

## **Minutes & Response Letter**

- December 14, 2020 Planning Commission Minutes
- Applicant's Response Letter (summary of changes since DSR Study Meeting), dated February 9, 2021
- November 12, 2019 Planning Commission Minutes



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, December 14, 2020

7:00 PM

Online

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- b. 1868-1870 Ogden Drive, zoned NBMU - Public Comment on a Draft Environmental Impact Report for an application for Design Review, Conditional Use Permit for tandem parking, and Condominium Permit for a new 120-unit, 6-story condominium building. (Levy Design Partners, applicant and architect; Green Banker LLC, property owner) (360 noticed) Staff Contact: Catherine Keylon

*All Commissioners have visited the project site. There were no ex-parte communications to report.*

*Planning Manager Hurin provided an overview of the staff report.*

*Questions of staff:*

> *It might be a typographical error, but on the project summary on sheet four in the packet, in the middle of the second paragraph from the bottom says: "three units, five percent, will be below market rate." That's more than three for 120 units, isn't it? Somewhere in here I saw six. (Hurin: We'll make note and have the project planner clarify that as it comes back.)*

> *Will we be hearing from the applicant? (Hurin: No, this is just a time to take any public comments, so no need to hear from the applicant or no presentation is necessary from the applicant. We can just check to see if there's public that would like to comment on the draft EIR.)*

*Toby Levy, Levy Design partners represented the applicant.*

*Chair Tse opened the public hearing.*

*Commission Questions/Comments:*

> *There were no questions or comments.*

*Public Comments:*

> *There were no public comments.*

*Chair Tse closed the public hearing.*

*Commission Discussion/Direction:*

> *We have to consider carefully the various criteria for any potential historic structure. For this one, we're asked to consider criterion A: historic events that took place with this building. Personally don't think it's the building itself, the bricks and mortar, that caused or contributed to the struggles of the UFW. The struggles of the history would have occurred in whatever building the teamsters occupied. That's where the protesters would have gone and the struggles would have occurred. The building being demolished, yes, we have to consider it in terms of CEQA, but demolishing the building, won't cause us to forget or diminish the memory of Cesar Chavez and Dolores Huerta or any of the stories of the UFW. For example, at the relocation camps in the San Joaquin Valley, they may not be architecturally significant as structures and they may not be iconic, but it's the actual wood and timber that is significant to the struggles of the relocated Japanese-Americans. That's contrary to this case, again, it's not the specifics of this building that represent the struggles of the UFW and the difficulties between that organization,*

protesters and the teamsters. So we won't lose the memory of that era.

> Question regarding the utilities and service system, in the section on water, it says Burlingame water demand between 2011 and 2015, was about 76% of our allotted amount. If you go further into that on page 4.3-126 under the urban water management planning act, it says this plan is required to be updated every five years. The point is we've been approving a lot more housing over the last couple of years and haven't seen or it doesn't appear in this draft that there is a current urban water management plan and we're required to have one. It would be imperative that we have that updated plan from the powers to be in the city so we know where we are. We're obviously in a drought and don't know where we're going right now. That's something to think about. Still in the utilities area on electric power, natural gas and telecommunications facility, it says existing gas and telecommunication line would serve the project, however, they may be upgraded if necessary. We have a new ordinance that applies to this project that natural gas is not to be provided. Does this mean this project or building is entirely electric and will the electric period be able to handle the load of 120 units? Asking specifically about this project because we have it in front of us, but mainly because we've been approving a lot more housing and there's a lot of development going on in Burlingame, so want to make sure that our grid can handle it and our water system and sewer system can handle it and that we're not overburdening the infrastructure we already have.

> Understanding that the UFW occupied this building and as my fellow commissioner mentioned, it's not particularly the building, but the entity that was there and the work done in the building. Is there some sort of remembrance, monument or something? Is this the venue we can actually request that the applicant look at something like that to add to the memory of this location for the teamsters, for the UFW?

