

**LETTERS RECEIVED FOR JULY 10, 2017**  
**DESIGN REVIEW STUDY AND ENVIRONMENTAL**  
**SCOPING MEETING**

**920 BAYSWATER AVENUE**

**07.10.17 PC Meeting**  
**Item # 9a**  
**920 Bayswater Avenue**  
**Page 1 of 1**

*COMMUNICATION RECEIVED  
AFTER PREPARATION  
OF STAFF REPORT*

**RECEIVED**

JUL 10 2017  
CITY OF BURLINGAME  
CDD – PLANNING DIV.

-----Original Message-----

From: CD/PLG-Kevin Gardiner  
Sent: Monday, July 10, 2017 10:54 AM  
To: CD/PLG-Connie Rihm  
Subject: FW: 920 Bayswater Ave

-----Original Message-----

From: Teri Arbues [<mailto:teriarbues@gmail.com>]  
Sent: Saturday, July 08, 2017 5:11 PM  
To: GRP-Planning Commissioners <[PlanningCommissioners@burlingame.org](mailto:PlanningCommissioners@burlingame.org)>  
Subject: 920 Bayswater Ave

Our infrastructure is already overwhelmed, our freeways overcrowded, our air quality suffering. Burlingame used to be a quaint little city- we have lived here for 40yrs. Why add hundreds more people who will use precious resources and overcrowd an already overwhelmed community- I know money, but quality of life should out-way that. Please stop this project! Sincerely,  
Teri Arbues

Sent from my iPhone

## CD/PLG-Catherine Keylon

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**Subject:** FW: 920 Bayswater Avenue Burlingame

**From:** kathy Birkett [mailto:\_\_\_\_\_.@comcast.net]

**Sent:** Friday, June 30, 2017 1:49 PM

**To:** GRP-Planning Commissioners

**Subject:** 920 Bayswater Avenue Burlingame

*We are owners, tax payers, and voters residing at Bayswater Avenue in Burlingame, and we vehemently object to the large-scale project proposed at 920 Bayswater Avenue and Myrtle Road, on the basis of its size and traffic-safety considerations. This project will have many negative impacts on our Lyon-Hoag neighborhood.*

*The 138- unit, 4-story project is far too large, out of character and scale for the area, and does not possess adequate parking for a complex that could potentially house well over 450 residents, where parking is already scarce due to parking overflow issues related to the nearby elementary school, and auto-related businesses.*

*Kathy and Rick Birkett*

650-\_\_\_\_\_  
Bayswater  
Burlingame, CA  
94010

716-\_\_\_\_\_  
Wythe  
Chautauqua, NY  
14722

## CD/PLG-Catherine Keylon

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**Subject:** FW: 920 Bayswater Avenue Burlingame - Proposed Development

**Sent:** Wednesday, July 05, 2017 1:30 PM

**To:** GRP-Planning Commissioners

**Subject:** 920 Bayswater Avenue Burlingame - Proposed Development

RE: The proposed development of 920 Bayswater, 108 Myrtle Rd., 112 Myrtle Rd., 116 Myrtle Rd., 120 Myrtle Rd., 124 Myrtle Rd.

I am a home owner on Bayswater (one block away from the development) and a Real Estate Broker with Coldwell Banker in Burlingame for the past 23 years. I strongly oppose the proposed development of the above properties - the size and scope of the proposed development will have a very negative impact on the area, from a number of standpoints, traffic, aesthetics and lack of conformity with the neighborhood. There is a school nearby - Washington School - increased traffic in this area will result in dangerous conditions for parents dropping and picking up children. A two level underground parking garage and a roof top garden in addition to 138 units!! This would be a real eye-sore in the neighborhood.

There are already a lot of new units on California Drive in nearby San Mateo, with increased traffic resulting from these developments. The charm of this part of Burlingame will be destroyed by this development.

I am requesting that this request for development be rejected. Thank you.

