

920 Bayswater Avenue
August 13, 2018 Action Meeting
Attachments

CEQA Comments

CD/PLG-Catherine Keylon

Subject: FW: 920 Bayswater Avenue - CEQA document

RECEIVED

JUN 11 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

From: Sonja Shevelyov [mailto: '@gmail.com']
Sent: Monday, June 11, 2018 12:16 PM
To: CD/PLG-Catherine Keylon <ckeylon@burlingame.org>
Subject: Re: 920 Bayswater Avenue - CEQA document

Hi Catherine, thank you so much for the update. Let me know if this email below is a suitable comment or if there's a better forum for my concern.

I am concerned about the parking plan for this project. I appreciate there is an additional 9 over the required 170 parking spaces but I am still dumbfounded on how that number is appropriate and doesn't impact the neighborhood materially.

While I am of course speaking from my own experience, in the 11 years we've been homeowners here I have never met anyone that lived here that did not have their own car. I have never met a couple, say, who could afford to buy in this area that shared only one car between them. And there is no major transportation redo in our area to make it likely to get folks out of their cars.

Thus, I wanted to share some back of the envelope math based on a reasonable assumption.

Unit x Number of Cars Per Unit

29 studios x 1 = 29 cars

57 1 bedrooms x 2 = 114 cars

35 2 bedrooms x 2 = 70 cars

7 3 bedrooms x 2 = 14 cars (let's just on the safe side assume parent(s) and some non-driving kids)

=128 units; 227 Cars

179 Stalls provided

227-179 = 48 cars

So 48 cars have no stalls

In Lyon Hoag, there is little overflow parking, due to the ages of the houses obviously many people in this neighborhood do not have two-car garages and instead park one or more cars in front of their houses. So Lyon Hoag already has a lot of cars on the streets. And the area around Myrtle etc is already packed daily.

In the event this parking stall number stands at 179, and after the 2 years of construction, selling etc is all done...what will Burlingame do if there is parking crunch? Assign parking permits and tickets?

Thanks, Sonja

On Fri, Jun 8, 2018 at 5:37 PM, CD/PLG-Catherine Keylon <ckeylon@burlingame.org> wrote:

From: CD/PLG-Bill Meeker
To: CD/PLG-Kevin Gardiner; CD/PLG-Catherine Keylon; CD/PLG-Ruben Hurin
Subject: Fwd: 920 Bayswater Avenue
Date: Sunday, July 1, 2018 2:11:34 PM

Sent from My Samsung Galaxy S9+ Smartphone

----- Original message -----

From: Claudia Robles <roblesisaac17@icloud.com>
Date: 7/1/18 1:41 PM (GMT-08:00)
To: CD/PLG-Bill Meeker <wmeeker@burlingame.org>
Subject: 920 Bayswater Avenue

To Whom It May Concern:

I realize the comment dates have passed, but I was looking over this report and didn't see whether the San Mateo Peninsula Avenue Interchange that is being discussed is also taken into account for the project on Bayswater. If the San Mateo project is approved, we would most likely have more cars going down Bayswater Avenue. Is this being taken into account?

Claudia Robles

From: CD/PLG-Catherine Keylon
To: Debbie Bisaillon
Subject: RE: 920 Bayswater Avenue - CEQA document
Date: Monday, June 18, 2018 10:16:00 AM

Hi Debbie-

To clarify, there is just one Planning Commission meeting that will be coming up for the project at Bayswater, not two (unless there is an appeal on the Planning Commission's final decision). The next meeting will be the Action Hearing, where the Planning Commission takes a final vote on the project and it is tentatively set for Monday July 23 at 7pm at City Hall, 501 Primrose Road, in the City Council chambers.

They have already had two design review study meetings on this project, July 10, 2017 and November 13, 2017. This would be the final meeting where they vote on the project. Here is a link to the project page that has a bit of a chronology of the project with links to the staff reports that also detail the process: [920 Bayswater Ave - Project Page](#)

Please check back with me to confirm the date of the action hearing as it is set as "tentative" at this time. And please let me know if you have any other questions, this process is very long and cumbersome so I would be happy to explain things in person if you'd like to meet.

