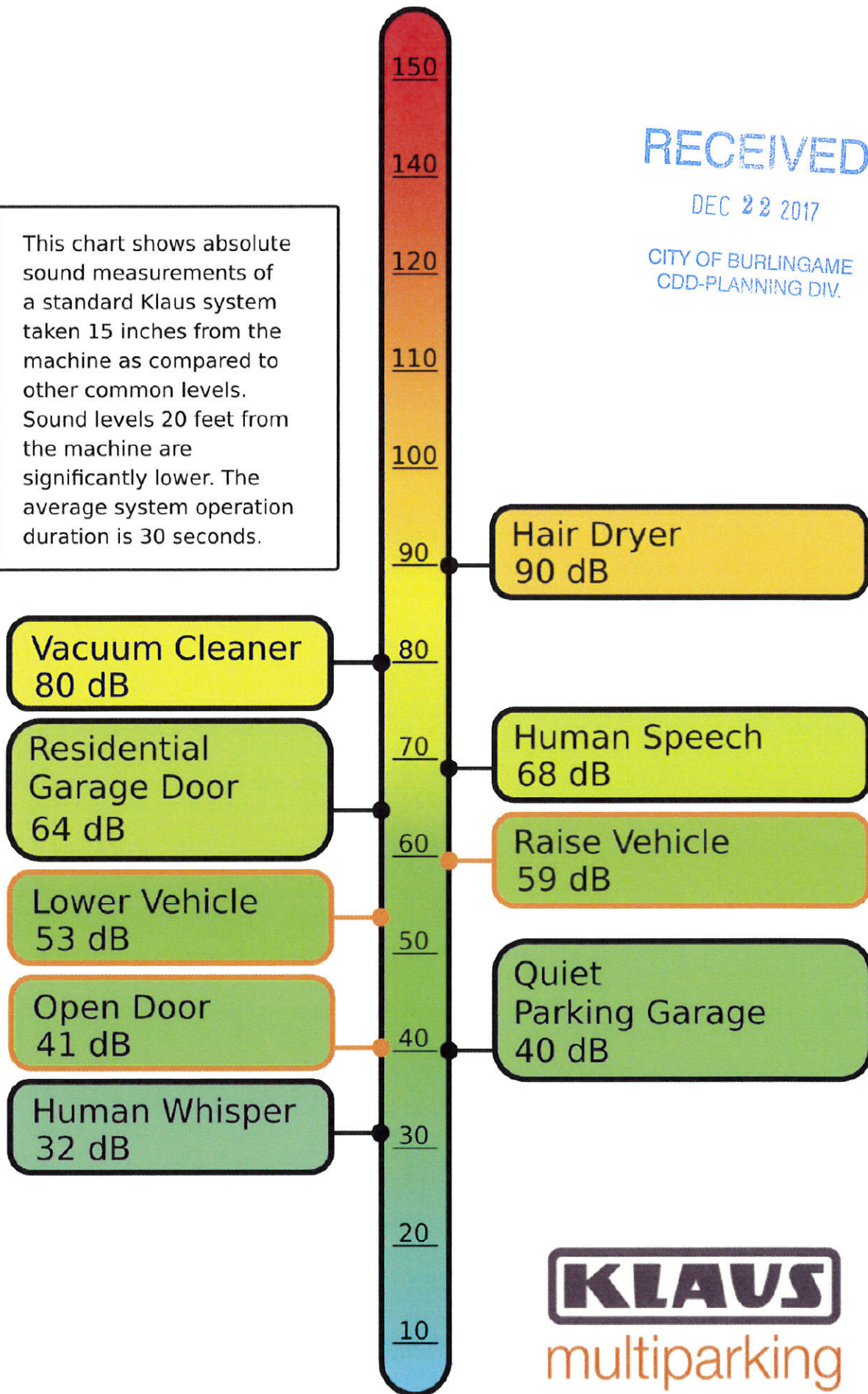
- 1) Dimensions are taken from Car and Driver Magazine and are not guaranteed. Individual cars must be tested.
- 2) Allowable cars shown are for lower space on grade.
- 3) An increased weight capacity to 2500 kg (5500 lbs) is available on the G61 Model.

RECEIVED

DEC 22 2017

CITY OF BURLINGAME
CDD-PLANNING DIV.