*Regards,*

*Bernadette Casey-Durazzo, Broker Associate,*

*International President's Elite*

*BRE# 01100637 Cell 650 212-1234*

*[bernadette@cbnorcal.com](mailto:bernadette@cbnorcal.com)*

*[www.camoves.com/bernadette.caseydurazzo](http://www.camoves.com/bernadette.caseydurazzo)*

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*1427 Chapin Ave*

*Burlingame, CA 94010*

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## CD/PLG-Catherine Keylon

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**Subject:**

FW: Bayswater Myrtle apartment project

**From:** Teresa Colone [mailto:[teresa.colone@gmail.com](mailto:teresa.colone@gmail.com)]

**Sent:** Wednesday, July 05, 2017 9:59 AM

**To:** CD/PLG-Catherine Keylon; GRP-Planning Commissioners

**Subject:** Bayswater Myrtle apartment project

Hello Planning Commissioners and Council members

I am a 48 year resident and homeowner in the Lyon Hoag area. I am writing to express my concerns about the Bayswater/Myrtle project. While I am not opposed to the new apartment complex to be constructed at 920 Bayswater, I am deeply opposed to the scale and industrial looking design which does NOT AT ALL fit into this neighborhood. A two story building with a new very different design and greatly enhanced landscaping would be a welcomed addition to our neighborhood.

Please do not approve this project as it is, it needs to be scaled back by half.

The traffic/parking impact this nightmare of a complex will create in the surrounding neighborhood will also flow into the already terribly congested downtown as well.

The planned removal of so many trees is also a major concern. The removal of a very large, spreading tree in front of 124 Myrtle is especially distressing. This beautiful tree could be a focal point in what I and many others hope will be a revised and downsized two storied building that is aesthetically pleasing. Saving this tree and hopefully several others could add an element of charm to the complex. Do not let this monstrosity of a building go forward and please consider saving at least a few of the larger trees.

Sincerely

Teresa Colone

**07.10.17 PC Meeting**  
**Item # 9a**  
**920 Bayswater Avenue**  
**Page 1 of 1**

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**RECEIVED**  
JUL 10 2017  
CITY OF BURLINGAME  
CDD – PLANNING DIV.

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

From: Pam Baker <[pam.baker@gmail.com](mailto:pam.baker@gmail.com)>

Date: 7/7/17 7:15 PM (GMT-08:00)

To: GRP-Planning Commissioners <[PlanningCommissioners@burlingame.org](mailto:PlanningCommissioners@burlingame.org)>

Subject: Opposed to Apartment Complex at Bayswater & Myrtle

Unfortunately I'm not able to make Monday's meeting but I wanted to express my serious concerns about this building in terms of additional traffic that it will create for our neighborhood. In addition this does not at all align with the aesthetic of our neighborhood. Please know that as someone who intends to be here for at least the next few decades my family and I are strongly opposed to this building.

Please contact me with any questions - thank you.  
Pam

--

Pam Baker

<http://leadershipspace.com/>

[pam.baker@gmail.com](mailto:pam.baker@gmail.com)

**CD/PLG-Catherine Keylon**

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**Subject:** FW: Bayswater and Myrtle proposed project.

-----Original Message-----

From: Steve Baron [mailto:~ @me.com]

Sent: Monday, July 10, 2017 6:18 PM

To: GRP-Planning Commissioners

Subject: Bayswater and Myrtle proposed project.

07.10.17 PC Meeting  
Item # 9a  
920 Baywater Avenue

I have lived in Lyon Hoag for forty years. As the years go by traffic and crime have steadily increased. Parking in the neighborhood is already becoming scarce. I see no need for a project of this magnitude in a single family neighborhood! I am definitely against this proposal!!!

CD/PLG-Catherine Keylon

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**Subject:** FW: 920 Bayswater Ave Project

07.10.17 PC Meeting  
Item # 9a  
920 Baywater Avenue

**From:** Tom Beerle [mailto:tb@...@gmail.com]

**Sent:** Monday, July 10, 2017 8:54 PM

**To:** GRP-Planning Commissioners

**Subject:** 920 Bayswater Ave Project

Hello -

My name is Tom Beerle and my family and I live on 1. Channing Rd. We have been here for about 6 years and send our kids to Washington Elementary. Unfortunately, I can't make the planning meeting but wanted to log my protest for what it is worth. I honestly cannot even believe this project is being considered. The planning commission, rightfully so, is normally so careful that even the idea of tearing down a tree or a proposal to build a house outside the look and feel of the neighborhood gets shot down immediately. How the heck is something this massive and out of touch with what we're trying to build for a community even get considered. I'm not sure the details of what is being offered to the community in exchange for the green light but the idea of injecting a 138 unit complex just seems crazy.

anyway, add one vote to the 'nays'.

Thanks,  
Tom



**07.10.17 PC Meeting**  
**Item # 9a**  
**920 Bayswater Avenue**  
**Page 1 of 1**

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**RECEIVED**  
JUL 10 2017  
CITY OF BURLINGAME  
CDD – PLANNING DIV.

