



PROJECT LOCATION
619-625 California Drive

City of Burlingame

*Design Review for a
New 26-Unit Live/Work Building*

**Item No. 9c
Design Review Study**

Address: 619-625 California Drive

Meeting Date: November 13, 2017

Request: Design Review Study for a new four-story, 26-unit live/work development with retail commercial space on the ground floor, which requires applications for Commercial Design Review, Conditional Use Permit for building height, Condominium Permit, and Lot Merger.

Applicant and Architect: Ellis A. Schoichet AIA

APN: 029-131-140, -150, and -160

Property Owner: Ed 1005 BM LLC

General Plan: Downtown Specific Plan: North California Drive Commercial District

Lot Area: 19,450 (0.45 acres)

Zoning: C-2, North California Drive Commercial District

Adjacent Development: Automobile service, multi-family residential, retail, and railroad right-of-way

Current Use: Vacant lot at 619 California Drive; automobile repair shop at 621 California Drive; two dwelling units at 625 California Drive

Proposed Use: 4-story, 26-unit live/work building with retail space on the ground floor

Allowable Use: Live/Work, retail, personal service, business service, hotel, office, food establishment, auto repair shops, auto sales, lots, laundry services (refer to C-2 and C-1 zoning district regulations for a full list of permitted and conditional uses).

June 12, 2017 Environmental Scoping and Design Review Study Meeting: On June 12, 2017, the Planning Commission held an environmental scoping and design review study meeting to discuss areas of potential environmental effects from the proposed project, as well as the design of the building (see attached June 12, 2017 Planning Commission Minutes). Please refer to the attached June 12, 2017 meeting minutes for a list of comments and concerns regarding the proposed project.

Prior to moving forward with the environmental analysis of the project, the applicant is requesting that the Commission review and comment on the changes made to the building design and project in response to the Commission's comments at the initial design review study session on June 12, 2017. The applicant provided a letter, dated October 17, 2017, in response to the Commission's comments and questions about the project. In addition, the applicant provided a detailed list of changes made to the project, dated September 29, 2017. These written responses, as well as a revised project description, are attached to the staff report. The following is a summary of the significant changes made to the project:

- 1. Ground floor was redesigned to accommodate commercial space.** Previously, five of the live/work units located on the second floor had connecting work spaces on the street level along California Drive, which had storefronts open to the sidewalk. The revised proposal places all of the live/work units on the second through fourth floors. The ground floor would contain 2,100 SF of retail commercial space, which can be configured as one two tenant spaces.
- 2. Ground floor floor-to-ceiling height was increased from 10'-7" to 14'-9".** This increase in height provides a more generous ceiling height for the commercial space and provides the additional height needed for the vehicle stackers in the garage. As a result, the overall building height increased from 51'-9" to 54'-10", where 55'-0" is the maximum allowed.

3. **Off-street parking was reconfigured.** Previously, a total of 26 at-grade parking spaces were provided in the garage. The revised proposal includes 7 parking spaces for the commercial space (6 unistall and 1 disabled) and 27 parking spaces for the live/work units (3 unistall, 22 vehicle stacker, and 2 disabled) in a secured area within the garage, behind an automatic gate. 22 of the 27 parking spaces for the live/work units are proposed to be provided by vehicle stackers.
4. **Design of first floor level façade along California Drive has been significantly revised.** The change to the design of the ground floor is a result of incorporating commercial space at this level. Please refer to the revised building elevations and renderings, date stamped October 6, 2017.

Project Summary: The project site is located at the southwest corner of California Drive and Oak Grove Avenue. The project site consists of three separate parcels which would be combined into one parcel for the proposed project. Currently, one of the parcels is vacant and the remaining two parcels are occupied by an automobile repair facility (621 California Drive) and two dwelling units (625 California Drive). The site is surrounded by an automobile service facility to the east, three-story multifamily residential buildings to the south, a retail building to the west, and a railroad right-of-way to the north.

