





PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

1814-1820 Ogden Drive

025-121-110-10, 025-121-110-20

NBMU (TIER 3)

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

New construction of a privately funded 6-story building under tier 3 development standards for the North Burlingame Mixed Use (NBMU) District: 90 residential units with ground & basement level parking. Three community benefits are being provided as such:

1. Affordable housing at five percent for low-income households.
2. Public plaza (2,000 sq.ft. min. required) providing 2,340 sq.ft.
3. Utilizing Renewable Energy Source

APPLICANT INFORMATION

DPT 1820 Ogden Drive, LLC, 1814 Ogden, LLC & Patel Family Trust

PROPERTY OWNER NAME APPLICANT?

ADDRESS

PHONE

E-MAIL

Levy Design Partners

90 South Park, San Francisco, CA 94107

ARCHITECT/DESIGNER APPLICANT?

ADDRESS

415-777-0561

Toby@ldparchitecture.com

PHONE

E-MAIL

28317

BURLINGAME BUSINESS LICENSE #

FOR PROJECT REFUNDS - Please provide an address to which to all refund checks will be mailed to:

NAME

ADDRESS

AFFIDAVIT OF OWNERSHIP

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 (IF DIFFERENT FROM PROPERTY OWNER)

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING COMMISSION/DIVISION

8/6/2020

DATE

AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION

(INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

- ACCESSORY DWELLING UNIT (ADU)
- CONDITIONAL USE PERMIT (CUP)
- DESIGN REVIEW (DSR)
- HILLSIDE AREA CONSTRUCTION PERMIT
- MINOR MODIFICATION
- SPECIAL PERMIT (SP)
- VARIANCE (VAR)
- WIRELESS
- FENCE EXCEPTION
- OTHER: condo permit

DATE RECEIVED:

RECEIVED

AUG 25 2020

CITY OF BURLINGAME
ODD-PLANNING DIV

STAFF USE ONLY



PROJECT SUMMARY

ADDRESS: 1814 – 1820 Ogden Drive
Burlingame, CA 94010

DATE: 07 August 2020

APN 025-121-110-10, 025-212-110-20
Lot size: 33,456sf (.768 acres)

Tier 3 under NBMU Development Standards

Density 140units/acre

Allowed: 107 Units

Proposed: 90 units

Allowed height 75'-0" Per Tier 3

Proposed height 65'-0" to top of Roof; 72'-6" measured to height point top of parapet

Front Set back 10'-0"; plus 35% above 35'-0" an additional 5'; plus 80% above 55'-0" an additional 10'-0" (required and provided)

Side 10' required and provided

Rear 15' required and provided, plus the existing sewer easement

Lot Coverage: 80% allowed; 70.3% proposed (23,536sf)

Open Space: 100sf per unit; provided see sheet A0.4b

Community Benefits for Tier 3

- a. Affordable and work force housing; 5% at Low-Income
- b. Public Plaza of a minimum of 2,000sf
- c. Utilizing Renewable Energy Source

This project is a new construction of a privately funded 6-story condominium building utilizing the Tier 3 Developmental Standards for the North Burlingame Mixed Use District. We will be providing 90 residential units with a mix of studios, one-bedrooms, and two bedrooms; a ground floor resident amenity room, and a ground floor/basement parking garage. Under the Tier 3 Development Standards the project will be proving 3 community benefits as follows:



The 3,275sf open space in front of the building is designed as an inviting accessible public plaza of 2,340sf with seating, planting, with a layer of trees, behind the sidewalk. It will be a lovely addition to the street scape, with smaller seating areas and gathering spaces. Off this plaza is the residential entry, and an entrance to the residential amenity space.

The project will also be providing affordable units of 5%, equaling to 5 units, at a low-income level based on the medium income level established by the city's data. These units will be equally distributed within the building and a selection of all unit types matching the provided percentage.

The project is also utilizing the use of renewable energy, we will be working with the Peninsula Clean Energy and Silicon Valley Clean Energy Building Technical Assistance Program in providing clean energy to this project.



RRMU & NBMU PROJECT SUMMARY CHECKLIST
COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997
 TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

RRMU ZONING DISTRICT NBMU ZONING DISTRICT

1814-1820 Ogden Drive

025-121-110-10, 025-121-110-20

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

CONDOMINIUM APARTMENT

90 # OF PROPOSED RESIDENTIAL UNITS

0 COMMERCIAL SQ. FT.

141,452 TOTAL PROPOSED SQ. FT.

NA OTHER USE(S) SQ. FT.

Please refer to the respective zoning districts for Development Standards and requirements for Community Benefit Bonuses.