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

From: Leno Bellomo <[LenoBellomo@gmail.com](mailto:LenoBellomo@gmail.com)>

Date: 7/9/17 4:50 PM (GMT-08:00)

To: GRP-Planning Commissioners <[PlanningCommissioners@burlingame.org](mailto:PlanningCommissioners@burlingame.org)>

Subject: Project Protest

As a resident and homeowner in Burlingame I am against the project to be located at 920 Bayswater Avenue.

The increase in recent modern architecture does not blend with the quaint history of our town.

Over population, vehicle traffic, drains on water supply and effluent for sewage treatment and just as important, parking. Please don't be fooled to think that that the 138 units has anything less than two cars per unit.

Please do not allow the magnitude of this project to spoil the ambiance of our town.

Sincerely,

Leno Bellomo, Jr.  
111 Howard Avenue  
**BURLINGAME**, CA 94010

**07.10.17 PC Meeting**  
**Item # 9a**  
**920 Bayswater Avenue**  
**Page 1 of 1**

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**From:** David Davenport [<mailto:ddavenport@gmail.com>]  
**Sent:** Monday, July 10, 2017 1:22 PM  
**To:** GRP-Planning Commissioners  
**Subject:** 920 Bayswater Ave. Proposed Development

Commissioners:

I write to express significant reservations about this proposed development. If I understand it correctly, 138 units are proposed in an area that is quite simply not appropriate for that scale of development. It doesn't fit with the rest of the neighborhood and community, and the area is not suited to take on all the traffic, people and parking that will be servicing such a huge complex. I would encourage the Commission to require that the project be downsized to better fit the nature of the surrounding neighborhood and community and to place significantly less stress on the limited infrastructure.

Thanks  
David Davenport  
7. Concord Way  
Burlingame, CA 94010

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David Davenport

**Subject:** FW: Proposed Project Impacts

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

From: Donald Donoughe <[don@donoughedesign.com](mailto:don@donoughedesign.com)>  
Date: 7/2/17 2:58 PM (GMT-08:00)  
To: GRP-Planning Commissioners <[PlanningCommissioners@burlingame.org](mailto:PlanningCommissioners@burlingame.org)>  
Cc: Beth Concoby <[Beth.Concoby@dupont.com](mailto:Beth.Concoby@dupont.com)>  
Subject: Proposed Project Impacts

Dear City of Burlingame Planning Commissioners,

I wanted to let you know that the extra large proposed development at

## 920 Bayswater Avenue

a block away from our house will definitely have a negative impact on our neighborhood. My wife and I have lived here at the corner of Arundel and Bayswater since the early 90's. Recently the traffic and parking situation has become extremely difficult and frustrating. If we move our car it's very likely that another car will fill the space immediately. I'm sure that Washington School and A Child's Way have something to do with it, as well as extra (and probably unlawful) apartments behind homes, the apartment buildings across the street and the employees of Putnam, have all contributed to the problem. I can foresee more cars parking in front of our house once the project is finished.

It's also clear that many people are parking their cars and taking Uber/Lyft to SFO.

This gigantic development will only exacerbate the parking and congestion. As you consider the merits of this project, please keep in mind the residents and tax payers of the neighborhood.

Don Donoughe & Beth Concoby  
141 Arundel Road (corner of Bayswater)

d\_d

c 650-444-1111  
w 650-444-1111

[www.donoughedesign.com](http://www.donoughedesign.com)  
[don@donoughedesign.com](mailto:don@donoughedesign.com)

CD/PLG-Bill Meeker

**From:** Lynn Feeney <[lynn@sbcbglobal.net](mailto:lynn@sbcbglobal.net)>  
**Sent:** Monday, July 10, 2017 4:57 PM  
**To:** GRP-Planning Commissioners  
**Cc:** Lynn Feeney  
**Subject:** Bayswater and Myrtle project

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Hello,

I will be in attendance at tonight's meeting but wanted to send a message as well. We live at 15 Dwight between Peninsula and Bayswater. We have been here 29 years and our children are grown. The neighborhood has transitioned to young families and we love all the young children.

There has always been extra traffic on Dwight due to the traffic light. In fact, we worked with Burlingame to put in the bulb-outs at the intersection. While this helped, the remainder of the project, actuated lights, never happened and would have made a bigger difference. Over the last couple years, traffic has increased in quantity and speed. We have had numerous accidents at the intersection of Peninsula and Dwight/Delaware, including pedestrians. We plan to get access to this accident information.