The applicant is proposing to construct a new four-story, 26-unit live/work building with retail space on the ground floor. The ground floor will consist of an entrance lobby providing pedestrian access to the live/work units on the upper floors and 2100 SF of retail space along California Drive, which can be configured as one or two tenant spaces. The at-grade parking garage provides 7 parking spaces for the commercial space and 27 parking spaces for the live/work units, for a total of 34 parking spaces. The live/work units on the second, third, and fourth floors range from 957 SF to 1,195 SF in area. Each live/work unit will contain a living area, kitchen, bathroom, laundry closet, sleeping area (studio or one-bedroom), and a work area.

The Zoning Code defines live/work as “a single unit (e.g., studio, loft or one-bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.” The Downtown Specific Plan allows live/work units in the following zoning districts: C-2 North California Drive Commercial District, California Drive Auto Row, Howard Mixed Use, Bayswater Mixed Use, and Myrtle Mixed Use (Conditional Use Permit required).

In his revised project description, dated October 17, 2017, the applicant discusses the potential businesses anticipated in the live/work units. He notes that “the units with storefronts can be imagined in use as photo, art, recording, instruction, or exercise studios. They could also function as the offices and working spaces for professional writers, accountants, architects, engineers, interior, graphic, and other designers, artists, artisans, attorneys, software, web, and multi-media developers, consultants of all stripes, insurance, real estate, and travel agents, internet sales, maintenance and repair persons, and many others who would be well served by the opportunity to live and work in this central location”.

During preliminary review Planning staff identified that the following applications will be required for this project:

- Commercial Design Review for construction of a new four-story, 26-unit live/work building with retail space on the ground floor (C.S. 25.31.045 and 25.57.010 (c) (1) and Chapter 5 of the Downtown Specific Plan);
- Conditional Use Permit for building height (54'-10" proposed where 55'-0" is the maximum allowed; Conditional Use Permit required if building exceeds 35'-0") (C.S. 25.31.060 (c));
- Condominium Permit for construction of the new building (each unit to be privately owned) (C.S. 26.30.020); and
- Lot Merger to combine three existing parcels into one parcel (Lots L, M, and N, Block 6).

Commercial Design Review: Commercial Design Review is required for new commercial and mixed use buildings pursuant to Code Sections 25.31.045 and 25.57.010(c)(1). Design Review was instituted for commercial projects in 2001 with the adoption of the Commercial Design Guidebook. The project is located within the boundaries of the *Burlingame Downtown Special Plan* and therefore subject to Chapter 5 of the Downtown Specific Plan (Design & Character). Section 5.2 (pages 5-3 through 5-12) provides design guidelines specifically for commercial and mixed use areas within the Downtown Specific Plan area. Section 5.4 (pages 5-22 through 5-26) provides more general design guidelines that apply to all areas of the downtown. The relevant pages of the plan have been included as an attachment for convenience of commissioners.

The proposed exterior facades will include a variety of materials including solid composite panels/rain-screen façade in six colors, aluminum framed windows, metal fascia and coping, tube steel splayed columns, and aluminum and glass guardrails. Architectural concrete planters and wood benches are proposed at the front corner of the site. The applicant provided renderings of the proposed project from various view points along California Drive and Oak Grove Avenue.

The following design review criteria for commercial development projects are outlined in the zoning code:

- (1) Support of the pattern of diverse architectural styles that characterize the city's commercial, industrial and mixed use areas; and
- (2) Respect and promotion of pedestrian activity by placement of buildings to maximize commercial use of the street frontage, off-street public spaces, and by locating parking so that it does not dominate street frontages; and
- (3) On visually prominent and gateway sites, whether the design fits the site and is compatible with the surrounding development; and
- (4) Compatibility of the architecture with the mass, bulk, scale, and existing materials of existing development and compatibility with transitions where changes in land use occur nearby; and
- (5) Architectural design consistency by using a single architectural style on the site that is consistent among primary elements of the structure, restores or retains existing or significant original architectural features, and is compatible in mass and bulk with other structures in the immediate area; and
- (6) Provision of site features such as fencing, landscaping, and pedestrian circulation that enriches the existing opportunities of the commercial neighborhood.

