Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: Rick Caro III
Building Division

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

1) RESIDENTIAL: Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***<u>On the elevation drawings</u> specify the location and the net clear opening height and width of all required egress windows.*** 2013 California Building Code (CBC) 1029.2 and 2013 California Residential Code (CRC) §R310. The response did not include what the actual dimension of the egress windows are in order to determine that the minimum 5.7 square feet would be met. Note: That if you use the minimum dimension width of 20 inches for the egress window, than you would need a minimum of a 42" net opening height.

17) Specify on the plan that all powder rooms shall comply with Section 1134A.2; Option 2, Items 8 through 12. The response to question #17 stating that unit #7 will comply with the requirements for the accessible route to the primary entry with one powder room on the primary level does not state how the powder room will be designed to comply with 1134A.2; Option 2, Items 8 through 12.

18) Specify on the plans that all dwelling unit interior doors will comply with CBC 1132A5.2. The response that Unit #7 will comply with the requirements for the accessible route to the primary unit entry, does not address the strike edge maneuvering space at the door.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

19) Anyone who is doing business in the City must have a current City of Burlingame business license.

NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of <u>any</u> building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.

20) When you submit your plans to the Building Division for plan review provide a completed Supplemental Demolition Permit Application. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**

21) Include with your Building Division plan check submittal a complete underground fire sprinkler plan. Contact the Burlingame Water Division at 650-558-7660 for details regarding the water system or Central County Fire for sprinkler details.

22) Sewer connection fees must be paid prior to issuing the building permit.

23) A pre-construction meeting must be conducted prior to issuing the permit. After you are notified by the Building Division that your plans have been approved call 650-558-7270 to schedule the pre-construction meeting.

Reviewed By: Rick Caro III
(650) 558-7270

Date: February 27, 2017

Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: Rick Caro III
Building Division

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

1) On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2016 then this project must comply with the 2016 California Building Codes.

2) Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.

3) Place the following information on the first page of the plans:

"Construction Hours"
Weekdays: 8:00 a.m. – 7:00 p.m.
Saturdays: 9:00 a.m. – 6:00 p.m.
Sundays and Holidays: No work is allowed
(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

Note: Construction hours for work in the public right of way must now be included on the plans.

4) On the first page of the plans specify the following: "Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission." The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.

5) **Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**

6) On the plans show that all openings in exterior walls, both protected and unprotected, will comply with 2013 CBC, Table 705.8. Provide a table or chart that specifies 1) the openings allowed and; 2) the size and percentage of the openings proposed.

7) RESIDENTIAL: Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***On the elevation drawings specify the location and the net clear opening height and width of all required egress windows.*** 2013 California Building Code (CBC) 1029.2 and 2013 California Residential Code (CRC) §R310.

8) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.

9) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.

10) Provide lighting at all exterior landings.

11) Prior to applying for a Building Permit the applicant must either confirm that the address is _____ or obtain a change of address from the Engineering Department. Note: The correct address must be referenced on all pages of the plans.

12) On the first page of the plans state the Access Regulations that you are using to gain full access compliance. There are five access regulations that may apply to a multi-family residential project in California:
    a. The Architectural Barriers Act of 1969 (ABA)
    b. Section 504 of the Rehabilitation Act of 1973
    c. The Fair Housing Act (FHA)
    d. The Americans with Disabilities Act (ADA)
    e. The California Building Code (CBC), Chapters 11A and 11B.

13) On the first page of the plans clearly state whether ANY public money, of any kind, **will or will not** be used to construct this project.

14) On the first page of the plans clearly state if an application for ANY tax credits have or will be submitted for tax rebates. NOTE: See the 2015 California Code of Regulations, Title IV, §10325 (f)7 (K). In part: "All tax credit recipient projects shall adhere to the provisions of California Building Code 11(B) regarding accessibility to privately owned housing made available for public use."

15) On the first page of the plans clearly state that all paths of travel and common use spaces will be accessible and all living units will be adaptable.

16) Provide details which show that the water closet in each unit complies with CBC1134A.7 #1.

17) Specify on the plan that all powder rooms shall comply with Section 1134A.2; Option 2, Items 8 through 12.

18) Specify on the plans that all dwelling unit interior doors will comply with CBC 1132A5.2.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

19) Anyone who is doing business in the City must have a current City of Burlingame business license.

NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of <u>any</u> building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.

20) When you submit your plans to the Building Division for plan review provide a completed Supplemental Demolition Permit Application. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**

21) Include with your Building Division plan check submittal a complete underground fire sprinkler plan. Contact the Burlingame Water Division at 650-558-7660 for details regarding the water system or Central County Fire for sprinkler details.