At the corner of Peninsula and Dwight, we have an apartment building that is two stories high and has 12 apartments. The project before you is ELEVEN times that number of units and twice as tall. Being realistic, tenants wanting to get to 101 are more likely to go down Bayswater to Dwight, and turn right so that they can turn left on Peninsula at a traffic signal. Some may go up to California but human nature being what it is, many will avoid the traffic lights at Bayswater/California and Peninsula/California and race down Bayswater to Dwight.

I am not opposed to adding to the housing supply in Burlingame but I believe a 2-story and 60 unit development is more in line with the area. Another mitigation could be adding another traffic light on Peninsula (ideally at Anita) and requiring the developer to pay for it's implementation.

Thank you for your cautious approach to this project.

- - Lynn

Lynn Feeney

[lynn@sbcbglobal.net](mailto:lynn@sbcbglobal.net)

650

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**07.10.17 PC Meeting**  
**Item # 9a**  
**920 Bayswater Avenue**  
**Page 1 of 2**

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JUL 10 2017  
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CDD – PLANNING DIV.

**From:** Linda Field [[mailto:\\_\\_\\_\\_\\_@gmail.com](mailto:_____@gmail.com)]

**Sent:** Friday, July 07, 2017 4:03 PM

**To:** PLG Comm-Sandy Comaroto <[scomaroto@burlingame.org](mailto:scomaroto@burlingame.org)>; PLG Comm-Michael Gaul  
<[mgaule@burlingame.org](mailto:mgaule@burlingame.org)>; PLG Comm-Peter Gum <[pgum@burlingame.org](mailto:pgum@burlingame.org)>; PLG Comm-Brenden Kelly  
<[bkelly@burlingame.org](mailto:bkelly@burlingame.org)>; PLG Comm-William Loftis <[wloftis@burlingame.org](mailto:wloftis@burlingame.org)>; PLG Comm-Rich  
Sargent <[rsargent@burlingame.org](mailto:rsargent@burlingame.org)>; PLG Comm-Richard Terrones <[rterrones@burlingame.org](mailto:rterrones@burlingame.org)>

**Subject:** 920 Bayswater Avenue proposed project

Members of the Burlingame Planning Commission,

Please read over my attached comments and concerns regarding the proposed multi-family residential project at 920 Bayswater Avenue before the July 11th Planning Commission meeting.

Thank you.

Linda L. Field

July 7, 2017

TO: Members of the Burlingame Planning Commission

FROM: Linda L. Field, Burlingame resident & home owner



RE: Proposed 920 Bayswater Avenue Multi-Family Residential Project

I am a decades-long home owner in and resident of Burlingame, though not of the Lyon & Hoag neighborhood. Because of my ongoing concerns about what I perceive to be the overdevelopment of our city with large scale residential and multi-use buildings, I attended the public meeting held in May by the proposed project developer. Since then I have also studied the plans on file at the Planning Department and have discussed them with staff contact Senior Planner Catherine Keylon who was very helpful in answering my questions.

I cannot express my opposition to this project strongly enough. The scale is far too massive for the existing neighborhood which surrounds it. The design is virtually interchangeable with other projects going up all over the county and is a cookie-cutter look that will rapidly become dated.

With 190 parking stalls for cars and 48 spaces for bicycles it is easy to imagine the negative impact that those added vehicles will have on traffic in the immediate area, especially when one or both of the nearby railroad crossings are closed off when a train approaches or is in the Burlingame Avenue station.

Certainly some, perhaps many, of the units will have more cars than assigned parking spaces, which will add to the already problematic on-street parking in the neighborhood, as will the additional vehicles of anyone visiting the tenants.

Noise issues that the proposed roof-top large screen television and oversized wall screen projection area might cause are another concern.

I strongly urge you to ask for a complete redesign of this project on a much smaller scale which will be more in keeping with the character of the Lyon & Hoag neighborhood.

Thank you for considering my comments.

**07.10.17 PC Meeting**  
**Item # 9a**  
**920 Bayswater Avenue**  
**Page 1 of 1**

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CITY OF BURLINGAME  
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-----Original Message-----

From: Ellen Florio [<mailto:ellen.florio@yahoo.com>]

Sent: Monday, July 10, 2017 11:55 AM

To: GRP-Planning Commissioners

Subject: Project at Bayswater

We would like to voice our opposition to the proposed project at Bayswater and Mrytle Aves. We feel it's massive size will result in increased traffic and congestion on our street and fundamentally change the atmosphere of our neighborhood. An additional concern is the proposed rooftop public area which will potentially cause a noise nuisance. We hope you will consider the concerns of the residents of our neighborhood.