This chart shows absolute sound measurements of a standard Klaus system taken 15 inches from the machine as compared to other common levels. Sound levels 20 feet from the machine are significantly lower. The average system operation duration is 30 seconds.



KLAUS
multiparking



ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Address: 1431 El Camino Real Assessor's Parcel Number: 026-013-110

Applicant Name: Levy Design Partners Property Owner Name: GGH Investment LLC
Address: 90 South Park Address: 110 Robler Ave
City/State/Zip: San Francisco / CA / 94107 City/State/Zip: Hillsborough / CA / 94010
Phone: Brian Yang: 415-777-0561 Phone: Grace Li: 510-857-4567

Permit applications required for this project (special permit, variance, subdivision map, parcel map, condominium permit, building permit, etc.): Two variances submitted (service vehicle in landscaped front yard & vehicle lifts), boundary / topo survey, subdivision map, condo & building permit.

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: Caltrans Encroachment Permit, Bay Area Air Quality Management District Demolition Permit

SITE INFORMATION

Site size: +/- 0.177 total Acres and +/- 7,722 total Square Feet Existing Zoning: R-3
Existing use(s) of property: Four Apartment Units
Total Number of Existing Parking Spaces¹: 10 (5 covered) Number of Compact Spaces¹: n/a
Number of Existing Structures and Total Square Footage of Each: 4,102 sf

Will any structures be demolished for this project? Yes No
Size and use of structures to be demolished: 4 unit residential apartment building with detached 5-car garage.

Number and size of existing trees on site²: None
Will any of the existing trees be removed? Yes No
If Yes, list number, size and type of trees to be removed: n/a

Are there any natural or man-made water channels which run through or adjacent to the site?
 Yes No If Yes, where? n/a

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

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

Describe in general the existing surrounding land uses to the:

North Multi-family residential

South Multi-family residential

East Multi-family residential

West Multi-family residential

PROPOSED PROJECT

Project Description: New construction of (6) 3-story townhouse units. Each unit to be 2-
bedrooms over private 2-car garage.

Residential Projects:

Number of Dwelling Units: six

Size of Unit(s): 1,083 sf - 1,190 sf (average unit size of 1,114 sf)

Household size (number of persons per unit) expected: 2.2 persons / unit

Commercial/Industrial Projects:

Type and square footage of each use: n/a

Estimated number of employees per shift: n/a

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

If Yes, please describe: n/a

Institutional Projects (public facilities, hospitals, schools):

Major function of facility: n/a

Estimated number of employees per shift: n/a

Estimated Occupancy: n/a

For all Projects:

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

Land Use: If the project involves a conditional use permit, variance or rezoning application, please explain why the applications are required³: Variance for vehicle lifts needed to provide 2 car spaces/unit. Variance for service vehicle space in landscaped front yard needed to get all required services into site's tight constraints (common open space, (2) guest parking spaces, trash enclosure, etc.).

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

Building gross square footage: Existing: 4,102 sf Proposed: 9,325 sf
Number of floors of construction: Existing: two Proposed: three

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

Existing: Standard 5 Proposed: Standard 12
Compact _____ Compact _____
Total 5 Total 12

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

0-500 cubic yards _____ 5,000-20,000 cubic yards
 500-5,000 cubic yards _____ Over 20,000 cubic yards(indicate amount) _____

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

Storm water runoff: Indicate area of site to be covered with impervious surfaces (parking lot paving, etc.): +/- 6,568 sf of impervious (building roof, driveway, pathways, trash enclosure)

Is the area with impervious surfaces less than 200 feet away from a wetland, stream, lagoon or bay?
 Yes No

Noise: Describe noise sources and timing of activity generated by your project during construction: Vehicles, equipment, and general construction activity. All construction activity to be limited to working hours of BMC 13.04.100.

Noise sources generated during operation of facility: General loading / unloading of vehicles, movement of light construction equipment and vehicles.

Vibration: Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: Project should not create any more vibration than typical construction.

Exterior Lighting: Please describe any proposed exterior lighting of the facility⁴: Wall sconces at unit entries and possibly some soft lighting at front yard landscaping, mail area, and rear yard trash enclosure.

