

**LETTERS RECEIVED FOR NOVEMBER 13, 2017
(SECOND) DESIGN REVIEW STUDY MEETING**

920 BAYSWATER AVENUE

Nov. 1, 2017

RE: 920 Bayswater Avenue
FORE Proposal

Honorable Chair Gum and Planning Commissioners:

On occasion Burlingame experiences developers who really step up to the plate when their projects are met with extreme community opposition. Mark Pilarczyk of FORE Property Company is one of those.

Though we cannot possibly speak on behalf of the larger Lyon & Hoag neighborhood, we can offer a close-in, neighborhood perspective of five longtime residents from Bayswater Ave., Bloomfield and Dwight Rds., all of whom take great pride in the renaissance of our neighborhood and homes, while grappling with increased congestion, traffic, and parking issues on our streets each day.

After Mark braved overwhelming neighborhood criticism and less than stellar reviews of his original project from the Planning Commission at the July 10th Design Review Study session, most people speculated that FORE would disappear, as others have, not wanting to invest the time nor effort necessary to revisit design approaches and work with neighbors. Much to our surprise, FORE did not go away.

At his request, we met with Mark on several occasions in July and August, initially expecting an impasse. Instead, Mark, his architect, and landscape architect, have devoted countless hours and energy to addressing our concerns down to even the smallest detail, to make this project "fit" the entrance and transitional area to our neighborhood, as well as remain financially feasible for FORE.

Notably, the original bulky mass has been broken up into three much more attractive structures, with open courtyard spaces in between. The fourth floor has been cleverly tucked under a farmhouse-style, gabled roof, lessening the visual impact significantly. A scaled back, three-story structure fronting Bayswater transitions nicely to the smaller-scale condos at the Anita corner. The roof deck has been decreased substantially, and relocated to minimize noise and privacy concerns.

On the far end of Myrtle, the enormous heritage pepper tree has been spared, becoming a focal point in an open space area for the residents and their pets to enjoy. The substantial redwoods behind, and birch trees in front of the mid-block Bayswater parcel have also been spared, all of which will help give the project an immediate sense of place. Furthermore, previously minimal side setbacks on the Myrtle side have been substantially increased, providing much needed space for plantings that will help soften the project so it blends in. The variance for additional rooftop projection above the parapet has been eliminated, as well. Excess parking slots, beyond those required, are included.

We recognize and appreciate that FORE has made significant efforts towards reduction of the unit count to 128. In any case, this remains a very dense project-- one of a handful moving through the city pipeline that will, without a doubt, impact traffic in and through our neighborhood. Setting density limits per acre was not a pressing, nor relevant issue during the development of the Downtown Specific Plan in 2007-10, a time of recession with little or no building activity, and prior to newer state-mandated density policies. Though we are in full support of the FORE plans as proposed and have only the highest praise for this developer and his efforts, we want to emphasize for the city's record the very urgent need for strategic traffic-calming devices (and the necessary funding thereof) to ameliorate the cumulative and ever-worsening situation in our neighborhood.

Thank you for your time and consideration.

Teresa Colone, Lynn Feeney, Monika Froehlich, Laura Hesselgren, Jennifer Pfaff

Cc: Burlingame City Council, Burlingame Public Works Dept.

CD/PLG-Catherine Keylon

From: ...@gmail.com
Sent: Thursday, November 02, 2017 12:53 PM
To: CD/PLG-Catherine Keylon
Subject: Re: 920 Bayswater Avenue project

What it's worth as resident in the area, I strongly oppose!!

On Nov 1, 2017, at 10:23 AM, CD/PLG-Catherine Keylon <ckeylon@burlingame.org> wrote:

Hello,

This email is being sent to you because you requested information regarding the proposed multi-family development at 920 Bayswater Avenue.

Location: 920 Bayswater Avenue (includes 908 Bayswater Ave., 108 Myrtle Rd., 112 Myrtle Rd., 116 Myrtle Rd., 120 Myrtle Rd., 124 Myrtle Rd.)

Zoned: Myrtle Mixed Use (MMU) and R-3

Description: Application for Environmental Review, Lot Merger, Design Review, Conditional Use Permit for Multi-Family Residential, and Density Bonus Incentive for a New 128-Unit Apartment Development with two levels of below-grade parking.