Sincerely,  
Dr Richard and Ellen Florio  
2' Bayswater Avenue

Sent from my iPhone  
Ellen



**07.10.17 PC Meeting  
Item # 9a  
920 Bayswater Avenue  
Page 1 of 2**

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JUL 10 2017  
CITY OF BURLINGAME  
CDD – PLANNING DIV.

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

From: Monika Froehlich <[monika@sbcbglobal.net](mailto:monika@sbcbglobal.net)>

Date: 7/9/17 11:04 AM (GMT-08:00)

To: GRP-Planning Commissioners <[PlanningCommissioners@burlingame.org](mailto:PlanningCommissioners@burlingame.org)>

Subject: 920 Bayswater Project

Dear Burlingame Planning Commissioners:

Where do I start to express my deep concern regarding the proposed monstrous, eyesore of development known as 920 Bayswater. This project is certain to forever destroy the small, quaint, and close knit community of the Lyon Hoag neighborhood. My husband and I are fortunate to be part of this neighborhood, and our homes have been in the family since the early 1950's. Four generations of our family have called Lyon Hoag "home" and have witnessed many changes over the years; some good and some not so great. Of late it has not been so great, and this proposed project would put an end to the what we for generations called and appreciated as a tranquil and enjoyable neighborhood. Let me outline the numerous concerns with this proposed monster of a building:

1. The sheer size is overwhelming for this neighborhood. We are a community of single family homes blended with some small scale apartments that look and feel part of our neighborhood. The proposed 138-unit complex simply drowns out the neighborhood feel.
2. Increased traffic and parking that simply can not be absorbed in this area. We're already burdened with insufficient street parking and outsiders parking long term in our neighborhoods. Traffic on Bloomfield and Bayswater where we live is non-stop and being used as a major thoroughfare. It's often impossible to enjoy the backyard as it feels like sitting next to a freeway. I can't tell you the numerous times and the one actual time I was hit by another vehicle while trying to park my car or pull into my drive way. I can't imagine circumstances being any different for those living around Howard Ave., Anita, Arundel, Clarendon, Dwight, and all the streets down to Humboldt. Plus with the San Mateo proposed full freeway interchange on Peninsula Ave., adding a monstrous project on 920 Bayswater will simply turn our charming and beautiful neighborhood into a traffic laden ghetto that no one wants to live in.
3. Infrastructure wise we are not prepared to take on such a large project. We don't have adequate road space, parking space, schools, and downtown that can accommodate such a large influx of residents.



4. Keeping in mind that this is not the only proposed large scale apartment complex in Burlingame. We're starting to lose all the quality of life we all longed for when moving here. We're suddenly being "forced and railroaded" to live in a large city when all we wanted was a peaceful and relaxing suburban style of living. If I wanted the hustle and bustle of city life I would move to San Francisco or San Jose. This is not what I want for my family and future generations.
5. Architecturally speaking this proposed development is completely opposite of the existing homes. Nor does it even remotely conform to the general guidelines outlined for Burlingame's future development plans.
6. In addition the project requires the removal of some beautiful heritage trees that are being replaced by inadequate vegetation around the site. The setback for this building is so minimal that there is barely any room for greenery. The outlandish proposed 6300 sq ft roof top deck does nothing to foster vegetation. It is planned as an outdoor entertainment area for the residents and their guests. Again adding more challenges for parking as invited guests will need to park in our neighborhood.
7. A large scale apartment complex doesn't foster residents that have any vested stake or sense of community for our neighborhood, unlike homeownership that creates and solidifies roots in a neighborhood.

I'm not against developing the proposed site, but my husband and I strongly believe it needs to be a development more in line to our existing neighborhood. Possibly a townhouse community of 2 story buildings with two car garages and architectural design more in line with what is already in existence would be more appropriate. Possibly a 2-story condo complex with underground parking dedicating 2 stalls per unit to ensure ample neighborhood parking. I realize the incentive for a smaller scale project is not in line with this developer's ROI goal, but perhaps this out of state developer is not the right developer for Burlingame. Let's keep Burlingame and specifically Lyon Hoag the place of peace, tranquility, and quality of life we all have invested in. I'm more than open to welcome a developer that shares and respects the values we hold dear in our neighborhood, and is not only focused on maximum ROI that can be obtained from a piece of property. I urge the Burlingame Planning Commission to either reject this proposed project or scale it back to where it falls in line with what the citizens of Lyon Hoag need to maintain our community.