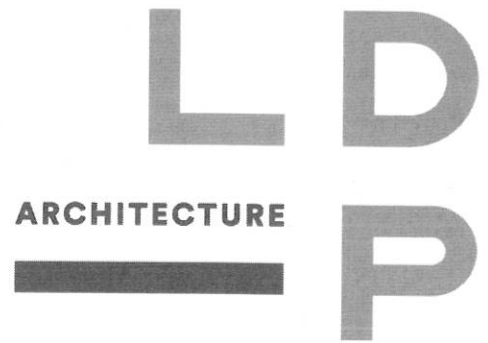
Hurin: Through the chair, my understanding is there's a proposed monument or dedication. I don't know what the specifics or the details of what's being proposed. I believe that's incorporated into the project and you'll see those details when it comes back for action.

> Wanted to address transportation, 4.3.17. Noting there are four schools in the immediate area, Spring Valley Elementary, Mills High both of those in Millbrae and then on Trousdale Drive and Cassata there's Franklin Elementary and Burlingame Intermediate School. Realized some concerns of all the trucks and movement of large vehicles during the very heavy part of the day in the mornings and in the afternoons when school is going into session and being released as well as not only car movement and trucks, but pedestrian, very heavy pedestrian flow around these four sites at that time. Will the traffic control plan consider the aspects of the schools and all the number of people that would be on the roads in the morning and afternoon around the building and the end of the school day?

Chair Tse opened the public hearing.

> (Levy: Yes, I did want to reinforce what the Planning Manager said, that we had worked with the planner and we proposed a marker. We're redesigning our plaza so the UFW, the teamsters and the event will be more greatly highlighted than it is presently since you would never know it happened there. So that from the start was our intention with our public plaza that we're creating.)

Chair Tse closed the public hearing.



## Memorandum

**PROJECT:** 1868 Ogden Drive  
Burlingame, CA 94010

**DATE:** 09 February 2021

### Narrative of Changes

- Interior courtyard changes: orientation of the central units facing east, were flipped for better solar orientation; visible on floor plans sheets A2.2, A2.3, A2.4, A2.5, A2.6, and A2.7. Also visible on the courtyard elevation on sheet A3.3.
- Minor window adjustment at the sides and rear of the building; visible on sheets A3.1 & A3.2
- Interior corridor design modifications, recessed unit door entries; visible on floor plans sheets A2.2, A2.3, A2.4, A2.5, A2.6, and A2.7.
- Incorporation of historical sign marker at floor plans and elevations. This is visible on the floor plan A2.1, exterior elevation A3.1, and in the landscape drawings L2.2.

Thank you,  
Franco Zaragoza



**Franco Zaragoza**  
Principal

Levy Design Partners  
90 South Park San Francisco CA 94107  
415.777.0561 [ldparchitecture.com](http://ldparchitecture.com)



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Tuesday, November 12, 2019

7:00 PM

Council Chambers

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- c. 1868-1870 Odgen Drive, zoned NBMU - Application for Environmental Review, Design Review, Conditional Use Permit for tandem parking, and Condominium Permit for a new 120-unit, 6-story condominium building. (Levy Design Partners, applicant and architect; Green Banker LLC, property owner) (363 noticed) Staff contact: Catherine Keylon

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

*Community Development Director Gardiner provided an overview of the staff report.*

*Questions of staff:*

> *What is the rent for a unit in this income range? (Gardiner: Varies with household size, but is based on 30% of household income.)*

*Chair Comaroto opened the public hearing.*

*Toby Levy, Levy Design Partners, represented the applicant.*

*Commission Questions/Comments:*

> *Architecture is handsome.*

> *Is there a way to make the front of the plaza less walled-off so it looks more inviting for passers-by to utilize the plaza? It does not look like public plaza. Make it more porous? (Levy: Idea is to make it open and welcoming. Previous design had more hardscape, but could not reach the 60% landscape requirements. Site furniture is meant to be inviting.) Could take some of the ground cover, shift it to the back and make it more porous from the sidewalk.*

> *Regarding the tandem parking, will some units not be able to have independent parking spaces? (Levy: Intention is for each unit to have an independently-accessible parking space.)*

> *Is there guest parking that is available for the community space? (Levy: Is meant to be used by the community, but has little to do with its use. Does not have parking, prefers to not have non-residents parking inside the garage. Community space is meant to be used by people in the area.)*

> *Bike parking? (Levy: Parking in plaza, and a bike room. Consistent with bike parking requirements.)*

> *Package delivery? (Levy: Accommodated in lobby, and package room.)*

> *Where would delivery trucks park? Street is full in terms of parking, would need to double-park. (Levy: Could park in driveway.) Consider a turn-out or a 10-minute space in the front. (Levy: Reluctant to take parking off the street.)*