Water: Expected amount of water usage:

Domestic 792 gal/day Peak use 52 gal/min
Commercial n/a gal/day Peak use n/a gal/min
Expected fire flow demand TBD by fire protection gal/min
consultant

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

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

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

2. Would the proposed project result in significant alteration of receiving water quality during or following construction? Water usage should be similar to current levels or a small increase due to additional 2 units over existing 4 units.

3. Would the proposed project result in increased impervious surfaces and associated increased runoff? No - current building and paving covers more area with impervious surfaces than proposed project.

4. Would the proposed project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates volumes? No - Proposed project will provide more pervious surfaces and landscaping to improve environmental impact compared to existing site.

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

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

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

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

9. Will the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? No - Proposed project will provide more pervious surfaces and landscaping to improve environmental impact compared to existing site.

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

Sewer: Expected daily sewer discharge 753 GPD

Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.)

General:

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

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

CERTIFICATION

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

Date 03/14/2017

Signature 

RESOLUTION NO. _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURLINGAME
RECOMMENDING A FINDING THAT THERE IS NO SUBSTANTIAL EVIDENCE THAT
THE APPROVAL OF AN APPLICATION FOR DESIGN REVIEW, CONDOMINIUM
PERMIT, PARKING VARIANCE AND TENTATIVE CONDOMINIUM MAP, FOR A
NEW 6-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 1431 EL CAMINO
REAL WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 6
OF THE CEQA GUIDELINES**

THE PLANNING COMMISSION OF THE CITY OF BURLINGAME hereby finds as follows:

Section 1. On the basis of the Initial Study and 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 a Mitigated Negative Declaration, per Mitigated Negative Declaration ND-598-P, is hereby approved.

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 12TH day of February, 2018 by the following vote:

AYES:
NOES:
ABSENT:

Secretary

RESOLUTION NO. _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURLINGAME
RECOMMENDING APPROVAL OF AN APPLICATION FOR DESIGN REVIEW,
CONDOMINIUM PERMIT, PARKING VARIANCE AND TENTATIVE CONDOMINIUM MAP,
FOR A NEW 6-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT
1431 EL CAMINO REAL
(ASSESSOR PARCEL NO: 026-013-110)**

WHEREAS, on September 30, 2016 Levy Design Partners, on behalf of GGH Investment LLC 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 three-story, 6-unit condominium building (C.S. 25.28.020);
- Condominium Permit (Tentative Condominium Map) required for construction of new condominium building (C.S. 26.30.020)' and
- Parking Variance for the use of mechanical parking lifts to provide the required parking spaces (C.S. 25.70.032).

WHEREAS, on March 27, 2017 the Planning Commission conducted a duly noticed public hearing (environmental scoping session) to review a 6-unit residential condominium project and to identify subjects to be analyzed in the project Initial Study/Mitigated Negative Declaration (IS/MND). At that time direction was provided to the applicant for revisions to the project design and comments were received from the Commission and public regarding issues to be addressed in the project IS/MND; and

WHEREAS, on February 12, 2018 the Planning Commission conducted a duly noticed public hearing (study session) to review a revised 6-unit residential condominium project to address the concerns expressed by the neighbors and Planning Commission. At that time public comments were taken and direction was provided to the applicant for revisions to the project design; and

WHEREAS, an IS/MND was prepared to analyze project impacts; said IS/MND was circulated for public review and comment commencing on December 6, 2017 and concluding on January 4, 2018; there were no two public comments received on the IS/MND; and

Following consideration of all information contained in the February 12, 2018 staff report to the Planning Commission regarding the project, all written correspondence, and all public comments received at the public hearing, the Commission recommends approval of the 6-unit multi-family residential condominium development based on the following findings regarding the project entitlements:

Design Review Findings:

- That the proposed condominium building will be compatible with the existing character of the neighborhood with the use of a variety of quality materials including Hardie shingle siding, cement plaster, horizontal wood railings, and composite wood windows with metal trim. The new three-story building respects the mass and scale of this portion of El Camino Real which has a mix of two and three-story multifamily residential buildings with a variety of architectural styles. The building includes an articulated front façade that provides visual interest. For these reasons the project is found to be compatible with the requirements of the City's five design review criteria.