Regards,

Monika & Ralph Froehlich  
1 Bloomfield Rd.  
Burlingame, CA 94010

## CD/PLG-Catherine Keylon

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**From:** Burlingame Planning Dept  
**Sent:** Wednesday, July 05, 2017 9:20 AM  
**To:** CD/PLG-Catherine Keylon  
**Subject:** FW: Proposed Project: 920 Bayswater, Burlingame

**From:** Victor Gray [mailto:\_\_\_\_@gmail.com]  
**Sent:** Tuesday, July 04, 2017 2:59 PM  
**To:** Burlingame Planning Dept <[planningdept@burlingame.org](mailto:planningdept@burlingame.org)>; GRP-Council <[council@burlingame.org](mailto:council@burlingame.org)>  
**Subject:** Proposed Project: 920 Bayswater, Burlingame

July 2, 2017

To the Planning Commissioners and the City Council members,

I am writing to express my opposition to the proposed project called 920 Bayswater. I am a long time resident of Burlingame, most of it in my home in the Lyon Hoag neighborhood. I will get directly to the point; this project as it is currently proposed does not belong in this neighborhood. I suggest they peddle this project in Livermore or South San Jose or anywhere else that they feel a need to cram as many units on one small piece of property and further exacerbate the crowding thereby adding to the decline of the quality of life. As I understand it the revenue that would generated will trickle back to some company in Florida, not a local entity.

I know this has all the hallmarks of a NIMBY rant but let me pull back a bit. The project as proposed, in my opinion, is unacceptable. However, a project that is more in tune with the surrounding neighborhood and with a reduced quantity of traffic producing units could be an improvement. I am not going to talk about mass and shadows and height and etc.. I am sure there are plenty of much more qualified people to express these finer points of contention. I am talking about the quality of life in Burlingame.

It certainly feels like this town is in "the more the better" mode. At least the decisions regarding building appears to reflect that. Why do we need more people begetting more traffic, ? I understand taxes. I understand growth. We seem to be doing pretty well with all the commercial development east of 101. The traffic everywhere is horrendous and getting worse, noticeably worse. The traffic engineers seem to say "impact will be minimum" when everyone can see it is everything but minimum. Gridlock, wasted time, negative environmental issues, declining quality of life. I am not foolish enough to think we can stop it but can't we at least slow it down ?

Burlingame is at risk of becoming just another community that is losing sight of why people want to live and visit here. Are we trying to squish the uniqueness and "old town" qualities that we have ? Are we destined to become something akin to the homogenous strip malls that seem to be everywhere because we need "more"? Come on folks, time to scale things back. Just say no.

I regret I will not be able to attend the Planning Commission meeting on July 10, 2017. I trust you will at least consider the opinion I have expressed here. It would be wonderful.

Thank you for your time.

Victor Gray  
61 Howard Ave.  
Burlingame, Ca. 94010

## CD/PLG-Catherine Keylon

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**Subject:**

FW: 920 Bayswater Ave Development Plans

-----Original Message-----

From: Mary Griffith [mailto:[marygriffith@gmail.com](mailto:marygriffith@gmail.com)]

Sent: Saturday, July 01, 2017 5:19 PM

To: CD/PLG-Catherine Keylon; GRP-Planning Commissioners

Cc: GRP-Council

Subject: 920 Bayswater Ave Development Plans

Hello Planning Commissioners and Council Members. My husband and I own a home at 2. . Clarendon Road. I am writing to share our thoughts about the proposed apartment building at 920 Bayswater Ave.

In our opinion the proposed building is completely out of proportion to the surrounding neighborhood. It's our understanding the proposed building is 45 feet tall. The sheer mass of the structure is inappropriate. From an architectural perspective is not inviting nor in keeping with the charms of our eastern neighborhood.

We have grave concerns about the proposed 138 units. That's an awful lot of new people and vehicles in a location adjacent to the railroad tracks and very close to our schools. We are concerned about the additional traffic, parking issues and have concerns about the safety of the many children who walk to Washington school. Traffic is currently an issue and parking is a nightmare, we think this project as proposed will further impact those problems.

We understand the land will be scraped, losing more of our beautiful tree. Trees are the soul of our little city and part of what makes it such an inviting place to live. What we've seen as proposed for landscaping is inadequate.

