



# 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.**



# 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

1868 Ogden Drive  
PROJECT ADDRESS 025-121-190 NBMU (TIER 3)  
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: 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 Levy Design Partners LLC  
PHONE [REDACTED] E-MAIL [REDACTED]

ARCHITECT/DESIGNER  APPLICANT?  
415-777-0561 90 South Park, San Francisco, CA 94107  
ADDRESS  
PHONE Toby@levydesignpartners.com  
#28317 E-MAIL  
BURLINGAME BUSINESS LICENSE #  
FOR PROJECT REFUND [REDACTED]

AFFIDAVIT OF OWNERSHIP

I HEREBY KNOW THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT [REDACTED] PROPERTY OWNER [REDACTED] DATE 7/25/19

I AM AUTHORIZED TO HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING DIVISION.

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)

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OCT 15 2019

CITY OF BURLINGAME  
 CDD-PLANNING DIV.

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.

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).

COMMUNITY BENEFITS BONUSES

**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



**CITY OF BURLINGAME  
CONDITIONAL USE PERMIT APPLICATION**

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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.

## 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

## 2020 San Mateo County Income Limits

as determined by HUD, State of CA, HCD, and County of San Mateo

Income limits effective 04/01/2020.

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

HUD-defined Area Median Income \$143,100 (based on household of 4). State median \$174,000 (household of 4), due to hold harmless policy.

Income Category	Income Limits by Family Size (\$)								NOTES
	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	
HOME Limit (60% AMI) *	\$ 73,080	\$ 83,520	\$ 93,960	\$ 104,400	\$ 112,800	\$ 121,140	\$ 129,480	\$ 137,820	
HERA Special VLI (50% AMI) ***	\$ 60,900	\$ 69,600	\$ 78,300	\$ 87,000	\$ 94,000	\$ 100,950	\$ 107,900	\$ 114,850	See Note regarding HERA for FY2020***
HERA Special Limit (60% AMI) ***	\$ 73,080	\$ 83,520	\$ 93,960	\$ 104,400	\$ 112,800	\$ 121,140	\$ 129,480	\$ 137,820	See Note regarding HERA for FY2020***
Low (80% AMI) *	\$ 97,440	\$ 111,360	\$ 125,280	\$ 139,200	\$ 150,400	\$ 161,520	\$ 172,640	\$ 183,760	
State Median (100% AMI)	\$ 121,800	\$ 139,200	\$ 156,600	\$ 174,000	\$ 188,000	\$ 201,900	\$ 215,800	\$ 229,700	

Income Category	SRO **	Maximum Affordable Rent Payment (\$)			
		Studio	1-BR	2-BR	3-BR
Extremely Low *		\$ 913	\$ 978	\$ 1,174	\$ 1,357
Very Low *		\$ 1,522	\$ 1,631	\$ 1,957	\$ 2,262
Low HOME Limit *	\$ 1,648	\$ 1,411	\$ 1,511	\$ 1,813	\$ 2,095
High HOME Limit (65%)*	\$ 1,648	\$ 1,963	\$ 2,105	\$ 2,528	\$ 2,911
HERA Special VLI (50% AMI) ***		HERA Spec. Rents - Go to <a href="http://www.treasurer.ca.gov/ctcac/2018/supplemental.asp">www.treasurer.ca.gov/ctcac/2018/supplemental.asp</a>			
HERA Special Limit (60% AMI) ***		\$ 2,436	\$ 2,610	\$ 3,132	\$ 3,620
Low**		\$ 2,197	\$ 2,720	\$ 3,339	\$ 4,365
HUD Fair Market Rent (FMR)		\$ 3,044	\$ 3,262	\$ 3,914	\$ 4,524
Median **					\$ 5,046

effective 6/01/2020; 2020 HOME Limit  
effective 6/01/2020; 2020 HOME Limit

CA Tax Credit Rent limits for Low and Median Income Group  
HUD-published Fair Market Rents  
CA Tax Credit Rent limits for Low and Median Income Group

### NOTES

\* Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.

\*\* CA Tax Credit Rent Limits for Low and Median Income Group

\*\*\*

For San Mateo County, the Housing & Economic Recovery Act of 2008 (HERA) & the HUD 2010 HOME hold-harmless provision permit multifamily tax subsidy projects (MTSPs) & HOME projects placed in service before 1/1/2009 to continue to use HOME/tax credit/tax exempt bond rents based on the highest income levels that project ever operated under. Once these units are placed in service, the rents will not adjust downward should HUD establish lower incomes/rents in any subsequent year. Marketing of vacant units should be targeted to the current year's income schedule. However, HUD's Section 8 income limits are larger than those defined by Section 3009(e)(2)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289). Therefore, for FY2018 no special income limits are necessary.