> *Has there been a traffic study? (Levy: Will have a traffic study.)*

> *Trash room has doors swinging out. How will they function and how will the garbage will be accessed? (Levy: Has met with Recology and verified the trash room layout.)*

> *What is going on with the wall between the lobby and the community space? (Levy: Idea is for the courtyard to continue into the center of the building.) Could be a spot for resolution.*

*Public Comments:*

*John Fullen, 1901 Garden Drive: Lives in area, chose to live close to BART. Wants to talk about more*

units rather than parking. Would encourage more units, is a wasted opportunity. Could be an opportunity to partner with school district for microunits. Community space is a great idea, runs community drill for surrounding apartments, would be great to have a place to meet. Design is great, would like to add more to fight the housing crisis.

Chair Comaroto closed the public hearing.

Commission Discussion:

- > Provides desperately needed housing.
- > Likes the approach with the courtyard solution, allows it to break down the scale of what could otherwise be a large project.
- > Plaza is fantastic, community room is fantastic with how it sits on the plaza.
- > Has some work to do with the architecture, does not yet hang together, maybe trying too hard or breaking itself down too much. There is a lot going on and needs to iterate some more.
- > This is the area designated for more housing but needs to be well planned. Would like to have further work on the plaza. Could have organized activities use the space, maybe even some cubicle rooms.
- > Would like to see the tandem parking work so each unit has access to a legitimate parking stall.
- > Could designate space in the driveway for a delivery van, 19-foot wide gate would allow cars to go around. Preferable to creating a time-limiting space on the street.
- > Good opportunity for public benefit to make use of space on the ground floor.
- > Would like the front entry way to be something special, would have liked to see a water feature. Should be more inviting.
- > Plaza and community room could mesh a bit better.
- > The two-story wall covering parking garage on the west elevation could be difficult. Maybe more variation.

There was no action, as the application will return on the Regular Action Calendar once the environmental review has been completed.

# Application Materials

- Application to the Planning Commission
- Project Summary, dated July 25, 2019
- NBMU Project Summary Checklist
- CAP (Climate Action Plan) Consistency Checklist
- Conditional Use Permit Application for Tandem Parking Configuration – C.S. 25.40.050(d)
- Tentative Parcel Map



# 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](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

PROJECT ADDRESS: 1868 Ogden Drive  
ASSESSOR'S PARCEL # (APN): 025-121-190  
ZONING: NBMU (TIER 3)

PROJECT DESCRIPTION  
New construction of a privately funded 6-story building under tier 3 development standards for the North Burlingame Mixed-Use (NBMU) District-120 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 3,400-sq.ft.  
3. Cultural arts space (community space) 1,600 sq.ft.

APPLICANT INFORMATION

PROPERTY OWNER: [Redacted]  
ARCHITECT/DESIGNER: Levy Design Partners  
ADDRESS: 90 South Park, San Francisco, CA 94107  
PHONE: 415-777-0561  
E-MAIL: Toby@levydesignpartners.com  
BURLINGAME BUSINESS LICENSE #: #28317

\*FOR PROJECT REFUNDS\* - Please provide an address to which to all refund checks will be mailed to:  
[Redacted]

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
PROPERTY OWNER: [Redacted] DATE: 7/25/19

I AM THE PROPERTY OWNER AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE CITY OF BURLINGAME.

PROPERTY OWNER'S SIGNATURE: [Redacted] DATE: 7/24/19

### AUTHORIZATION TO REPRODUCE

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 TSL (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

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

RECEIVED  
JUL 25 2019  
CITY OF BURLINGAME

DATE RECEIVED:

STAFF USE ONLY



**1868 Ogden Project Summary**

25 July 2019

APN 025-121-190  
Lot size: 39,138sf (.898 acres)

Tier 3 under NBMU Development Standards

Density 140units/acre

Allowed: 126 Units

Proposed: 120 units

Allowed height 75'

Proposed height 65'-0" to top of Roof; 68' measured to top of parapet

FAR: per required setbacks

Front Set back; 10' as per recorded easement on Title; see exception in table 25.40-3  
See C0.2