Finally, the east side of burlingame is under a tremendous amount of pressure from a variety of projects, High Speed Rail, Cal Train electrification, new construction on Howard and the proposed retrofitting and improvements for ingress and egress to 101 at Peninsula Avenue. We feel it's safe to say that the east side is being cut off from the remainder of our town. Our neighborhood will be denigrated with more traffic, high density living spaces and related issues as well as more issues with parking.

We do not eschew development. We are of the opinion that whatever is to happen with the parcels under consideration should be much smaller in scale, two story at a maximum. Town homes, well designed with beautiful landscaping and parking seems more in keeping with what exists in the neighborhood predominately.

Normally we would attend the planning commission meeting to air our concerns, but it's full scale summer and we've planned to be away from home the night of the meeting. We sincerely hope you'll give consideration to this letter and the concerns it raises as if we had attended the meeting.

Sincerely,

Mary & Richard Griffith

Sent from my iPad

**07.10.17 PC Meeting**  
**Item # 9a**  
**920 Bayswater Avenue**  
**Page 1 of 1**

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CDD – PLANNING DIV.

-----Original Message-----

From: Mim Hahn [<mailto:mimhahn@gmail.com>]

Sent: Monday, July 10, 2017 10:22 AM

To: GRP-Planning Commissioners

Subject: Apt complex

Planning commission~

As longtime Lyon Hoag/Burlingables home owners we are very concerned about the possibility of the above proposed apartment complex. Please reconsider allowing new construction to be developed at the site of Myrtle and Bayswater..this project would greatly impact the neighborhood..congestion is of primary issue currently and would jeopardize safety and further alter the already overcrowded east side neighbors...

Sometimes change and development can hinder rather than improve an area and we are against an out of place new apartment complex which in no way would be affordable for those who really need housing.

Thank you~ awaiting outcome of your decision and meeting tonite.

Jerry and Maryanne Hahn  
7 Burlingame Ave

Sent from my iPhone



## CD/PLG-Catherine Keylon

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**Subject:** FW: 920 Bayswater Development Plans

**From:** David Harris [mailto:[david.harris@gmail.com](mailto:david.harris@gmail.com)]  
**Sent:** Monday, July 03, 2017 5:18 PM  
**To:** [ckeylong@burlingame.org](mailto:ckeylong@burlingame.org); GRP-Planning Commissioners  
**Cc:** GRP-Council  
**Subject:** 920 Bayswater Development Plans

To the Planning Commission,

I live at 611 Howard Avenue and have been a resident of Burlingame for 17 years. I am writing to state my concerns about the proposed apartment building at 920 Bayswater Avenue. They include the following:

- Height, size and massing relative to other buildings in the neighborhood.
- Architectural design that does not fit with the neighborhood.
- The impact of 138 apartment units on neighborhood traffic and safety, including impact on Washington Elementary School
- Removal of trees

On the first point, after reviewing elevations for this project at a community outreach meeting on May 9, I feel that it overwhelms everything around it. It's too tall and too massive for its location. If you stand on East Lane between Howard and Burlingame avenues (near the parking lot where Mike Harvey Honda keeps its inventory of new cars), and look south down the Caltrain corridor, it's not hard to visualize the impact. With the new office building going up at the corner of Howard and East Lane, a sort of canyon effect will be created with the multi-story dealerships on the other side of Caltrain corridor. It will be exacerbated by this four-story 48' tall project spanning about half the block. In addition, the architectural design features of this project are more appropriate for an urban or commercial environment, and have little in common with the surrounding residential architecture.

In terms of traffic, even if all residents use the building garage, the impact during commute times will further negatively affect the neighborhood. While this is a single project, it should not be viewed in isolation. There are a number of other projects that will also be impacting traffic and the overall quality of life on the East Side:

- The \$300 million bayfront office project at 300 Airport Blvd., just over the Peninsula Avenue bridge, is already underway and is expected to be completed in two years. This 18-acre project will include 767,000 square feet of office, retail and life sciences space. It will significantly increase traffic on Peninsula Avenue and throughout the East Side.
- If the 101/Peninsula Avenue interchange project moves forward, as the City of San Mateo intends, this will have a major negative impact on our neighborhood from traffic heading on and off 101. East Side and other Burlingame residents have voiced strong opposition to this project for numerous reasons, including traffic.
- Caltrain electrification will increase the number of times crossing gates are down and hold up traffic at Peninsula, Bayswater, Howard and Burlingame avenues. According to Caltrain, the volume of trains will increase from about 92 trains per day to 114 trains in 2020. If high-speed rail become a reality, train volumes in 2030 are expected to reach 220 a day. During peak times train volume is expected to be 20 trains an hour, or one train every 2-3 minutes.