Thank you,

Catherine Keylon - Senior Planner | Community Development Department - Planning Division | City of Burlingame |
ph 650.558.7252 | fax 650.696.3790 | ckeylon@burlingame.org

The Planning Division will be closed every Wednesday afternoon from 12pm -5pm.

From: Debbie Bisaillon [<mailto:dbisaillon@sbcglobal.net>]
Sent: Friday, June 15, 2018 4:00 PM
To: CD/PLG-Catherine Keylon <ckeylon@burlingame.org>
Subject: Re: 920 Bayswater Avenue - CEQA document

Hi Catherine

Thank you so much for your thoughtful responses and the housing resources you provided. Just so I'm clear, there are 2 upcoming meetings regarding this project, 7/23 and 7/28 (tentative dates, I understand). I'm a bit confused - if the 7/28 meeting is intended for another design review etc., why is the "final vote" meeting happening prior to that? It seems that the review meeting should occur first, then the meeting to make the final decision. If you would clarify that, it would be much appreciated.

Thanks again for your time and patience, I really appreciate it.

Debbie

Debbie Bisaillon

To request pet sitting services, please go to www.triedandtruepetcare.com and submit an Inquiry/Service Request.

Or, send an email to debbie@triedandtruepetcare.com.

Thank you!

Tried & True Pet Care
www.triedandtruepetcare.com
debbie@triedandtruepetcare.com
650-743-0347



From: CD/PLG-Catherine Keylon <ckeylon@burlingame.org>
To: "dbisaillon@sbcglobal.net" <dbisaillon@sbcglobal.net>
Sent: Friday, June 15, 2018 10:25 AM
Subject: FW: 920 Bayswater Avenue - CEQA document

Hi-

Thank you for your email. I will provide the Planning Commission with a copy of your comments, but I have responded to each comment below.

Please let me know if you have any other questions.

Thank you,

Catherine Keylon - Senior Planner | Community Development Department - Planning Division | City of Burlingame |
ph 650.558.7252 | fax 650.696.3790 | ckeylon@burlingame.org

The Planning Division will be closed every Wednesday afternoon from 12pm -5pm.

From: Debbie Bisaillon [mailto:dbisaillon@sbcglobal.net]
Sent: Thursday, June 14, 2018 3:53 PM
To: CD/PLG-Catherine Keylon <ckeylon@burlingame.org>
Subject: Re: 920 Bayswater Avenue - CEQA document

Hi Catherine

Thanks for sending this. As a 30 year resident of the apartments at 108 Myrtle Rd., this project effectively displaces me, once it goes through. I have some questions that I hope you can answer:

- Trying to understand the "language" here - can you please put it in layman's terms for me? What does it exactly mean has happened, and how does it affect the project?
The Mitigated Negative Declaration that I forwarded you for 920 Bayswater Avenue is an environmental document that is prepared as a requirement under the California Environmental Quality Act (CEQA) and it looks at potential impacts on the environment as a result of this project. If there are any impacts then the documents looks at possible mitigations that can help reduce the impacts to less than significant levels. In this case the document did not find that there would be any environmental impacts that would be significant as all of the potential impacts would be reduced to less than significant levels with mitigation. The developer/contractor would be required to comply and implement these mitigations measures.
- Given the current status of this project, what does the timeline look like? I'm trying to get a sense of how long I have in my current home.
I don't have an exact timeline, so my best guess is that if we assume the project gets approved this summer sometime, the applicant would have the building permit to start construction maybe around the first of the year? I would suggest that speak with your landlord, as there may be timeline agreements between the property owners and developer that I am not directly aware of.
- Unless I'm mistaken, this does not read as if the design has been approved yet - is that correct? As I recall from the last meeting, the developer was sent back to the drawing board a 2nd time regarding design - do I understand correctly that the meeting tentatively scheduled for 7/28 will include a new/revised design review?
Yes, that is correct, the design, which is included as part of the entire application (entitlements) has not yet been approved. The project has been before the Planning Commission for two public hearings and the project as redesigned after the first hearing in response to comments from the Planning Commission and the public.
There is an action meeting (public hearing) before the Planning Commission tentatively scheduled for Monday July 23 at 7 pm at City Hall for the Planning Commission to take a final vote to approve/deny this project. The date is not officially set yet, so please check back in July to confirm. At this point the design would not be substantially changing from the last design that went to hearing November 2017. At this meeting there were comments about architectural details that the applicant will be addressing but the architectural style, massing and number of units is not changing.