\*+ SROs with -0- or 1 of the following - sanitary or food preparation facility in unit; if 5+ SRO HOME-assisted units, then at least 20% of units to be occupied by persons with incomes up to 50% AMI.



**OTHER NOTES (generic)**

- Maximum affordable rent based on 30% of monthly income and all utilities paid by landlord unless further adjusted by HUD. Utility allowances for tenant-paid utilities may be established by Housing Authority of County of San Mateo Section 8 Program.  
High HOME Limit rent set at lower of: (a) 30% of 60% AMI, or (b) FMR (HUD Fair Market Rent).  
For 2011, the FMR for Studio is the lower rent.

- Rent Calculations - The following is the assumed family size for each unit: Studio:1 person 1-BR:1.5 persons 2-BR:3 3-BR: 4.5 4-BR:6

- Table below provides rent guidance on appropriate income schedule to use:

Placed in Service Date	Maximum Inc. Limits Schedule
On or before 12/31/2008	2018 HERA Special
1/1/2009 to 5/13/2010	2009
5/14/2010 - 5/31/2011	2012
6/1/2011 - 11/30/2011	2012
12/01/2011 - 11/30/2012	2012
12/01/2012 - 12/17/2013	2013
12/18/2013 - 03/05/2015	2014
03/06/2015 - 03/27/16	2015
03/28/2016 - 4/14/2017	2016
04/14/2017 to 3/31/18	2017
4/01/2018 - 3/31/2019 to present	2018
4/01/2019 to 4/01/2020	2019
4/01/2020 to present	2020

Rent schedules at [https://www.huduser.gov/portal/pdrdatas\\_landing.html](https://www.huduser.gov/portal/pdrdatas_landing.html) for additional information as well as the various income schedules. Please also refer to [www.treasurer.ca.gov/ctcac/2018/supplemental.asp](http://www.treasurer.ca.gov/ctcac/2018/supplemental.asp)

# 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

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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

<b>SCH # 2020070230</b>
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**Project Title:** 1868 - 1870 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

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: Energy/GHG/Wildfire

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

North Burlingame Mixed-Use (NBMU) Zone

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

The applicant for the Project proposes to redevelop a 0.89-acre parcel within the city of Burlingame at 1868 and 1870 Ogden Drive with a new residential building. All existing features associated with the Project site would be removed, including a 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 these 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; and the fourth to sixth floors would include residential units.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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         |                                                                              |

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

Starting Date November 23, 2020 Ending Date January 11, 2021

**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, 94015</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>	

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

Date: 11/23/20

Authority cited: Section 21083, Public Resources Code.

**11.12.19 Meeting**  
**Item 9C**  
**1868-1870 Ogden Drive**  
**Page 1 of 1**

*COMMUNICATION RECEIVED  
AFTER PREPARATION  
OF STAFF REPORT*

**RECEIVED**  
AUG 20 2019  
CITY OF BURLINGAME  
CDD – PLANNING DIV.

**From:** Gloria [REDACTED]  
**Sent:** Saturday, August 17, 2019 2:34 PM  
**To:** GRP-Planning Commissioners <PlanningCommissioners@burlingame.org>  
**Subject:** New Condos Proposed in Burlingame

To Whom It May Concern:

I just became aware of the condo project after reading an article in the Daily Journal and finding an architect's rendering online.

I have lived in the same neighborhood of the proposed site for almost 20 years and during that time, because of new construction, have seen the street parking dwindle. This phenomena began with the construction of the Sunrise Living facility. While there is underground parking on the site, employees are not allowed to use it. They must park on the street. It continued with the condos that were built at 1838 Ogden Dr. which is also a project of Mr. Lo. The structure does have two floors of underground parking but street parking continued to dwindle. Now with this new project, I suspect that the parking dilemma will increase.

I do not share your enthusiasm for the project. In addition to the parking dilemma, the structure does not fit in with the current height of most of the apartment buildings in this area which are three stories. Mr. Lo's first set of condominiums are four stories and now this proposed structure will be six stories blocking the view of those living on the third floor in surrounding buildings.