Condominium Permit Findings:

- *Sound community planning; the economic, ecological, social and aesthetic qualities of the community; and on public health, safety and general welfare* in that the 6-unit residential condominium project is scaled to be compatible with existing multifamily buildings along El Camino Real and in the neighboring single family residential neighborhood and features ample landscaping with usable common open space;
- *The overall impact on schools, parks, utilities, neighborhoods, streets, traffic, parking and other community facilities and resources* in that with the mitigations designed into the project in the Final Initial Study/Mitigated Negative Declaration have found there will be no significant impacts; and
- *Conformity with the general plan and density permitted by zoning regulations*, in that the project provides two additional residential units (6 total) consistent with the applicable general plan and zoning designations.

Variance Findings:

- **Parking Variance for the use of mechanical parking lifts to provide the required parking spaces):** The project has been designed to meet the common open space requirements, service delivery space requirement as well as to provide two guest parking space therefore limiting the amount of space available to provide required parking for all of the dwelling units. The use of mechanical parking lifts reduces the square footage demands for the site and will not be visible to the public, with no impact on aesthetics. The midblock location of the property on El Camino Real provides no alternatives for overflow parking for residents or visitors for this site. The use of mechanical parking lifts guarantees that each unit can fit two vehicles on the property. The site provides the code required driveway and circulation space to allow adequate queuing and maneuverability in and out of the lifts. For these reasons, the proposed project may be found to be compatible with the Variance criteria.

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on February 12, 2018, 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. Said Design Review, Condominium Permit, Parking Variance for the use of mechanical parking lifts, and Tentative Condominium Map are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review, Condominium Permit, and Variance 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 12th day of February, 2018, by the following vote:

AYES:

NOES:

ABSENT:

Secretary

RESOLUTION NO.

EXHIBIT "A"

Conditions of Approval for Design Review, Condominium Permit, Parking Variance and Tentative Condominium Map
1431 El Camino Real
Effective February 22, 2018
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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped December 22, 2017, sheets A0.0 through A5.3;
2. that prior to issuance of a building permit for the project, the applicant shall pay the first half of the Public Facilities Impact fee in the amount of \$5,537.00, made payable to the City of Burlingame and submitted to the Planning Department;
3. that prior to scheduling the final framing inspection for the condominium building, the applicant shall pay the second half of the Public Facilities Impact fee in the amount of \$5,537.00, made payable to the City of Burlingame and submitted to the Planning Department;
4. parking lifts, three (3) Klaus 2061-190 and three (3) Klaus 2061-200, or an equivalent parking lifts, shall be installed in the garage of each residential unit, with the following conditions:
 - a. that the interior clearance height of the garages shall be at least 13'-3"0, measured from floor to ceiling- as show on sheet A4.1 of the plans, in order to permit the parking of sport utility vehicles on the parking lifts;
 - b. the parking lifts shall be properly illuminated to provide safety for easy loading and unloading, while not causing excessive glare.
 - c. signage shall be installed in each garage explaining the proper use of the lifts and emergency contact information for lift maintenance or problems.
 - d. the final design of the parking lifts shall be subject to the review and approval of the Community Development Director.
5. that during construction, the applicant shall provide fencing (with a fabric screen or mesh) around the project site to ensure that all construction equipment, materials and debris is kept on site;
6. that the applicant shall apply for a tentative and final condominium map with the Public Works, Engineering Division for processing in conformance with the Subdivision Map Act;
7. that the applicant shall apply for an encroachment permit from the Department of Transportation for any work proposed in the state right-of-way;
8. that the applicant shall coordinate with Caltrans and a licensed arborist to replant the existing elm tree within the Caltrans right-of-way in front of the subject property a few feet to the south (left) in order to accommodate the new driveway location in accordance with the SOIS Action Plan and the ESA Action Plan;