- I have been very fortunate to have an incredibly reasonable landlord for all the years I've lived here, and have paid very affordable rent. This displacement will put me in the impossible situation of finding something else that I can afford in the area. I've been told by several people that they believe there is some sort of "compensation" for renters who are displaced from their homes under this type of circumstance - is this true? And if so, what is the process to apply for it and where? At this time the City of Burlingame does not have a program in which we provide compensation to residents displaced by development projects. I can refer you to House Keys, a consultant that manages the deed restricted affordable units in Burlingame: Julius Nyanda- House Keys Program Administration, julius@housekeys.org. I'm also providing a link our Housing Resources webpage: https://www.burlingame.org/departments/planning/affordable_housing.php and to the San Mateo County Department of Housing webpage where there is a list of affordable housing projects: <https://housing.smcgov.org/sites/housing.smcgov.org/files/Affordable%20Rental%202017%2007%2031.pdf> and <https://housing.smcgov.org/information-finding-housing>

I think that is all for now. Thank you in advance for your help.

Best,

Debbie Bisaillon
650-743-0347

From: CD/PLG-Catherine Keylon <ckeylon@burlingame.org>
To:
Sent: Friday, June 8, 2018 5:38 PM
Subject: 920 Bayswater Avenue - CEQA document

You are receiving this email because you have requested notification related to the proposed project at 920 Bayswater Avenue. This project would involve merging seven parcels, with addresses of 908 and 920 Bayswater Avenue and 108, 112, 116, 120, and 124 Myrtle Road, demolishing all existing structures on the sites, and constructing a new, three- and four-story, 128-unit apartment building with two levels of subterranean parking. The City has prepared an Initial Study/Mitigated Negative Declaration in accordance with Section 15072(a) of the California Environmental Quality Act (CEQA) Guidelines. You may view the document directly by following this link: [920 Bayswater Avenue - Project Page](#) or by visiting the Planning Division at City Hall, 501 Primrose Road.

The comment period for this document is 20 (twenty) days and begins on June 8, 2018 and ends on June 28, 2018. Comments may be submitted during the review period. Persons having comments concerning this project, including objections to the basis of the determination set forth in the Initial Study/Mitigated Negative Declaration, are invited to submit their comments summarizing the specific and factual basis for their comments, in writing to:

William Meeker, Community Development Director
City of Burlingame Community Development Department
Planning Division
501 Primrose Road
Burlingame, CA 94010-3997
Fax: (650) 696-3790 / Email: wmeeker@burlingame.org

Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the Initial Study/Mitigated Negative Declaration will be limited to those issues presented to the City during the public comment period and/or during any duly noticed public hearings.

You may also email me your comments directly. At this time the Planning Commission hearing to review the proposed application for the Mitigated Negative Declaration, Lot Merger, Design Review, Conditional Use Permit for Multi-Family Residential, and Density Bonus Incentive for a new 128-Unit apartment development at 920 Bayswater Avenue has been tentatively scheduled for July 23, 2018 at 7:00 p.m. in the Council Chambers of City Hall, 501 Primrose Road, Burlingame, California. However, this date is only tentative so please check for updates on the Planning Division's major projects page, the Planning Commission meeting and agenda page, or contact me directly.