CHECK THE APPROPRIATE BOX THAT APPLIES TO PROPOSED PROJECT:

TIER 1 (BASE STANDARD) TIER 2 (INCREASED INTENSITY) TIER 3 (MAXIMUM INTENSITY)

TIER 2 (INCREASED INTENSITY) AND TIER 3 (MAXIMUM INTENSITY) REQUIREMENTS

Must include at least two (2) community benefits for Tier 2 or at least three (3) community benefits for Tier 3 from subsection 4 (Community Benefits) of respective zoning district **AND** at least one (1) affordable and workforce housing objective from subsection 4 (a).

I. REQUIREMENT—AFFORDABLE HOUSING [SEE SUBSECTION 4 (a)]

Must include at least one of the following:

- Affordable housing at rate of 5% for low-income households; **OR**
- 10% for moderate-income households, as a percentage of total # of housing units built

I. REQUIREMENT—COMMUNITY BENEFITS

Must include at least two (2) of the following for Tier 2 and at least three (3) for Tier 3:

- Pedestrian Amenities
- Public Plazas Beyond Minimum
- Off-Site Streetscape Improvements
- Cultural Arts Space
- Pedestrian and Similar Paths and Connections between Adjacent Properties
- Historic Preservation (Off-Site)
- Mode Split
- Zero Net Energy
- Publicly Accessible Park Space
- Public Parking Facilities
- Flexible (Miscellaneous) Benefit

COMMUNITY BENEFITS BONUSES



CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

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

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

The proposed project is in conformance with the allowable use and codes; we are only seeking this condition use permit for the use of tandem parking and the use of mechanical puzzle stacker parking spaces within our building garage parking. The proposed project will not affect the public's health, safety, or general welfare.

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

The proposed project is in conformance with the allowable use and codes; we are only seeking this condition use permit for the use of tandem parking and the use of mechanical puzzle stacker parking spaces within our building garage parking. The proposed project will conform to required amount parking spaces with the use of tandem and mechanical puzzle stacker parking spaces aligning with the zoning and planning ordinances.

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

The proposed project is in conformance with the allowable use and codes; we are only seeking this condition use permit for the use of tandem and mechanical puzzle stacker parking spaces within our building garage parking. The proposed project does conform with aesthetics, mass, bulk, and character of the existing and potential uses on adjoining properties in the general vicinity. In no way does this application or the use of tandem and mechanical puzzle stacker parking spaces affect the exterior of the building.

2020 San Mateo County Income Limits

as determined by HUD - effective June 28, 2019

revised 04/27/2020

For HUD-funded programs, use the Federal Income Schedule. For State or locally-funded programs, you may use the State Income Schedule. For programs funded with both federal and state funds, use the more stringent income levels.

Please verify the income and rent figures in use for specific programs.

San Mateo County Income Limits (based on Federal Income Limits for SMC) Effective 4/27/2020 - Area median Income \$174,000 (based on household of 4)

Income Category	Income Limits by Family Size (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	\$ 36,540	\$ 41,760	\$ 46,980	\$ 52,200	\$ 56,400	\$ 60,570	\$ 64,740	\$ 68,910
Very Low (50% AMI) *	\$ 60,900	\$ 69,600	\$ 78,300	\$ 87,000	\$ 94,000	\$ 100,950	\$ 107,900	\$ 114,850
Low (80% AMI) *	\$ 97,440	\$ 111,360	\$ 125,280	\$ 139,200	\$ 150,400	\$ 161,520	\$ 172,640	\$ 183,760
Median (100% AMI)	\$ 121,800	\$ 139,200	\$ 156,600	\$ 174,000	\$ 188,000	\$ 201,900	\$ 215,800	\$ 229,700
Moderate (120% AMI)	\$ 146,160	\$ 167,040	\$ 187,920	\$ 208,800	\$ 225,600	\$ 242,280	\$ 258,960	\$ 275,640

NOTES

* 2020 State Income limits provided by State of California Department of Housing and Community Development TCAC



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

Project Site: 1814-1820 Ogden Drive, zoned NBMU

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, January 25, 2021 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (669) 900-6833:

Meeting ID: 881 4853 7059 Passcode: 505684

Description: Application for Environmental Review, Lot Merger, Design Review, Conditional Use Permit for Tandem Parking and Use of Parking Stackers, and Condominium Permit for a New 6-Story, 90-Unit Condominium Building.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: January 15, 2021

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame - Public Hearing Notice

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

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.

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

1814-1820 Ogden Drive
500' noticing
APN #s: 025-121-110 & 025-121-120

