



Fore Property Company

Los Gatos

20 S. Santa Cruz Avenue, #300
Los Gatos, California 95030
(408) 203-1892 Telephone

June 20, 2017

920 Bayswater Avenue Proposed 138-unit Apartment Development Progress Letter for Changes to Plans on Application Re-submittal (5/26/17)

Public Outreach:

Fore Property Company (“Fore”) reached out to the community early in this process to better understand the neighborhood concerns and desired architectural design. Our initial application was submitted to the City on January 30th, 2017. The submittal of the application started the process and created correspondence from the public to city staff. Fore met with Jennifer Pfaff on March 23rd, 2017 to discuss her concerns directly based off the initial application that was submitted to the City. This initial meeting was a catalyst for Fore to reach out to the remaining members of the immediate neighborhood where this project is being proposed. Fore decided to hold a neighborhood meeting to get everyone’s input early in the design process. Fore was able to schedule a community neighborhood meeting on May 9th 2017. Leading up to this meeting, Fore mailed out flyers to over 253 residents that live within a 1,300+/- distance to the east of the project location within the City of Burlingame. This represents over 4x the distance that is required from the City upon formal noticing for a proposed development. These flyers were mailed out through a certified mailing service and went out on April 17th, providing upwards of three weeks to the neighbors to make sure they could schedule accordingly and attend the meeting. In addition to mailing out the flyer, I personally spent over 3-hours walking door to door on Monday May 1st, 2017 talking to neighbors, discussing the proposed project, and making sure they received the flyer in the mail.

The neighborhood meeting was held the evening of May 9th, 2017 from 6:30pm to 9:30pm at the recreational center located at 850 Burlingame Avenue within the Social Hall room. Attendance was good given the mailed flyers, the door to door knocking, and social blogs that helped to get additional interested people to attend the meeting. In all, the formal sign in sheets indicated 32 attendees, but there is a good chance there were closer to 40+/- people in attendance as some attendees might not of signed the sheet. The meeting went from 6:30pm to 9pm and in summary resulted in these four concerns being the highlighted topics of discussion:

- Architectural design is too modern and does not fit in with the fabric of the neighborhood which is mostly craftsman and bungalow style.
- Overall project size of 140-units is a concern regarding traffic and parking
- Height of the building without having a transition or step-down from our proposed project to the adjacent two-story condominium at 904 Bayswater.
- Building breaks and/or design changes to help break up the overall massing and provide for a better feel of “built up over time”. In other words, not enough building articulation.

After hearing the concerns raised from the neighborhood meeting, staff and Fore thought it would make the most sense to address these concerns prior to the formal Planning Commission and Design Review Board. Fore and our design team made the following changes to address the neighborhood concerns:

Architectural design is too modern and does not fit in with the fabric of the neighborhood which is mostly craftsman and bungalow style.

The architectural style was “softened” to help provide more of a residential feel with the materials, color palette, and accents that you would find in craftsman and bungalow style architecture. The use of the warm red Napa style farmhouse was incorporated into the corner buildings to soften the previous industrial modern feel. The balance between wood and metal railings on the patios provide separation and independent building portions breaking up the style, look, and feel within the project itself. The building is sectioned off providing a look of “built up over time” instead of one monotone style. The color palette was chosen to match photographs that we took of the existing craftsman and bungalow style single-family homes within a three-block radius of the site. Fore and their design team incorporated metal roof awnings in sections on both Myrtle and Bayswater while balancing craftsman style roof line pop-ups and a smaller softer contemporary flat roof line to provide additional vertical articulation.

BEFORE:



AFTER:



Overall size of the project with 140-units is creating a concern regarding parking and traffic.

Traffic was addressed in the neighborhood meeting and will be further vetted as we go through the environmental process with the City. The environmental process will likely result in the requirement of a traffic study which will be done by 3rd party consultants and reviewed and analyzed by staff.

As it relates to parking, the project was previously designed for 140-units. The parking requirement indicated the 140-unit project would need to have a minimum of 175 parking stalls. Fore's previous design provided for 184 parking stalls, of which none were designed as compact stalls. This represented a nine-stall surplus of parking for the project. In addition to having excess parking over the required amount, Fore recently changed the design which resulted in the reduction of two units overall. The new proposed project indicates 138 total units instead of 140 units. The parking requirement for the newly design 138-unit project is 178 parking stalls. This increased due to the addition of a 3-bedroom unit within the community. However, Fore heard the neighborhood concerns and wanted to keep additional parking within our garage and is providing a total of 190 parking stalls within the garage. This represents a surplus of 12 stalls, again with no compact stalls incorporated as the design accounts for all of them to be full size parking stalls. This does not account for the on-street parking, which has been kept and provides for an additional ten (10) parking spaces.