Side 10' required and provided

Rear 15' required and provided

Lot Coverage: 80% allowed; 71.3% proposed (27,924sf)

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. Cultural Arts Space;

Our vision for the Plaza and Cultural Arts Space of the Community Benefits work together. The open space in front of the building is designed as an inviting accessible public 3400sf plaza with seating, planting, with a second layer of trees, behind the street trees. It will be a lovely addition to the street scape, with smaller seating areas and gathering spaces. Off this plaza is the entry plaza of 730sf between the residential entry and the Cultural Arts Space. The Entry court is directly in line with the courtyard of our building, allowing more sunlight and feeling of openness and greenery above. The 1600 sf community art space is the prominent element at street level, with its 12' ceiling height and storefront. The residential lobby entry is designed to be secondary to the Community Space. The Community Space would be available for flexible programming for city programs or departments, such as an ancillary neighborhood library space or as a rental facility under Park and Rec, a location for an afterschool enrichment program or a place for neighborhood meetings. The project has its own community room on the second floor off the podium courtyard.



**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](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

RRMU ZONING DISTRICT     NBMU ZONING DISTRICT

1868 Ogden Drive 025-121-190

PROJECT ADDRESS ASSESSOR'S PARCEL # (APN)

CONDOMINIUM     APARTMENT

120 # OF PROPOSED RESIDENTIAL UNITS 0 COMMERCIAL SQ. FT.

149,877(gsf) TOTAL PROPOSED SQ. FT. 1,600 sf OTHER USE(S) SQ. FT.

COMMUNITY BENEFITS BONUSES

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



# CAP Consistency Checklist Submittal Application

This checklist helps determine whether new development is consistent with the City of Burlingame’s 2030 Climate Action Plan Update (CAP) and may provide a streamlined review process for projects undergoing CEQA review.

Projects that are consistent with the CAP by implementing all applicable CAP measures (as demonstrated using this Checklist) may rely on the CAP for the impact analysis of GHG emissions, as allowable under CEQA. Projects not consistent with the CAP should prepare a project-specific GHG analysis, including a qualitative/quantitative analysis of project GHG emissions and identification appropriate mitigation measures.

The Checklist applies to projects 10,000 sq. ft. and higher and/or ten units or more. To be consistent with Burlingame’s CAP, projects must be consistent with the City’s General Plan and must address each of the CAP measures listed below as feasible and appropriate for the project.

Burlingame Climate Action Plan, <https://www.burlingame.org/departments/sustainability/>

Burlingame General Plan, <https://www.burlingame.org/departments/planning/>

### Project Information

Project Name: \_\_\_\_\_

Property Address: 1868 Ogden Drive, Burlingame, CA 94010

Applicant Name: Stanley Lo Applicant Company: \_\_\_\_\_

Applicant Phone: [REDACTED] Email: [REDACTED]

If a consultant was used to complete this checklist complete the following:

Consultant Name: Franco Zaragoza Consultant Company: Levy Design Partners

Consultant Phone: 415-777-0561 Email: franco@levydesignpartners.com

Briefly describe the proposed project: New construction of a privately funded 6-story condominium building under Tier 3 development standards for the North Burlingame Mixed Use District. Providing 120 residential units with ground floor and basement parking, on-site inclusionary housing and community benefits. The community benefits include affordable housing at 5% for low-income households, a public plaza, and a cultural arts space.

Project size (sq. ft. or acres): Lot Size: 39,138 SF

Identify all applicable proposed land uses:

- Single-family Residential (# of units): \_\_\_\_\_
- Multi-family Residential (# of multi-family units): 120 Units
- Commercial (total square footage): \_\_\_\_\_
- Industrial (total square footage): \_\_\_\_\_
- Other (describe): \_\_\_\_\_

### CAP Consistency

<p><b>Consistency with General Plan:</b> Project’s inconsistent with the General Plan’s land use and zoning designations cannot use this Checklist to streamline the project’s GHG analysis under CEQA and will have to conduct a project-specific GHG analysis during CEQA review and incorporate the CAP measures listed below into the project as applicable.</p>	<ol style="list-style-type: none"> <li>Is the proposed project consistent with the General Plan’s land use and zoning designations? <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> </ul> </li> <li>If no, please explain:</li> </ol>
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## CAP Measures