Thank you,
Catherine Keylon
Senior Planner
City of Burlingame
Community Development Department – Planning Division
Tel. 650-558-7252 I ckeylon@burlingame.org

From: Debbie Bisaillon
To: [CD/PLG-Catherine Keylon](#)
Subject: Re: 920 Bayswater Avenue - CEQA document
Date: Thursday, June 14, 2018 3:53:27 PM

Hi Catherine

Thanks for sending this. As a 30 year resident of the apartments at 108 Myrtle Rd., this project effectively displaces me, once it goes through. I have some questions that I hope you can answer:

- Trying to understand the "language" here - can you please put it in layman's terms for me? What does it exactly mean has happened, and how does it affect the project?
- Given the current status of this project, what does the timeline look like? I'm trying to get a sense of how long I have in my current home.
- Unless I'm mistaken, this does not read as if the design has been approved yet - is that correct? As I recall from the last meeting, the developer was sent back to the drawing board a 2nd time regarding design - do I understand correctly that the meeting tentatively scheduled for 7/28 will include a new/revised design review?
- I have been very fortunate to have an incredibly reasonable landlord for all the years I've lived here, and have paid very affordable rent. This displacement will put me in the impossible situation of finding something else that I can afford in the area. I've been told by several people that they believe there is some sort of "compensation" for renters who are displaced from their homes under this type of circumstance - is this true? And if so, what is the process to apply for it and where?

I think that is all for now. Thank you in advance for your help.

Best,

Debbie Bisaillon
650-743-0347

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To:
Sent: Friday, June 8, 2018 5:38 PM
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William Meeker, Community Development Director

City of Burlingame Community Development Department
Planning Division
501 Primrose Road
Burlingame, CA 94010-3997
Fax: (650) 696-3790 / Email: wmeeker@burlingame.org

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You may also email me your comments directly. At this time the Planning Commission hearing to review the proposed application for the Mitigated Negative Declaration, Lot Merger, Design Review, Conditional Use Permit for Multi-Family Residential, and Density Bonus Incentive for a new 128-Unit apartment development at 920 Bayswater Avenue has been tentatively scheduled for July 23, 2018 at 7:00 p.m. in the Council Chambers of City Hall, 501 Primrose Road, Burlingame, California. However, this date is only tentative so please check for updates on the Planning Division's major projects page, the Planning Commission meeting and agenda page, or contact me directly.

Thank you,
Catherine Keylon
Senior Planner
City of Burlingame
Community Development Department – Planning Division
Tel. 650-558-7252 | ckeylon@burlingame.org

From: Faulkner, Phillip
To: [CD/PLG-Catherine Keylon](#)
Subject: Re: 920 bayswater project
Date: Thursday, June 28, 2018 6:43:12 AM

Good morning,

I would like to note concerns on the 920 bayswater project:

1. the developer never reached out to myself and I don't see any of the other tenants having knowledge of being informed.
2. what happens to the displaced tenants, such as relocating or expense tenants will be burden with?
3. the 10% affordable units has not an amount specified, which indicates what the developer desires at any rate they can pull the market, would they do the project if we had rent control?
4. why the owners never offered the tenants to purchase and manage the property ?
5. there seems to be indications of historic settlement of the late 1800's
6. heritage redwood at 116 quad apartments
7. the amount of public service that the city will be burden with; sewage, water, garbage, etc.
8. the parking seems to be worse, the car dealers don't provide their employees parking, forcing them to park along the residents areas.

I am opposing development plans and hopefully the area can be used more efficient as single family homes.

Please feel free to forward or pass this concern to others that may be of interest.

thanks

Phillip Faulkner

tenant, 118 myrtle rd.

Burlingame, Ca.