22) Sewer connection fees must be paid prior to issuing the building permit.

23) A pre-construction meeting must be conducted prior to issuing the permit. After you are notified by the Building Division that your plans have been approved call 650-558-7270 to schedule the pre-construction meeting.

Reviewed By: Rick Caro III
(650) 558-7270

Date: October 3, 2016

Project Comments

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: Bob Disco
Parks Division

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

1. Include existing Accolade elm trees in planter strip on landscape plans.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

2. Irrigation plan required for Building Permit. Include irrigation to existing street trees.

Reviewed By: BD
650.558.7333

Date: 10/5/16

Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: Martin Quan
Public Works Engineering

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

~~1. A remove/replace utilities encroachment permit is required to (1) replace all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 4" lateral, (3) all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, (4) any other underground utility works within city's right-of-way. Please show on plans.~~

2. No comments at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

2. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update.pdf#overlay-context=brochures or http://www.flowstobay.org/brochures then click "construction bmp plan sheet"
3. Based on the scope of work, this is a "Type II" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).

Reviewed By: Martin Quan
650-558-7245

Date: 2/24/17

Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: Martin Quan
Public Works Engineering

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

1. A remove/replace utilities encroachment permit is required to (1) replace all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 4" lateral, (3) all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, (4) any other underground utility works within city's right-of-way. Please show on plans.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

2. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update.pdf#overlay-context=brochures or http://www.flowstobay.org/brochures then click "construction bmp plan sheet"
3. Based on the scope of work, this is a "Type II" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).

Reviewed By: Martin Quan
650-558-7245

Date: 10/7/16

Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: **Christine Reed**
Fire Dept.

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal:

1. The building shall be equipped with an approved NFPA 13R sprinkler system throughout. Sprinkler drawings shall be submitted and approved by the Central County Fire Department prior to installation. The system shall be electronically monitored by an approved central receiving station, under a separate fire alarm permit.
2. The fire sprinkler system's fire department connection shall be located within 5 feet of the sidewalk and not within city right-of-way.
3. The applicant shall ensure proper drainage in accordance with the City of Burlingame Engineering Standards is available for the fire sprinkler main drain and inspector test on the building plumbing drawings. These items may drain directly to landscape or in the sewer with an air gap.
4. The fire protection underground shall be submitted and approved by the Burlingame Building Department prior to installation. The fire sprinkler system and fire standpipe system will not be approved by the Central County Fire Department until the fire protection underground has been submitted and approved by the Burlingame Building Department.
5. Electronic vehicular gate shall have a Knox key switch for emergency Fire Dept. access. The front of the building shall have a Knox key box for emergency Fire Dept. access through pedestrian gates and into other common areas of the building (if any).

Reviewed By: Christine Reed **Date: 10-12-16**
650-558-7617

Project Comments – Planning Application

Project Address: **1431 El Camino Real, zoned R-3, APN: 026-013-110**
Description: **Request for Environmental Scoping (?), Condominium Permit, and Design Review for 6 new townhome units.**

From: Carolyn Critz
Stormwater

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

Project proponent completed, signed and submitted the Small Projects Checklist, which shows the project is a Small Project.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent construction activity stormwater pollution. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. **When submitting plans for a building permit**, please include a list of construction BMPs as project notes, preferably, on a separate full size (2'x 3' or larger), plan sheet. A downloadable electronic file is available at: http://www.flowstobay.org/Construction
2. Label all **pervious** and **impervious** surfaces and site design measures for stormwater.

For further assistance regarding stormwater, please contact Carolyn Critz, Environmental Compliance Manager, at (650) 342 3727, ext. 118, or carolyn.critz@veolia.com

Reviewed By: Carolyn Critz
(650) 342 3727, ext. 118

Date: November 14, 2016

CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 ● FAX: (650) 696-3790
www.burlingame.org

Site: 1431 EL CAMINO REAL

PUBLIC HEARING NOTICE

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, FEBRUARY 12, 2018 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Environmental Review, Condominium Permit, Design Review, and Parking Variance for the use of mechanical parking lifts for a new 3-story, 6-unit condominium building at **1431 EL CAMINO REAL** zoned R-3. APN 026-013-110

Mailed: February 2, 2018

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

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.

For additional information, please call (650) 558-7250. Thank you.

William Meeker
Community Development Director

(Please refer to other side)

PUBLIC HEARING NOTICE

1431 El Camino Real, R-3