<p><b>Mixed Use Development and Transit-Oriented Infill Development, and Transit Supportive Land Use:</b> The City shall facilitate and encourage mixed-use and high-density residential development near major transit nodes.</p>	<ol style="list-style-type: none"><li>1. Is the project within a half mile of BART, Caltrain or other major transit station? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li><li>2. List which stations: Millbrae Bart Station (.45miles away)</li><li>3. What is the project's walkscore (<a href="http://www.walkscore.com">www.walkscore.com</a>)? Walk Score of 87</li></ol>
<p><b>Transportation Demand Management (TDM):</b> The City shall require new multi-unit residential developments of 10 units or more and commercial developments of 10,000 sq. ft. or more to incorporate TDM strategies that reduce vehicle miles traveled (VMT) by 20%. TDM measures may include but are not limited to: shuttles, carpool, transit incentives, and car and/or bike share programs. Residential projects of 100 units or more and commercial projects of 100,000 sq. ft. or more shall have a designated TDM coordinator and provide a report to city staff annually on the effectiveness of the TDM plan.</p> <ul style="list-style-type: none"><li>▪ GreenTRIP: <a href="http://www.transformca.org/landing-page/greentrip">http://www.transformca.org/landing-page/greentrip</a></li><li>▪ City/County Association of Governments of San Mateo County, <a href="http://ccag.ca.gov/programs/transportation-programs/transportation-demand-management/">http://ccag.ca.gov/programs/transportation-programs/transportation-demand-management/</a></li><li>▪ City of San Francisco TDM Tool, <a href="https://sfplanning.org/resource/transportation-demand-management-tdm-tool">https://sfplanning.org/resource/transportation-demand-management-tdm-tool</a></li></ul>	<ol style="list-style-type: none"><li>1. Will the project have a TDM program that meets the 20% reduction in VMT when compared to standard ITE trip generation rates? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li><li>2. Briefly describe the project's TDM Plan:</li></ol>
<p><b>Complete Streets:</b> The City shall develop a well-connected network of Complete Streets that can move all modes safely, efficiently, and comfortably to promote efficient circulation, public health, and safety. Complete Street infrastructure improvements include, but are not limited to: bike lanes, traffic calming measures, signal timers, and street narrowing.</p>	<ol style="list-style-type: none"><li>1. Will the project include pedestrian, transit, or cycling improvements to streets, such as, sidewalk improvements, traffic calming, bike lanes, or shuttle stops? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li><li>2. If yes, describe the project's Complete Streets measures or why such measures are not included: The project will be promoting the public realm by providing a public plaza that will be directly accessible from the right-of-way via sidewalk access. This plaza is creating a widening of public realm with bicycle parking and pedestrian seating zones.</li></ol>