From: CD/PLG-Catherine Keylon <ckeylon@burlingame.org>

Sent: Friday, June 22, 2018 10:27 AM

To: Faulkner, Phillip

Subject: RE: 920 bayswater project

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Hi

Yes, I remember you. I have added you to my notification list for updates on this project. Here is a link to the project page that has a bit of a chronology of the project with links to the previous staff reports for the last two meetings that went before the Planning Commission, it also details the process: [920 Bayswater Ave - Project Page](#)



As we discussed, there is a tentative hearing date of July 23, 2018. Please check back with me to confirm the date of the action hearing as it is set as tentative at this time. And please let me know if you have any other questions, this process is very long and cumbersome so I would be happy to explain things in person if you'd like to meet.



Thank you,



Catherine Keylon - Senior Planner | Community Development Department - Planning Division | City of Burlingame
| ph [650.558.7252](tel:650.558.7252) | fax [650.696.3790](tel:650.696.3790) | ckeylon@burlingame.org



The Planning Division will be closed every Wednesday afternoon from 12pm -5pm.



From: Faulkner, Phillip [<mailto:Phillip.Faulkner@united.com>]
Sent: Friday, June 22, 2018 9:56 AM
To: CD/PLG-Catherine Keylon
Subject: 920 bayswater project



Hi Catherine,
This is Phillip, I'm emailing you as we discussed, and you can add me to your list as to help me stay updated.



Wednesday afternoon you helped me understand some of the items about the project in subject.



Hopefully you remember me.

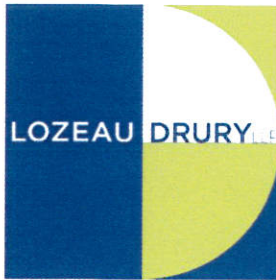


Phillip Faulkner

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JUN 26 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.



T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
doug@lozeaudrury.com

Via Email and Overnight Mail

June 25, 2018

William Meeker, Community Development Director
City of Burlingame Community Development Department
Planning Division
501 Primrose Road
Burlingame, CA 94010-3997
wmeeker@burlingame.org

Meaghan Hassel-Shearer, City Clerk
City Clerk's Office
City of Burlingame
501 Primrose Road
Burlingame, CA 94010
mhasselshearer@burlingame.org

**Re: Comment on 920 Bayswater Avenue
Initial Study | Mitigated Negative Declaration**

Dear Mr. Meeker and Ms. Hassel-Shearer:

I am writing on behalf of the Laborers International Union of North America, Local Union 261 and its members living in San Mateo County and/or the City of Burlingame ("LiUNA"), regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Project known as 920 Bayswater Avenue (City File No. ND-599-P) for Applicant Mark Pilarczyk of Fore Property Company, including all actions related or referring to the proposed development of a three and four-story 128-unit apartment building with two levels of subterranean parking located at 908 and 920 Bayswater Avenue and 108, 112, 116, 120, and 124 Myrtle Road ("Project") located in the City of Burlingame, San Mateo County, California. APNs: 029-235-160, -170, -180, -190, -200, -210, and -220.

After reviewing the IS/MND, we conclude the IS/MND fails as an informational document, and that there is a fair argument that the Project may have adverse environmental impacts. Therefore, we request that the City of Burlingame ("City") prepare an environmental impact report ("EIR") for the Project pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000, et seq. We reserve the right to supplement these comments during public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

We hereby request that the City send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - ☐ Notices of any public hearing held pursuant to CEQA.
 - ☐ Notices of determination that an Environmental Impact Report ("EIR") is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
 - ☐ Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - ☐ Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
 - ☐ Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - ☐ Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - ☐ Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - ☐ Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
 - ☐ Notice of any Final EIR prepared pursuant to CEQA.

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LiUNA Comments on 920 Bayswater Avenue
City File No. ND-599-P
Page 3

- ☐ Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

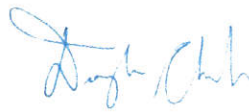
In addition, we request that the City send to us via email, if possible or U.S. Mail a copy of all Planning Commission and Board of Supervisors meeting and/or hearing agendas.

Please send notice by email, if possible or U.S. Mail to:

Richard Drury
Theresa Rettinghouse
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
richard@lozeaudrury.com
theresa@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Douglas Chermak