

**ADDENDUM FOR MITIGATED NEGATIVE DECLARATION (ND-569-P)
FOR 1433 FLORIBUNDA AVENUE**

**PROPOSED CHANGES TO A PREVIOUSLY APPROVED 10-UNIT RESIDENTIAL CONDOMINIUM
PROJECT.**

A. INTRODUCTION

This Mitigated Negative Declaration Addendum has been prepared in compliance with Section 15164 of the implementing guidelines of the California Environmental Quality Act (CEQA Guidelines), which permits a lead agency (the City of Burlingame) to prepare an addendum to the previously prepared mitigated negative declaration if some changes or additions to that mitigated negative declaration are necessary, but none of the changes are sufficiently substantial to warrant preparation of a new (or subsequent) mitigated negative declaration pursuant to Section 15162 of the CEQA Guidelines.

As approved by CEQA Guidelines Section 15164, this addendum may be included in, or attached to the Mitigated Negative Declaration, but it need not be circulated for public review.

B. SUMMARY

On February 24, 2014, the Planning Commission approved an application for a Mitigated Negative Declaration, Condominium Permit, Design Review, Parking Variance and Tentative Condominium Map for construction of a new four-story, 10-unit residential condominium at 1433 Floribunda Avenue. On May 11, 2015, the Planning Commission approved an application for Design Review Amendment for approval of a variety of exterior changes to the building, as well as changes to the landscaping along the right side property line.

A building permit was issued in May 2016. Shortly after the existing buildings and vegetation were removed, the property was sold to a new owner. The new owner would like to build a project which includes a different design, contains two fewer units (reducing from 10 to 8) and a parking garage that is located at grade rather than below grade.

The proposed revised project falls within the scope of the previously adopted Mitigated Negative Declaration prepared for the project (ND-569-P). Therefore, this addendum to the previously approved Mitigated Negative Declaration has been prepared to reflect the changes to the project. The applicant submitted revised plans, date stamped September 4, 2018. Below is a summary of the revisions with regard to aesthetics.

C. IMPACTS TO AESTHETICS

The following is a summary of changes proposed with the current project as it relates to aesthetics.

Design: As shown on the proposed plans, date stamped September 4, 2018, although the building retains the previously approved contemporary/modern design, there are changes to all four building facades. Materials proposed for the exterior of the building include stucco, composite wood and cement panel siding, solid and perforated metal panels, and aluminum projections. Aluminum clad wood windows and doors would be used throughout the building. The overall height of the building, at 46'-0" above average top of curb level, matches the previously approved building height.

Setbacks: In the previously approved project, the building was set back 16'-4" from the front property line on all four floors. In the current proposal, the building is set back further with the first two floors at 19'-0", the third floor at 24'-6" and the fourth floor at 26'-6 $\frac{1}{2}$ ". The rear setback has also been increased from 20'-11" on the first floor and 20'-6" on the upper three floors to 24'-6 $\frac{1}{2}$ " on the first and fourth floors and 23'-3 $\frac{1}{2}$ " on the second and third floors. Lastly, there have been slight decreases in the left and right side setbacks, but they are considered to be minor as the differences vary from 0'-9" to 2'-3".

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Lot Coverage: The previously approved project included a lot coverage of 4,731 SF. With the current project there is a change to the configuration of the footprint of the building, however the proposed lot coverage is slightly lower than previous approval at 4,620 SF.

The previously approved Mitigated Negative Declaration and Initial Study concluded that “In summary, the proposed four-story condominium building would be consistent with the massing, scale and setbacks in comparison to the existing two, three and four story buildings on adjacent sites and in the general vicinity” and that “While the proposed structure would alter the visual character of the site, the project would not degrade the existing visual character or quality of the site or its surroundings because it was designed to be compatible in character, mass, orientation and architectural style with structures on the adjacent site and in the surrounding area.”

Since the revised project includes modifications to the previously approved contemporary/modern architectural style, increased front and rear setbacks and reduced lot coverage, impacts from the revised project would be less than significant.

D. IMPACTS TO HYDROLOGY AND WATER QUALITY

The following is a summary of changes proposed with the current project as it relates to hydrology and water quality.

In the previously approved project, the required parking for the residential condominium was provided in a below grade parking garage. With the revised project, all of the required parking is provided in an at-grade garage, eliminating the need to disturb a significant amount of soil to accommodate a garage.

The previously approved Mitigated Negative Declaration and Initial Study noted that “The Downtown Specific Plan has a Standard Condition of Approval for projects with subgrade structures that requires the project sponsor to prepare a Geotechnical Study and implement mitigation measures to ensure no permanent groundwater dewatering and reduce potential impacts on the local groundwater table and aquifer volume”.

Since the revised project no longer includes a below-grade parking garage, impacts from the revised project would be less than significant.

E. IMPACTS TO LAND USE AND PLANNING

The following is a summary of changes proposed with the current project as it relates to land use and planning.

As noted above, the revised project contains two fewer units than the originally approved project (reducing from 10 to 8 units). The previously approved Mitigated Negative Declaration and Initial Study concluded that “The Downtown Specific Plan is an element of the City’s General Plan. The Land Use Element of the General Plan designates this site for high density residential uses, which allows for the construction of 51+ units per acre. The ten-unit apartment building will be located on a 0.218 acre site, which results in a density of 46 units per acre, which is just below the range established by the high density residential General Plan designation. Therefore, the project would not physically divide an established community, and would result in a less than significant impact.”

Since the proposed project includes a reduction in the number of units, which will continue to be below the range established by the General Plan designation, there would be no additional impacts related to land use and planning.

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F. IMPACTS TO TRAFFIC/TRANSPORTATION

The following is a summary of changes proposed with the current project as it relates to traffic/transportation.

As noted above, the revised project contains two fewer units than the originally approved project (reducing from 10 to 8 units). The previously approved Mitigated Negative Declaration and Initial Study concluded that "The proposed project will not create a substantial increase in the traffic generation in the area. All arterial, collector, and local roadway systems in the City have the capacity to accommodate the incremental traffic or trip generation produced by the proposed increase of five dwelling units for this project."

Since the proposed project includes a reduction in the number of units and the project complies with the off-street parking regulations by providing all required parking spaces on-site, there would be no additional impacts related to traffic/transportation.