An additional point to mention is that of the planned 120 units, only six will be set aside at an affordable rate. Does that mean that the rest will be priced out of a middle class range?

Mention was made of a ground floor reserved for community gatherings. This is a quiet, residential area. Your plan would draw strangers to the site. I also question where they would park as there is little to none on the street. Any spaces that would be used would be taken from the local residents. I feel that community gatherings would be more successful at locations like the public library. I am also unclear as to the use of the public plaza to be built at the front of the building. I am sure that possible residents who would buy a unit near the public plaza would not appreciate the noise that might be generated from the activities. Again, I do not understand the reasoning behind the concept.

It is unfortunate that a recent amendment of the Burlingame master planning document loosened development regulations in certain portions of the city, specifically this area.

Have there been any town hall meetings regarding the above project as there have been with the Wellness Community of the Peninsula Health Care District? They are listening to the residents and have made changes due to their concerns. If not, I encourage you to do so.

Respectfully submitted,  
Gloria Velez  
Burlingame Resident

November 13, 2019

Attn: Planning Commission

Topic: Proposed structure for 1868-1870 Ogden Dr. Burlingame, CA 94010

***This is an updated letter from that of November 12, 2019. Revisions are found in the final paragraphs marked by asterisks.***

I have been a resident near the proposed structure for 1868-1870 on Ogden Drive for almost 20 years. The area was a quiet residential area with mainly structures on one side of Ogden Drive of 3 story apartment buildings. On the other side, there were structures housing businesses of mainly one story. With the advent of the Sunrise Living facility a few years ago, street parking began to diminish because the employees are not allowed to use the underground parking garage; hence, they must park on the street.

A few years after the construction of Sunrise Living, another structure was built at the 1838 Ogden Drive address consisting of condominiums which have 2 floors of underground parking. It seems that the number of parking spaces have not been enough because shortly after buyers began purchasing the condominiums, street parking was reduced even further. I am concerned that the 1868-1870 building will contribute to additional lack of parking. During the day, pockets open up because the residents have gone to work or to other commitments. At night there is literally no parking. Consider the typical family of today. It is often the case that both husband and wife work with each owning a car. Add to that any child of driving age that might have a car. That figure adds up to 3 or more parking spaces per household. Was that concept factored into the parking calculations? Another consideration regarding parking is that the construction workers will also seek out street parking taking away spaces from the local residents.

The plans mention that the location is suited to the area because of its proximity to a multimodal transit station. This means that those new residents taking those means of transportation would be leaving their vehicles either in the parking spaces provided or on the street creating yet an additional lack of parking during the day and night. I urge you to reconsider the number of parking spaces needed to accommodate all of the residents of the 1868-1870 condominiums taking into account the impact it will have on the community.

It is also concerning that there will be a cultural arts space on the first floor. Has street parking been factored into these plans? If the events will be on the weekends, there will be no street parking for friends or family who wish to visit the residents of the apartment buildings which is currently the case. The cultural arts activities will also bring in people who do not live in the immediate area. There will literally be strangers on site. This brings up safety issues for those living in the area.

While there is no impact on endangered species in the area, has the impact on the current residents been considered?

It is stated that low income units will be provided for 5% of the residents. A maximum of \$90,000 has been quoted for a 1 person household. That appears to be quite high for someone who might be on a pension. That person would not qualify.

\*\*\*Upon reviewing the plans for the individual condominiums, the square footage for the various sizes is quite small. If the units mirror those already existing at the 1838 location, the integrated living-dining room area does not provide enough room for an adequate sized dining table nor for an ample living room configuration. The bedrooms are also quite small. The closets barely accommodate someone's wardrobe. In addition, no storage space is provided for linens, personal photos or memorabilia, or for seasonal decorations, i.e. Thanksgiving, Christmas, or Easter. Is any storage structure provided in the garage area? One solution would be to offer larger units reducing the total number of units. Right now the impression is that the maximum amount of units is being planned with each unit having a minimum amount of living space. A decent quality of life is being compromised.

In summary, my concerns are:

- Parking to be provided for all of the residents of the proposed building at 1868-1870 Ogden Drive, Burlingame so that there will be no impact on the residents who already live in the area.
- The negative impact that the cultural arts space might have on the area.
- Taking into account the overall impact on the current residents with an influx of more residents.
- The unrealistic threshold for low income residents of \$90,000.
- Considering altering the size of each unit.