Height of the building without having a transition or step-down from our proposed building to the adjacent two-story condominium next door at 904 Bayswater Avenue.

Fore worked with the architect to reduce the overall number of units within the project and focused our efforts on the side of the building that is within the R3 Zone and adjacent to an existing two-story condominium located at 904 Bayswater Avenue. We removed the three top floor units and replaced it with one unit positioned perpendicular to Bayswater Avenue. This created a further setback of the top floor of the building while also creating the step-down of the roof line. This helped to soften the transition and bring the roof lines closer to the neighboring two-story condo. The neighboring condo has a pitched-style raised roof creating an overall height of two and a half stories, while our proposed project has a flat roof and three-story height now at this edge. Please refer to Architectural Page 14 in the plan set dated June 20, 2017 for detailed building elevations.



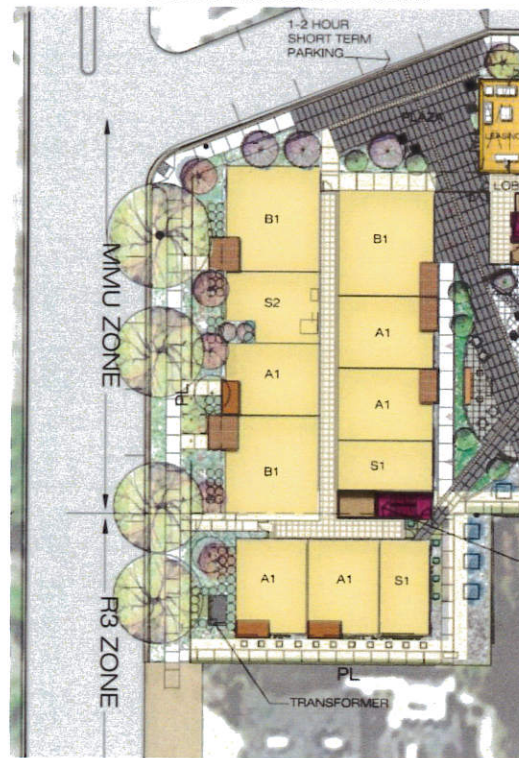
Building breaks and/or design changes to help break up the overall massing and provide for a better feel of “built up over time”. In other words, not enough building articulation.

Fore worked with the architect, civil, and landscape architect to better enhance the streetscape experience for the pedestrians walking along Bayswater Avenue and Myrtle Road. The previous design was relatively flat and did not allow for different depths of view and building presence along these roadways. The new design provides for significant changes to the building articulation while the architect was able to create an actual break in the building façade that essentially creates the feel of building separation. The landscape architect maximized the available area and heavily treated these spaces to create landscape nodes. Below you will see the changes including patio placements, building jogs and/or setbacks and the break in the building with landscape to create those separations.

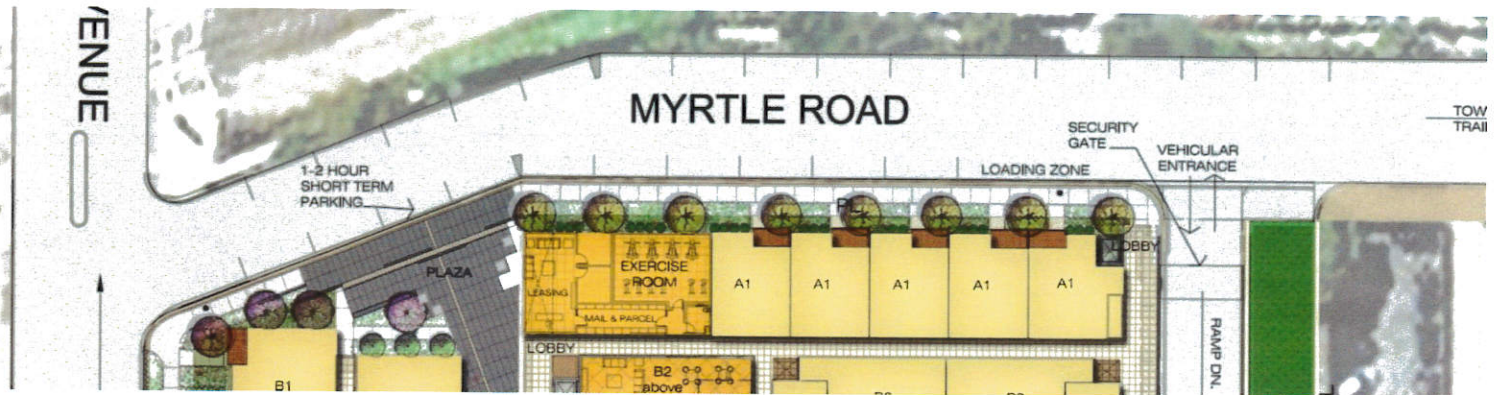
BAYSWATER BEFORE:



BAYSWATER AFTER:



MYRTLE BEFORE:



MYRTLE AFTER:



We have appreciated the opportunity to work with staff and we look forward to working with the Planning Commission and Design Review Board on an exceptional development here in Burlingame.

Sincerely,

Mark Pilarczyk
Fore Green Development, LLC
Fore Property Company



920 BAYSWATER AVENUE

4 - BAYSWATER AVENUE LOOKING SOUTH

FORE PROPERTY COMPANY

2015, Santa Cruz Avenue, #1000 Santa Cruz, CA 95060

WITHEE MALCOLM ARCHITECTS, LLP

2201 West 15th Street, Torrance, CA 90504

www.withee-malcolm.com

JOHN KO, AIA, LEED AP

ARCHITECT: JUNE 17, 2017

CITY OF BURLINGAME, CALIFORNIA

APN: 029-235-160, 029-235-170, 029-235-180, 029-235-190, 029-235-200, 029-235-210, 029-235-220 DATE: JUNE 20, 2017





920 BAYSWATER AVENUE

1 - BAYSWATER AVENUE AND MYRTLE ROAD

FORE PROPERTY COMPANY

20 S. Santa Cruz Avenue, #200 Los Gatos, CA 95030

WITHEE MALCOLM ARCHITECTS, LLP

11111 Wilshire Blvd, Suite 1000, Los Angeles, CA 90024

T: 310.217.1800

www.withee-malcolm.com

PRINTED: JUNE 7, 2017

CITY OF BURLINGAME, CALIFORNIA

APN: 029-235-160, 029-235-170, 029-235-180, 029-235-190, 029-235-200, 029-235-210, 029-235-220

DATE: JUNE 20, 2017





2 - BAYSWATER AVENUE LOOKING NORTH

920 BAYSWATER AVENUE

FORE PROPERTY COMPANY
2015, Santa Cruz Avenue, #100 Santa Cruz, CA 95060

WITHEE MALCOLM ARCHITECTS, LLP

22011, Walnut Street, Torrance, CA 90504
310.209.1111
www.withee-malcolm.com
APN: 029-235-170, 029-235-180, 029-235-190, 029-235-200, 029-235-210, 029-235-220
DATE: JUNE 20, 2017

CITY OF BURLINGAME, CALIFORNIA





920 BAYSWATER AVENUE

3 - MYRTLE ROAD LOOKING WEST

FORE PROPERTY COMPANY
2015, Sunset Court Avenue, 9000 Los Gatos, CA 95030

WITHEE MALCOLM ARCHITECTS, LLP
2001 11th Street, Torrance, CA 90504
310.257.1800
www.withee-malcolm.com
PRINTED: JUNE 7, 2017

CITY OF BURLINGAME, CALIFORNIA

APN: 029-235-160, 029-235-170, 029-235-180, 029-235-190, 029-235-200, 029-235-210, 029-235-220 DATE: JUNE 20, 2017



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

**Site: 920 BAYSWATER AVENUE (includes 908 Bayswater Ave.,
108 Myrtle Rd., 112 Myrtle Rd., 116 Myrtle Rd.,
120 Myrtle Rd., 124 Myrtle Rd.)**

PUBLIC HEARING NOTICE

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, NOVEMBER 13, 2017 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

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 at **920 BAYSWATER AVENUE** zoned MMU and R-3. APNs 029-235-160, 029-235-170, 029-235-180, 029-235-190, 029-235-200, 029-235-210, and 029-235-220

Mailed: November 3, 2017

(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

PUBLIC HEARING NOTICE

(Please refer to other side)



920 Bayswater Avenue, MMU and R-3