<p><b>Electric Vehicle Infrastructure and Initiatives:</b> The City shall support the electric vehicle network by incentivizing use of electric vehicles and installations of charging stations. The City requires the following EV infrastructure in new developments:</p> <ul style="list-style-type: none"> <li>▪ Residential 1-3 stories: (1) Level 2 outlet and (1) Level 1 outlet</li> <li>▪ Multifamily &lt; 20 units: (1) Level 2 outlet/dwelling</li> <li>▪ Multifamily &gt; 20 unites: 25% Level 2 outlet/dwelling; 75% Level 1 outlet/dwelling</li> <li>▪ Office: 10% Level 2 stations; 10% Level 1 outlet; 30% Level 2 outlets or capable</li> <li>▪ Commercial: 6% Level 2 stations; 5% Level 1 outlet; (1) fast charger per 100 spaces</li> </ul>	<ol style="list-style-type: none"> <li>1. Will the project comply with the City’s EV charging station requirements?   <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>2. Is the project utilizing any EV charging grant opportunities (e.g., from PCE or the BAAQMD)?   <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>3. List the number of EV stations and details on grants received:</li> </ol>
<p><b>Parking Pricing, Parking Requirements, and Creative Parking Approaches:</b> The City shall require all new non-residential developments to reduce parking spaces by 20% below the ITE or other reputable parking source requirements. The City shall promote and support creative approaches to parking including, but not limited to, parking lifts, shared parking, and unbundling of parking to encourage alternative transportation and less driving.</p>	<ol style="list-style-type: none"> <li>1. Will the project include strategies to reduce parking demand?   <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>2. Describe the project’s parking strategies: The project will be providing space saving techniques to reduce the footprint and impacts of a larger parking structure to accommodate the city required parking numbers. We will be utilizing parking tandem spaces to assist with spatial implications.</li> </ol>
<p><b>Burlingame Shuttle Service:</b> The City shall Increase the use of available shuttles in Burlingame by improving signage, outreach, and coordination.</p> <ul style="list-style-type: none"> <li>▪ Shuttle map:  <a href="https://www.burlingame.org/departments/sustainability/shuttles.php">https://www.burlingame.org/departments/sustainability/shuttles.php</a></li> </ul>	<ol style="list-style-type: none"> <li>1. Is the project located near a shuttle station?   <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>2. If yes, how will shuttle information be distributed to occupants? The project is very close to the North Burlingame route and a shuttle station that is less than ¼ mile away. The HOA will ensure proper communication to the building occupants of its closeness and proximity to this service.</li> </ol>
<p><b>Electrification of Yard and Garden Equipment:</b> The City shall support the use of electric yard and garden equipment and move away from gasoline powered landscape equipment.</p> <ul style="list-style-type: none"> <li>▪ Zero-emission landscaping equipment:  <a href="https://ww2.arb.ca.gov/our-work/programs/zero-emission-landscaping-equipment">https://ww2.arb.ca.gov/our-work/programs/zero-emission-landscaping-equipment</a></li> </ul>	<ol style="list-style-type: none"> <li>1. Will the project be using electric landscape equipment?   <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>2. If yes, describe the landscape equipment that will be used:</li> </ol>
<p><b>Construction Best Management Practices:</b> The City shall require construction projects to implement the Bay Area Air Quality Management District’s Best Practices for Construction (BAAQMD BMPs) to reduce dust and exhaust pollution; and encourage projects to use available electrically-powered construction equipment.</p>	<ol style="list-style-type: none"> <li>1. Will the project comply with the BAAQMD BMPs?   <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>2. Will the project utilize any electric construction equipment?   <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>3. If yes, describe what electric equipment will be used:</li> </ol>

<p><b>Green Building Practices and Standards:</b> The City shall encourage new developments to comply with voluntary CALGreen measures that reach beyond the current state code requirements, such as Tier 1 and Tier 2 energy efficiency provisions.</p>	<ol style="list-style-type: none"> <li>1. Will the project meet CALGreen voluntary tiers or other green building elements that reach beyond CALGreen requirements?  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>2. If yes, describe the green building elements beyond CALGreen: We will be providing a cool roof material, 15% minimum over Title 24, quality insulation installation site inspections, utilizing fly ash where possible at the concrete, and flooring to be installed shall comply with VOC emissions,</li> </ol>
<p><b>Energy Efficiency:</b> The City shall encourage major remodel projects to comply with voluntary CALGreen measures that reach beyond the current state code requirements.</p>	<ol style="list-style-type: none"> <li>1. Is the project a remodeling project?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>2. If yes, will it include green building elements beyond CALGreen?  <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>3. If yes, describe the green building elements beyond CALGreen:</li> </ol>
<p><b>Peninsula Clean Energy ECO100:</b> The City shall encourage community members to enroll in ECO100 to support GHG free renewable energy.</p> <ul style="list-style-type: none"> <li>▪ <a href="https://www.peninsulacleanenergy.com/opt-up/">https://www.peninsulacleanenergy.com/opt-up/</a></li> </ul>	<ol style="list-style-type: none"> <li>1. Will the project enroll in ECO100?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>2. If no, describe how the project will encourage occupants to enroll in ECO100?</li> </ol>
<p><b>Residential Solar Power:</b> The City shall encourage homeowners (and commercial developments) to install solar power systems.</p>	<ol style="list-style-type: none"> <li>1. Does the project include a solar power system?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>2. If yes, describe the project's solar power system; and if no, explain why not:</li> </ol>
<p><b>Alternatively-Powered Residential Water Heaters:</b> The City shall support the use of solar or electrically powered water heaters in place of traditional gas powered heaters in residential developments.</p>	<ol style="list-style-type: none"> <li>1. Does the project include alternatively-powered water heaters?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>2. If yes, describe the project's heater; and if no, explain why not:</li> </ol>