I sincerely hope that the abovementioned topics will be considered in the final planning of the property at 1868-1870 Garden Drive. Each item mentioned will greatly impact the residents already living there.

\*\*\*In the final analysis, all of the residents whether existing or future should enjoy a location that offers tranquility, safety, and decent living spaces – in sum, a good, wholesome quality of life.

Respectfully submitted,  
Gloria J. Thompson de Vélez  
Burlingame resident





**11.12.19 Meeting**  
**Item 9C**  
**1868-1870 Ogden Drive**  
**Page 1 of 2**

*COMMUNICATION RECEIVED  
AFTER PREPARATION  
OF STAFF REPORT*

RECEIVED  
NOV 12 2019  
CITY OF BURLINGAME  
CDD – PLANNING DIV.

**From:** Chuck Voytan [REDACTED]  
**Sent:** Monday, November 11, 2019 3:25 PM  
**To:** Burlingame Planning Dept <planningdept@burlingame.org>; CD/PLG-Catherine Keylon <ckeylon@burlingame.org>  
**Subject:** Please include this in the record for the planning meeting on Nov. 12 2019

Design Review Study 025-121-190  
1868-1870 Ogden Drive

This project would result in significant impacts to traffic and noise. Therefore an exemption under CEQA Guidelines Section 15332 is questionable

No mention is made as to the independence of the environmental consultant who will prepare and document the analysis, findings and determination that the proposed project will be in compliance. Despite the hiring authority vested with the city, if that consultant has had material dealings with the Applicant and Architect and/or property owner, independence is tainted. It would be preferable if the consultant were hired outside of the immediate business areas of both the Applicant/Architect and/or property owner.

The General Plan adopted in 2019 is flawed in its conclusion that higher densities and mixed use zoning designation in the north end of Burlingame are appropriate.

It's not clear who the consultant team is. Is it the applicant / architect? It's apparent that staff have not had the required time to prepare the Zoning Ordinance Update based on a flawed General Plan adopted in 2019. Staff needs to update the zoning ordinance, independently.

Despite the proximity of the Millbrae multimodal station, there are no defined bike paths from and to the station. There are no traffic lights at Murchison and Ogden nor at Trousdale and Ogden to deal with the increased traffic. In the event of a local disaster, traffic would come to a grid lock.

There is no specific instance cited in the document supporting how tandem parking has been considered a similar alternative to mechanical parking.

Despite meeting Tier 3 standards, the absence of available parking on Ogden for guests of existing residences significantly detracts from community benefits. What good is a cultural Arts Space if there is no parking available?

The document does not address whether the 6 new Crape Myrtle trees are drought tolerant.

**11.12.19 Meeting**  
**Item 9C**  
**1868-1870 Ogden Drive**  
**Page 2 of 2**

One hundred and fifty spaces is not enough parking and is based on an **interim** zoning standard. Realistically, one could expect 2 cars for a two bedroom unit . Where are guests going to park as there is no requirement for guest parking? At a minimum, 175 parking spaces are needed. Where are the additional 27 cars going park on Ogden as there is no more parking available?

Guest bicycles are allocated space whereas guest cars are not. That is simply not realistic despite an interim ordinance. There is no study cited as to the number of bicycles travelling on Ogden per day.

There is no indication as to what the credit offset would be and under what circumstances.

Six units are going to waive a 3 million dollar linkage fee. That's not a bad return on investment (ROI) for the development; however, 6 units will do little to address the housing crisis in the Bay Area.

There is no parking on Ogden; nor is there room for an additional 27 cars parked on the street.

Unless the City of Burlingame enforces residential parking permits, provides for defined parking spaces on Ogden and furnishes street lights at both Ogden / Trousdale and Ogden / Murchison, the impact will be negative on existing condominium owners.

Charles Voytan



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

**Project Site: 1868-1870 Ogden Drive, zoned NBMU**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday,**

**December 14, 2020 at 7:00 P.M.** You may access the meeting online at [www.zoom.us/join](http://www.zoom.us/join) or by phone at (669) 900-6833:

Meeting ID: 864 6479 6708      Passcode: 518849

**Description:** 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.

Members of the public may provide written comments by email to: [publiccomment@burlingame.org](mailto:publiccomment@burlingame.org).

Mailed: December 4, 2020

*(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](mailto: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](mailto: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)*

1868-1870 Ogden Drive  
500' noticing  
APN #: 025-121-190