Height: 45-feet

Parking: 179 spaces

We have the project scheduled for Design Review Study at the November 13 Planning Commission meeting. Attached is a rendering of the revised project that will be reviewed that evening. The Planning Commission meeting agenda and supporting documents will be available on Friday November 10, 2017, you may view the meeting agenda and staff reports by clicking on the following link:

<http://www.burlingame.org/index.aspx?page=3345>

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.

<Bayswater Ave and Myrtle Road-Rendering 11.1.17.jpg>

November 7, 2017

Dear Planning Commissioners,

As I will be out of the area on November 13th and unable to attend that evening's Commission meeting, I am writing in regard to the upcoming design review for the 920 Bayswater Project. Thank you for carefully reading and considering my concerns.

The design of the exterior of the buildings has been greatly improved since the project's initial proposal. It is much more in keeping with the neighborhood and is a traditional style that will 'age' gracefully in the years to come.

Other changes that are appreciated include the reduced number of units, the reduced size of the roof garden, the lower height of the units near the condominiums at 904 Bayswater Avenue, and the overall redesign of the project from one large blocky structure into separate smaller structures.

The Fore Property Company has listened to the concerns of the residents in the neighborhood and incorporated many of their suggestions into the revised plan.

The issues of traffic congestion and of on-street parking availability, however, remain of great concern to me. At present when I drive through the neighborhood the streets are busy and there is virtually never any on-street parking available near the proposed 920 Bayswater Project site.

It doesn't take a crystal ball to surmise that adding 128 units of new housing will increase traffic in the area. While commuting to work on the train may be an option for many of the future residents, they will still require vehicles for trips to the doctor, dentist, library, grocery store, gym, their child's school and after school activities, the post office, weekend getaways, etc., etc., etc. We simply do not have a public transit system that allows most residents to live in this area without owning and using a motor vehicle.

If these same residents own more vehicles than the number of on-site parking spaces can accommodate, even though that number exceeds the number of spaces required by city code, there will be even greater competition for the limited amount of on-street parking spaces.

The future employees of the offices being built at the 988 Howard Avenue Project will also impact both the traffic and parking situations in the neighborhood.

I strongly urge you to give serious consideration to these concerns and to do whatever is possible to see that traffic calming measures are explored and included in the final plans for the 920 Bayswater Project.

Thank you for reading this letter and considering my concerns.

Sincerely



Linda L. Field
1 Paloma Ave.
Burlingame, CA 94010

11.13.17 PC Meeting
Item 9d
920 Bayswater Avenue
Page 1 of 1

*COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT*

RECEIVED
NOV 13 2017
CITY OF BURLINGAME
CDD – PLANNING DIV.

From: Birte S [<mailto:birtes@yahoo.com>]
Sent: Monday, November 13, 2017 7:38 AM
To: GRP-Planning Commissioners <PlanningCommissioners@burlingame.org>
Subject: 920 Bayswater Development

Dear Planning Commissioners,

Regarding the proposed development of 920 Bayswater and adjoining properties, the discussion has largely focused on issues such as aesthetics - yet what about the impact on those directly affected, both those who will be displaced by the new development, and those who will be renting in the new development?

It must be remembered that this development will be removing housing units from the rental market. Has the impact been assessed with a survey of those displaced? What considerations are being made for those who will be displaced, many who have rented here for many years, for the development of this site? Measures should be put in place, for example, relocation assistance, paid by the developer, should be offered to those displaced. As well, those being displaced, who wish to remain, should be offered rental at the new development, at rates compensatory with their current rents.

As well, how will this development really address the housing crisis and create affordable housing? This city is in urgent need of more 'truly affordable' housing, this has been underscored recently by the City Council. However, the proposed "affordable" units in the new development, can hardly be considered "affordable" at 120% of AMI (for a family of four this is 120% of \$138,000). Yet, because of this, the developer is freely allowed to build a higher density project than that what would normally be allowed, with all other units being rented at luxury prices. This does not address the shortage of 'truly affordable' housing.

Please protect the housing rights of those currently residing at the affected properties, and please ensure that the affordable housing that is being offered is in fact, truly affordable to those who need it in our city.

I am unable to make the meeting tonight, but do hope that this will be a part of your considerations made when reviewing this proposed development.

Thank you very much.

Birte Scholz
Lyon Hoag resident