The Planning Commission needs to evaluate this project in terms of how its size and scope will contribute to the projects and pressures already impacting our neighborhood. We need more housing, and housing that's affordable, but it needs to be designed such that it supports the quality of life that we've all come to value in Burlingame.

Having attended the May 9 meeting where the developer presented the project, I believe he sincerely wants to work with the community to come up with a successful design. However, it needs to be smaller in size, and designed to be more compatible with the surrounding neighborhood.

Sincerely,

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David Harris

600 Howard Avenue

## CD/PLG-Catherine Keylon

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**Subject:** FW: 920 Bayswater Ave., Burlingame, CA

**From:** Laura Hesselgren [mailto:[laura.hesselgren@deerfieldrealty.net](mailto:laura.hesselgren@deerfieldrealty.net)]

**Sent:** Friday, June 30, 2017 10:19 AM

**To:** GRP-Planning Commissioners

**Subject:** 920 Bayswater Ave., Burlingame, CA

Dear Planning Commissioners,

I am writing you to protest the proposed project for 920 Bayswater Ave., Burlingame, CA. This proposed project is too massive for our neighborhood and does not fit in. Essentially five stories, if roof top garden is counted, is unacceptable and should not be allowed to be built. This project is basically from lot line to lot line with very little landscaped area. The design is something that is popping up all over the Peninsula and it's like the developers have gotten together and faxed the same design from City to City. We are NOT the south of Market and should not be made to look like it. This project is under parked and will create more of a parking issue than already exists in this area. Our area has already become a traffic nightmare and to add more to it is unacceptable. Per the downtown specific plan, section 5.1 of the Design and character section, states: IN THE RESIDENTIAL AREAS, NEW PROJECTS SHOULD REINFORCE THE FINE-GRAINED SCALE AND QUIET AMENITY THAT EXISTS. This project in no way represents that and in fact, does quite the opposite. Again, let me repeat the downtown specific plan: **NEW PROJECTS SHOULD REINFORCE THE FINE-GRAINED SCALE.** I would hope that you would downsize this massive project to fit more into our neighborhood.

I discussed the parking issue with the developer at a community meeting a few months back. He specifically stated that parking is not an issue in the developments his company manages up and down the Peninsula. He stated that his residents take the train and he even stated that there were empty parking stalls throughout. Well, I did a quick google search of his company at that meeting and found that the nearest property they own and manage is in Chico, California. They have NO projects in the Bay Area and he basically lied to the residents on this fact. When pressed on the matter, he finally admitted he did not have a project on the Peninsula but meant that he looked at studies – basically, he lied to us. How do you trust a developer like that, to come into our neighborhood and design a building that will add value to our properties and enhance our quality of life? You can't. Please do not consider this MASSIVE project that does not fit into our neighborhood. Thank you for your consideration.

Laura Hesselgren  
414 Bayswater Ave.  
Burlingame, CA 94010

**07.10.17 PC Meeting**  
**Item # 9a**  
**920 Bayswater Avenue**  
**Page 1 of 3**

*COMMUNICATION RECEIVED  
AFTER PREPARATION  
OF STAFF REPORT*

**RECEIVED**

JUL 10 2017  
CITY OF BURLINGAME  
CDD – PLANNING DIV.

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

From: Timothy Warren Hooker <[timothy.hooker@gmail.com](mailto:timothy.hooker@gmail.com)>

Date: 7/8/17 4:25 PM (GMT-08:00)

To: GRP-Planning Commissioners <[PlanningCommissioners@burlingame.org](mailto:PlanningCommissioners@burlingame.org)>

Subject: --Proposed Apartment Complex at Bayswater and Myrtle

Please find attached my input on why I think this development would be damaging to our City.  
Thanks for listening.

Timothy Hooker  
Chief Experience Officer  
Esperto Labs  
P.O. Box 117523  
Burlingame, CA 94011-7523

650- -Voice/fax  
800- -Toll free

My Email: [timothy.hooker@esperto.com](mailto:timothy.hooker@esperto.com)  
Our website: [www.espertolabs.com](http://www.espertolabs.com)  
Facebook: [www.facebook.com/esperto.com](https://www.facebook.com/esperto.com)  
LinkedIn: [www.linkedin.com/in/esperto](https://www.linkedin.com/in/esperto)

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