



STAFF REPORT

AGENDA NO:

MEETING DATE: June 5, 2017

To: Honorable Mayor and City Council

Date: June 5, 2017

From: William Meeker, Community Development Director – (650) 558-7255

Subject: City Council Consideration of an Appeal of the Planning Commission's April 24, 2017 Action Certifying the Final Environmental Impact Report (FEIR) and Approving Applications for Design Review, a Conditional Use Permit for Building Height, Front Setback Landscape Variance, a Parking Variance for Driveway Width, and a Tentative Parcel Map for a Lot Combination to Merge Two Existing Parcels for Construction of a New Five-Story, 27-Unit Apartment Building at 1128-32 Douglas Avenue and Applications for Design Review and a Front Setback Variance to Demolish the Existing House at 524 Oak Grove Avenue and Replace it with the Existing Structure to be Moved from 1128 Douglas Avenue, including First and Second Story Additions and Construction of a Detached Garage

RECOMMENDATION

The City Council should conduct a public hearing, consider all oral and written testimony received during the hearing and, following closure of the hearing and deliberations, take one of the following actions:

- Uphold the Planning Commission's approval of the applications;
- Overrule the Planning Commission's action; or
- Remand the application to the Planning Commission for reconsideration, with direction on aspects of the project to be re-evaluated.

In the event the City Council chooses to either uphold the Planning Commission's approval, or deny the applications, staff will prepare a resolution memorializing the action for adoption on the next regular City Council agenda.

BACKGROUND

Project Description: The property at 1128 Douglas Avenue currently contains a two-story single family dwelling at the front of the site and a two-story four-unit apartment building at the rear of the site. The property at 1132 Douglas Avenue currently contains a two-story single family dwelling at the front of the site and a detached one-car garage at the rear of the site. The properties are two independent lots owned by the same property owner. The site is surrounded by single family and multifamily residential buildings.

The applicant is proposing construction of a new, five-story, 27-unit residential apartment building with at-grade and below-grade parking at 1128-1132 Douglas Avenue, zoned R-4. The proposed project includes demolishing the existing house and detached garage at 1132 Douglas Avenue and demolishing the existing four-unit apartment building at 1128 Douglas Avenue. The rear portion of the existing single family dwelling at 1128 Douglas Avenue is also proposed to be demolished; however, the front half of the house is proposed to be relocated to 524 Oak Grove Avenue. The project includes construction of a first and second story addition to the house moved from 1128 Douglas Avenue as well as a new detached garage. The following applications were submitted for the project:

- Design Review for construction of a new five-story, 27-unit apartment building with at-grade and below-grade parking (C.S. 25.29.045 and Chapter 5 of the Downtown Specific Plan);
- Conditional Use Permit for building height (56'-10" proposed where a Conditional Use Permit is required if the building exceeds 35'-0" in height; 75'-0" is the maximum allowed) (C.S. 25.29.060);
- Front Setback Landscape Variance (40% front setback landscaping proposed where 60% is the minimum required) (C.S. 25.29.100);
- Parking Variance for driveway width (9'-0" width proposed for the driveway along the north property line where 12'-0" is the minimum required) (C.S. 25.70.025 (b) (2)); and
- Tentative Parcel Map for Lot Combination to combine 52 feet of portion of Lot 3, Block 5 (1128 Douglas Avenue) and 50 feet of Lot 3, Block 5 (1132 Douglas Avenue), Burlingame Land Company Map No 2.

As noted, the proposed apartment building would contain 27 apartment units in five floors with 12 at-grade parking spaces at the rear of the lot and 22 parking spaces in an underground garage. The project includes three studio units, 14 one-bedroom units, nine two-bedroom units, and one three-bedroom unit. The average unit size proposed is 950 SF (1,250 SF average maximum unit size permitted). Staff would note that apartment projects are not required to provide common open space or private open spaces, as is required for condominium developments. However, common spaces for residents and visitors, including an enclosed entry, lobby, community room, and fitness room are provided on the ground floor. In addition, balconies are provided for some of the units located at the front corners of the building and along the front of the building on the fifth floor.

For full description and analysis of the project, please refer to the attached April 24, 2017 Planning Commission staff report and attachments.

Planning Commission Action: At its regular meeting of April 24, 2017, the Planning Commission approved requests related to the construction of a new 27-unit apartment building at 1128-32 Douglas Avenue and relocation of the existing home located at 1128 Douglas Avenue to a new location at 524 Oak Grove Avenue (see attached minutes).

Appeal of Planning Commission’s Action: Subsequent to the Planning Commission’s action, the owner of the adjacent property at 1124 Douglas Avenue, Larry Stevenson, filed a timely appeal of the Commission’s action (see attached letter).

Exhibits:

- April 24, 2017 PC Staff Report
- April 24, 2017 PC Staff Report Attachments
- April 24, 2017 PC Minutes
- Appeal Letter
- Final EIR
- Draft EIR
- Mitigation Monitoring and Reporting Program
- Historic Evaluation for 1128 Douglas Avenue
- Historic Evaluation for 1132 Douglas Avenue
- Tentative Parcel Map Memorandum
- Tentative Parcel Map
- Plans – 1128-32 Douglas Avenue
- Plans – 524 Oak Grove Avenue