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9. that the applicant shall implement tree protection measures for the (second) elm tree that currently exists within the planter strip in front of the subject property that will be retained as part of this project in accordance with the SOIS Action Plan and the ESA Action Plan (see appendices of the IS/MND);
10. that documentation with exhibits that show detailed project construction plans including work on the driveway, sidewalk adjacent to the two elm trees in the planter strip, and a description of any other ground-disturbing work within 100-feet of the matures trees shall be submitted to the Department of Transportation for review and approval of an encroachment permit. The documentation should describe efforts to avoid affecting the trees and if avoidance is impossible, efforts to lessen the impact on the trees must be described and shall be in accordance with the SOIS Action Plan and the ESA Action Plan (see appendices of the IS/MND);
11. that the maximum elevation at the top of the roof ridge shall not exceed elevation 49.75' as measured from the average elevation at the top of the curb along El Camino Real (14.75') for a maximum height of 35'-0", and that the top of each floor and final roof ridge shall be surveyed and approved by the City Engineer as the framing proceeds and prior to final framing and roofing inspections. The garage/first floor finished floor elevation shall be elevation 16.86'; second floor finished floor shall be elevation 29.58'; third floor finished floor shall be elevation 39.91'. Should any framing exceed the stated elevation at any point it shall be removed or adjusted so that the final height of the structure with roof shall not exceed the maximum height shown on the approved plans;
12. that any changes to the size or envelope of the building, which would include expanding the footprint or floor area of the structure, replacing or relocating windows or changing the roof height or pitch, shall be subject to Planning Commission review;
13. that the conditions of the Building Division memos dated February 27, 2017 and October 3, 2016; Parks Division memos dated October 5, 2016; the Engineering Division memos dated February 24, 2017 and October 7, 2016; the Fire Division memos dated October 12, 2016; and the Stormwater Division memos dated November 14, 2016 shall be met;
14. that storage of construction materials and equipment on the street or in the public right-of-way shall be prohibited;
15. that the 'service vehicle stall' shall be marked on the service parking space and designated on the final map and plans, this stall shall not be assigned to any unit, but shall be owned and maintained by the condominium association, and the service vehicle stall shall always be accessible for parking and not be separately enclosed or used for resident storage;
16. that the Covenants Conditions and Restrictions (CC&Rs) for the condominium project shall require that the service vehicle stall shall be reserved for service vehicles or guests only and shall not be used by condominium residents;

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Conditions of Approval for Design Review, Condominium Permit, Parking Variance and
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17. that the final inspection shall be completed and a certificate of occupancy issued before the close of escrow on the sale of each unit;
18. that the developer shall provide to the initial purchaser of each unit and to the board of directors of the condominium association, an owner purchaser manual which shall contain the name and address of all contractors who performed work on the project, copies of all warranties or guarantees of appliances and fixtures and the estimated life expectancy of all depreciable component parts of the property, including but not limited to the roof, painting, common area carpets, drapes and furniture;
19. that the trash receptacles, furnaces, and water heaters shall be shown in a legal compartment outside the required parking and landscaping and in conformance with zoning and California Building and Fire Code requirements before a building permit is issued;
20. that any security gate system across the driveway shall be installed a minimum 20'-0' back from the front property line;
21. that prior to underfloor frame inspection the surveyor shall certify the first floor elevation of the new structure(s) and the various surveys shall be accepted by the City Engineer;
22. that all runoff created during construction and future discharge from the site shall be required to meet National Pollution Discharge Elimination System (NPDES) standards;
23. 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;
24. that methods and procedures such as sediment basins or traps, silt fences, straw bale dikes, storm drain inlet protection such as soil blanket or mats, and covers for soil stock piles to stabilize denuded areas shall be installed to maintain temporary erosion controls and sediment control continuously until permanent erosion controls have been established;
25. 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;
26. that if construction is done during the wet season (October 15 through April 15), that prior to October 15 the developer shall implement a winterization program to minimize the

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Conditions of Approval for Design Review, Condominium Permit, Parking Variance and
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- potential for erosion and polluted runoff by inspecting, maintaining and cleaning all soil erosion and sediment control prior to, during, and immediately after each storm even; stabilizing disturbed soils throughout temporary or permanent seeding, mulching matting, or tarping; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels and other chemicals;
27. that common landscape areas shall be designed to reduce excess irrigation run-off, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides;
 28. 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;
 29. that this project shall comply with Ordinance 1845, the City of Burlingame Water Conservation in Landscaping Regulations, and complete landscape and irrigation plans shall be provided at the time of building permit application;
 30. that all site catch basins and drainage inlets flowing to the bay shall be stenciled. All catch basins shall be protected during construction to prevent debris from entering;
 31. that all new utility connections to serve the site, and which are affected by the development, shall be installed to meet current code standards and local capacities of the collection and distribution systems shall be increased at the developer's expense if necessary;
 32. that all utilities to this site shall be installed underground. Any transformers needed for this site shall be installed underground or behind the front setback on this site;
 33. that sewer laterals from the site to the public sewer main shall be checked and shall be replaced to city standards as required by the development;
 34. that all abandoned utilities and hookups shall be removed;
 35. that all drainage (including water from the below grade parking garage) on site shall be required to be collected and pumped to the street as determined by the Public Works Department;
 36. that demolition of the existing structures and any grading or earth moving on the site shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
 37. that the applicant shall install fire sprinklers and a fire alarm system monitored by an approved central station prior to the final inspection for building permit;