<p><b>Water Conservation for New Residential Developments:</b> The City shall require new residential developments to use Energy Star rated dishwashers and clothes washers; use low-flow faucets, shower heads, and toilets; and encourages the use of grey water systems for outdoor use. The City shall encourage all developments to include water conservation elements that reach beyond CALGreen requirements, such as efficient landscaping and drip irrigation.</p>	<ol style="list-style-type: none"> <li>1. Will the project comply with the City's water conservation requirements for new residential developments?  ■ Yes <input type="checkbox"/> No</li> <li>2. Describe any water conservation elements beyond CALGreen: The project will be providing drought tolerant native plantings, that will use drip irrigation, and the project will use water sense plumbing fixtures.</li> </ol>
<p><b>Zero Waste:</b> The City shall reduce the amount of organic and recyclable materials going to the landfill and increase the City's waste diversion rate. Zero Waste Resources:</p> <ul style="list-style-type: none"> <li>▪ SF Environment Zero Waste Toolkit for Households and Tenants, <a href="https://sfenvironment.org/article/residential-recycling-and-composting/zero-waste-toolkit-for-households-and-tenants">https://sfenvironment.org/article/residential-recycling-and-composting/zero-waste-toolkit-for-households-and-tenants</a></li> </ul>	<ol style="list-style-type: none"> <li>1. Will the project include facilities for recycling and composting?  ■ Yes <input type="checkbox"/> No</li> <li>2. Describe the project's composting and recycling strategies: The project will be providing trash chute(s) with recycle and compost designation for sorting and proper collecting of these items; all residents will have access to these chutes and trash collection areas.</li> </ol>
<p><b>Increase the Public Tree Population:</b> The City shall increase the number of trees in Burlingame.</p>	<ol style="list-style-type: none"> <li>1. Will the project remove any trees?  ■ Yes <input type="checkbox"/> No</li> <li>2. List the number of trees planted and/or removed:  Removing (13) non-protected trees and (1) protected tree. Planting (22) 24" box trees and (1) 15 gallon can tree.</li> </ol>



**CITY OF BURLINGAME  
CONDITIONAL USE PERMIT APPLICATION**

RECEIVED

OCT 15 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

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 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 spaces within our building garage parking. The proposed project will conform to required amount parking spaces with the use of tandem 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 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 parking affect the exterior of the building.





## **Informational Materials**

- San Mateo County Income Limits 2020
- Notice of Availability of Draft EIR and Notice of Completion of DEIR – Mailed & Published November 23, 2020

## 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

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



## COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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

**Date:** November 23, 2020

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

**From:** City of Burlingame, Community Development Department

**Subject:** Notice of Availability of a Draft Environmental Impact Report for the 1868 Ogden Drive Project

**Project Description:** The City of Burlingame has completed a Draft Environmental Impact Report (EIR) for the proposed 1868 Ogden Drive Project (proposed project) in the City of Burlingame (City). The project proposes to redevelop a 0.89-acre parcel within the City at 1868 and 1870 Ogden Drive with a new residential building. All existing features associated with the project site would be removed, including the existing one-story office building. The project would include construction of a six-story, 69-foot-high residential building with 120 residential units and 150 parking spaces on two levels (one below grade and one at grade). Six of the residential units would be below-market-rate (BMR) units. The project would also include a public plaza, common open space, and private open space. In addition, the project would include 81 bicycle parking spaces for residents, and 12 bicycle parking spaces for guests. The basement of the proposed building would include vehicle and bicycle parking; the ground floor would include vehicle and bicycle parking, a lobby, a community space, and a public plaza. The second floor would include residential units, a residential community space, and a podium. The third floor would include residential units and a common deck. The fourth to sixth floors would include residential units.

**Project Location:** The proposed project is located on one parcel within the northern portion of the City of Burlingame, in San Mateo County. The parcel, Assessor's Parcel Number 025-121-190, is located on the east side of Ogden Drive, near the intersection of Ogden Drive and Murchison Drive at 1868 and 1870 Ogden Drive.