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Conditions of Approval for Design Review, Condominium Permit, Parking Variance and
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38. that all construction shall abide by the construction hours established in the Municipal Code;
39. that the applicant shall comply with Ordinance 1645, the City of Burlingame Recycling and Waste Reduction Ordinance, and shall submit a waste reduction plan and recycling deposit for demolition and new construction, before receiving a demolition permit;
40. that this project shall comply with Ordinance No. 1477, Exterior Illumination Ordinance; and
41. that the project shall be required to comply with all the standards of the California Building and Fire Codes, in effect at time of building permit issuance, as amended by the City of Burlingame.

The following four (4) conditions shall be met during the Building Inspection process prior to the inspections noted in each condition:

42. that prior to scheduling the foundation inspection a licensed surveyor shall locate the property corners, set the building envelope;
43. that prior to scheduling the framing inspection, the project architect, engineer or other licensed professional shall provide architectural certification that the architectural details such as window locations and bays are built as shown on the approved plans; if there is no licensed professional involved in the project, the property owner or contractor shall provide the certification under penalty of perjury. Certifications shall be submitted to the Building Department;
44. 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;
45. 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;

***Mitigation Measures from Initial Study
Cultural Resources***

46. *Unanticipated Discovery of Archaeological Resources. All construction crew members shall be alerted to the potential to encounter sensitive archaeological material. In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. Prehistoric archaeological deposits may be indicated by the presence of discolored or dark soil, fire-*

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affected material, concentrations of fragmented or whole marine shell, burned or complete bone, non-local lithic materials, or a characteristic observed to be atypical of the surrounding area. Common prehistoric artifacts may include modified or battered lithic materials; lithic or bone tools that appeared to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; and other items. Historic-age deposits are often indicated by the presence of glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies. Depending on the significance of the find under CEQA (14 CCR 15064.5[f]; Public Resources Code Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted.

47. *Unanticipated Discovery of Human Remains. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete his/her inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.*

48. *Unanticipated Discovery of Paleontological Resources. Paleontological resources are limited, nonrenewable resources of scientific, cultural, or educational value and are afforded protection under state laws and regulations (CEQA). Paleontological resources are explicitly afforded protection by CEQA, specifically in Section V(c) of CEQA Guidelines Appendix G, the Environmental Checklist Form, which addresses the potential for adverse impacts to "unique paleontological resource[s] or site[s] or ... unique geological feature[s]" (14 CCR 15000 et seq.). Further, CEQA provides that, generally, a resource shall be considered "historically significant" if it has yielded or may be likely to yield information important in prehistory (14 CCR 15064.5[a][3][D]). In the event that paleontological resources (silicified shell, bone, or other features) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified paleontologist can evaluate the significance of the find. This analysis shall comply with guidelines and significance criteria specified by the Society of Vertebrate Paleontology. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted.*

RESOLUTION NO.

EXHIBIT "A"

Conditions of Approval for Design Review, Condominium Permit, Parking Variance and
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Noise

49. *The project sponsor shall retain a qualified acoustical engineer to prepare an acoustical study in accordance with State Title 24 requirements. The acoustical study shall identify methods of design and construction to comply with the applicable portions of the California Building Code Title 24 to achieve an indoor noise level of 45 A-weighted decibel community noise equivalent level or less from traffic noise sources.*
50. *All construction equipment shall use available noise-suppression devices and properly maintained mufflers. All internal combustion engines used on the project site shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in a good mechanical condition to minimize noise created by a faulty or poorly maintained engine, drive train, or other component.*
51. *During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors and as far as possible from the boundary of sensitive receptors.*
52. *Pursuant to the City of Burlingame Municipal Code, the applicant shall limit construction activities to between 8 a.m. and 7 p.m. Mondays through Fridays, and Saturdays between 9 a.m. and 6 p.m.*



Project Comments – Planning Application

Project Address: 1431 El Camino Real, zoned R-3, APN: 026-013-110
Description: Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.

From: Rick Caro III
Building Division

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

- 1) RESIDENTIAL: Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***On the elevation drawings specify the location and the net clear opening height and width of all required egress windows.*** 2013 California Building Code (CBC) 1029.2 and 2013 California Residential Code (CRC) §R310. The response did not include what the actual dimension of the egress windows are in order to determine that the minimum 5.7 square feet would be met. Note: That if you use the minimum dimension width of 20 inches for the egress window, than you would need a minimum of a 42” net opening height.
- 17) Specify on the plan that all powder rooms shall comply with Section 1134A.2; Option 2, Items 8 through 12. The response to question #17 stating that unit #7 will comply with the requirements for the accessible route to the primary entry with one powder room on the primary level does not state how the powder room will be designed to comply with 1134A.2; Option 2, Items 8 through 12.
- 18) Specify on the plans that all dwelling unit interior doors will comply with CBC 1132A5.2. The response that Unit #7 will comply with the requirements for the accessible route to the primary unit entry, does not address the strike edge maneuvering space at the door.

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.

- 19) Anyone who is doing business in the City must have a current City of Burlingame business license.

NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.

- 20) When you submit your plans to the Building Division for plan review provide a completed Supplemental Demolition Permit Application. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**
- 21) Include with your Building Division plan check submittal a complete underground fire sprinkler plan. Contact the Burlingame Water Division at 650-558-7660 for details regarding the water system or Central County Fire for sprinkler details.
- 22) Sewer connection fees must be paid prior to issuing the building permit.
- 23) A pre-construction meeting must be conducted prior to issuing the permit. After you are notified by the Building Division that your plans have been approved call 650-558-7270 to schedule the pre-construction meeting.

Reviewed By: Rick Caro III
(650) 558-7270

Date: February 27, 2017



Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: Rick Caro III
Building Division

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

- 1) On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2016 then this project must comply with the 2016 California Building Codes.
- 2) Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.
- 3) 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 is allowed

(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.

- 4) On the first page of the plans specify the following: “Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission.” The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.

- 5) **Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**
- 6) On the plans show that all openings in exterior walls, both protected and unprotected, will comply with 2013 CBC, Table 705.8. Provide a table or chart that specifies 1) the openings allowed and; 2) the size and percentage of the openings proposed.
- 7) RESIDENTIAL: Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***On the elevation drawings specify the location and the net clear opening height and width of all required egress windows.*** 2013 California Building Code (CBC) 1029.2 and 2013 California Residential Code (CRC) §R310.
- 8) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 9) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 10) Provide lighting at all exterior landings.
- 11) Prior to applying for a Building Permit the applicant must either confirm that the address is _____ or obtain a change of address from the Engineering Department. Note: The correct address must be referenced on all pages of the plans.
- 12) 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.
- 13) On the first page of the plans clearly state whether ANY public money, of any kind, **will or will not** be used to construct this project.
- 14) On the first page of the plans clearly state if an application for ANY tax credits have or will be submitted for tax rebates. NOTE: See the 2015 California Code of Regulations, Title IV, §10325 (f)7 (K). In part: “All tax credit recipient projects shall adhere to the provisions of California Building Code 11(B) regarding accessibility to privately owned housing made available for public use.”
- 15) On the first page of the plans clearly state that all paths of travel and common use spaces will be accessible and all living units will be adaptable.
- 16) Provide details which show that the water closet in each unit complies with CBC1134A.7 #1.

- 17) Specify on the plan that all powder rooms shall comply with Section 1134A.2; Option 2, Items 8 through 12.
- 18) Specify on the plans that all dwelling unit interior doors will comply with CBC 1132A5.2.

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.

- 19) Anyone who is doing business in the City must have a current City of Burlingame business license.

NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.