**Environmental Effects:** The Draft EIR has identified that the proposed project would a significant and unavoidable impact on a historical resource. The Draft EIR has also identified that proposed project would result in impacts that could be mitigated to a less-than-significant level to the following environmental resources: air quality, biological resources, archaeological/tribal cultural resources, geology/soils (paleontological resources), noise, and transportation. The Draft EIR has also identified that proposed project would result in less-than-significant impacts or no impact to the following environmental resources: aesthetics, agricultural and forest resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire. The Project would not be located on a site that is included on a list of

# CITY OF BURLINGAME

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



## COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

PH: (650) 558-7250

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hazardous materials sites pursuant to Government Code Section 65962.5.

### Review Period:

The Draft EIR is available for a 49-day public review and comment period beginning on **Monday, November 23, 2020** and ending on **Monday, January 11, 2021**. A Notice of completion of the Draft EIR has been submitted to the State Clearinghouse. The Draft EIR is available for review at the City's website ([https://www.burlingame.org/business\\_detail\\_T54\\_R136.php](https://www.burlingame.org/business_detail_T54_R136.php)) and at the Burlingame Community Development Department, Planning Division at the address below. Because of the current COVID-19 social-distancing requirements, including the order from San Mateo County to adhere to such requirements, a copy of this Draft EIR is available for public review at the address listed below by appointment only. To schedule an appointment, email Catherine Keylon at [ckeylon@burlingame.org](mailto:ckeylon@burlingame.org).

City of Burlingame  
Community Development Department Planning Division  
501 Primrose Road  
Burlingame, CA 94010

Readers are invited to submit written comments on the adequacy of the document (i.e., does the Draft EIR identify and analyze the possible environmental impacts and recommend appropriate mitigation measures? Does it consider and evaluate a reasonable range of alternatives?).

Please include your name and contact information, and direct your response to this Notice of Availability to:

Catherine Keylon, Senior Planner  
City of Burlingame, Community Development Department  
501 Primrose Road  
Burlingame, CA 94010  
Phone: (650) 558-7252  
Email: [ckeylon@burlingame.org](mailto:ckeylon@burlingame.org)

### Public Hearing:

The Planning Commission will hold a public hearing to obtain additional comments from the community. The Planning Commission hearing for this Draft EIR has been tentatively scheduled on December 14, 2020 at 7:00 P.M. Pursuant to social distancing guidelines which discourage large public gatherings, it is anticipated that the Planning Commission will be held via Zoom, a teleconference platform.

To access the meeting by computer:  
Go to [www.zoom.us/join](http://www.zoom.us/join)  
Meeting ID: 864 6479 6708  
Passcode: 518849

To access the meeting by phone:  
Dial 1-669-900-6833  
Meeting ID: 864 6479 6708  
Passcode: 518849

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** 1868 Ogden Drive Project

Lead Agency: City of Burlingame Contact Person: Catherine Keylon, Senior Planner  
 Mailing Address: 501 Primrose Road Phone: (650) 558-7252  
 City: Burlingame Zip: 94010 County: San Mateo

**Project Location:** County: San Mateo City/Nearest Community: Burlingame  
 Cross Streets: Ogden Drive and Murchison Drive Zip Code: 94010  
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ' 38 " N / 122 ° 23 ' 15 " W Total Acres: 0.89 acre  
 Assessor's Parcel No.: 025-121-190 Section: -- Twp.: -- Range: -- Base: --  
 Within 2 Miles: State Hwy #: US 82, US 101, SR 280 Waterways: SF Bay, Mills Creek, San Andreas Lake  
 Airports: SFO Railways: Caltrain, BART Schools: Burlingame School District

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 120 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

North Burlingame Mixed-Use (NMBU) Zone

**Project Description:** (please use a separate page if necessary)

All existing features associated with the project site would be removed, including the one-story office building. The project would include construction of a six-story, 69-foot-high residential building with 120 residential units and with 150 parking spaces located at two levels (one below-grade and one at-grade). The project would also include a public plaza, common open space, and private open space.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date July 10, 2020 Ending Date August 10, 2020

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>Levy Design Partners, Inc</u>
Address: <u>201 Mission Street, Suite 1500</u>	Address: <u>90 South Park</u>
City/State/Zip: <u>San Francisco / CA / 94105</u>	City/State/Zip: <u>San Francisco / CA / 94107</u>
Contact: <u>Leo Mena</u>	Phone: <u>415-777-0561</u>
Phone: <u>415-677-7170</u>	

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Signature of Lead Agency Representative: \_\_\_\_\_

Date: July 10, 20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.