- 20) When you submit your plans to the Building Division for plan review provide a completed Supplemental Demolition Permit Application. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**
- 21) Include with your Building Division plan check submittal a complete underground fire sprinkler plan. Contact the Burlingame Water Division at 650-558-7660 for details regarding the water system or Central County Fire for sprinkler details.
- 22) Sewer connection fees must be paid prior to issuing the building permit.
- 23) A pre-construction meeting must be conducted prior to issuing the permit. After you are notified by the Building Division that your plans have been approved call 650-558-7270 to schedule the pre-construction meeting.

Reviewed By: Rick Caro III
(650) 558-7270

Date: October 3, 2016



Project Comments

Project Address: 1431 El Camino Real, zoned R-3, APN: 026-013-110
Description: Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.

From: Bob Disco
Parks Division

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

1. Include existing Accolade elm trees in planter strip on landscape plans.

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.

2. Irrigation plan required for Building Permit. Include irrigation to existing street trees.

Reviewed By: BD
650.558.7333

Date: 10/5/16



Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

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. A remove/replace utilities encroachment permit is required to (1) replace all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 4" lateral, (3) all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, (4) any other underground utility works within city's right-of-way. Please show on plans.~~
2. 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.

2. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at <http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update.pdf#overlay-context=brochures> or <http://www.flowstobay.org/brochures> then click "construction bmp plan sheet"
3. Based on the scope of work, this is a "Type II" 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).

Reviewed By: Martin Quan
650-558-7245

Date: 2/24/17



Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

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. A remove/replace utilities encroachment permit is required to (1) replace all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 4" lateral, (3) all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, (4) any other underground utility works within city's right-of-way. Please show on plans.

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.

2. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at <http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update.pdf#overlay-context=brochures> or <http://www.flowstobay.org/brochures> then click "construction bmp plan sheet"

3. Based on the scope of work, this is a "Type II" 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).

Reviewed By: Martin Quan
650-558-7245

Date: 10/7/16



Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: **Christine Reed**
Fire Dept.

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

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 an approved NFPA 13R sprinkler system throughout. Sprinkler drawings shall be submitted and approved by the Central County Fire Department prior to installation. The system shall be electronically monitored by an approved central receiving station, under a separate fire alarm permit.
2. The fire sprinkler system's fire department connection shall be located within 5 feet of the sidewalk and not within city right-of-way.
3. The applicant shall ensure proper drainage in accordance with the City of Burlingame Engineering Standards is available for the fire sprinkler main drain and inspector test on the building plumbing drawings. These items may drain directly to landscape or in the sewer with an air gap.
4. The fire protection underground shall be submitted and approved by the Burlingame Building Department prior to installation. The fire sprinkler system and fire standpipe system will not be approved by the Central County Fire Department until the fire protection underground has been submitted and approved by the Burlingame Building Department.
5. Electronic vehicular gate shall have a Knox key switch for emergency Fire Dept. access. The front of the building shall have a Knox key box for emergency Fire Dept. access through pedestrian gates and into other common areas of the building (if any).

Reviewed By: Christine Reed
650-558-7617

Date: 10-12-16



Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: Carolyn Critz
Stormwater

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

Project proponent completed, signed and submitted the Small Projects Checklist, which shows the project is a Small Project.

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. Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent construction activity stormwater pollution. 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 a list of construction BMPs as project notes, preferably, on a separate full size (2'x 3' or larger), plan sheet. A downloadable electronic file is available at: <http://www.flowstobay.org/Construction>
2. Label all **pervious** and **impervious** surfaces and site design measures for stormwater.

For further assistance regarding stormwater, please contact Carolyn Critz, Environmental Compliance Manager, at (650) 342 3727, ext. 118, or carolyn.critz@veolia.com

Reviewed By: Carolyn Critz
(650) 342 3727, ext. 118

Date: November 14, 2016



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

Site: 1431 EL CAMINO REAL

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, FEBRUARY 12, 2018 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Environmental Review, Condominium Permit, Design Review, and Parking Variance for the use of mechanical parking lifts for a new 3-story, 6-unit condominium building at **1431 EL CAMINO REAL** zoned R-3. APN 026-013-110

Mailed: February 2, 2018

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame

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

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

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

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

William Meeker
Community Development Director

(Please refer to other side)

PUBLIC HEARING NOTICE



1431 El Camino Real, R-3