Off-Street Parking: Regarding the number of off-street parking spaces required for this project, it was determined that the residential parking regulations would be most appropriate for the proposed live/work units; the retail parking ratio of 1:300 SF applies to the ground floor retail space. The subject property is located within the boundaries of the plan area for the Downtown Specific Plan. Therefore, the project qualifies for the reduced residential parking requirements for Downtown, as per Code Section 25.70.032. Based on the number of bedrooms per unit proposed for this project (all units are studio or 1-bedroom units), the Zoning Code requires a total of 26 spaces for the live/work units (1 parking space per studio/1-bedroom unit required). Based on the retail ratio of 1:300 SF, 7 parking spaces are required for the 2,100 SF ground floor retail use. The project provides a total of 34 off-street parking spaces where 33 is the minimum required.

As noted above, the project provides a total of 34 parking spaces located in the garage behind the commercial space on the ground floor. The parking garage will be accessed from a driveway along Oak Grove Avenue. Upon entering the garage, 7 parking spaces (6 unistall and 1 disabled) will be available for the ground floor

commercial spaces. 27 parking spaces (3 unistall, 22 vehicle stacker and 2 disabled) for the live/work residents will be available in a secured garage area behind an automatic overhead gate. There is no guest parking required on-site for properties located within the Downtown Specific Plan area (no guest parking provided).

The proposed project includes vehicle stackers to provide 22 of the required parking spaces in the secured garage area for the live/work units. The applicant is proposing to use the Klaus MultiBase 2072 stacker system which can accommodate passenger cars, station wagons, SUV's, and vans (see attached specifications). The First Floor Plan on sheet A1 shows where the vehicle stackers would be installed within the garage; Building Sections 1 and 2 on sheet A8 shows how that the proposed vehicle stackers would contain a pit so that two independent vehicles can be accommodated.

The Municipal Code does not include specifications for vehicle stackers, so the City currently does not have a standard mechanism for review and approval. However, as a policy the Downtown Specific Plan encourages "creative approaches" to providing on-site parking including stackers. The stackers could each be considered "creative approaches" to providing the required on-site parking. To date, the City has approved several commercial and residential projects with various parking lift systems.

Because the live/work project is located within a commercial district and is proposed as a condominium, the commercial condominium parking regulations would apply. Based on parking requirements for commercial condominiums found in Code Section 26.30.070 (a), unistall parking spaces are permitted (8'-6" x 18'-0" allowed and proposed) and an area for a delivery/service vehicle is not required (not provided with this project; only required for residential condominiums).

Bicycle parking is provided for both the residents and visitors. A bicycle rack for visitors is located near the entrance lobby. Resident bicycle storage for 24 bicycles is provided in the secured parking garage.

Landscaping/Private and Common Open Space: Although there are no landscaping requirements in the C-2, North California Drive Commercial District, landscaping is proposed throughout the site as shown on the Landscape Plan, sheet L1. Concept images of the proposed landscaping, planters, and seating areas at the front corner of the site are shown on sheet L3. Please refer to the Landscape Plan for detailed description of the various plants and trees proposed throughout the site. Two existing street trees along California Drive will be replaced with two new street trees (London Plane trees). The two existing street trees along Oak Grove Avenue are proposed to remain.

There are no requirements for private and common open space for commercial condominiums. However, the proposed project includes private terraces for the live/work units on the fourth floor (565 to 625 SF in size); a common terrace (725 SF), accessible by all residents, is provided on the fourth floor. The common terrace will contain various planters and seating areas (see Terrace Plan on sheet L2). Common open spaces are provided throughout the site (see Landscape Plan on sheet L1).

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Table 1 - Compliance with C-2, North California Drive Commercial District Regulations

Lot Area: 19,450 SF

Plans date stamped: October 6, 2017

	Proposed	Allowed/Required
Land Use:	26 live/work units above the ground floor 2,100 SF commercial space (retail) on the ground floor	live/work units permitted above the first floor only
Minimum Lot Size & Street Frontage:	19,450 SF lot size 149.36 feet along California Dr 120 feet along Oak Grove Ave	5,000 SF lot size 50 feet of street frontage
Floor Area Ratio:	2.52 FAR (49,074 SF)	3.0 FAR (58,350 SF)
Lot Coverage:	73.3% (14,273 SF)	75% (14,587 SF)
Setbacks Front (California Drive): Exterior Side (Oak Grove Ave): Interior Side: Rear:	1'-8¾" 2'-2" 6'-1" to building/ 0'-0" to roof over gate 10'-0"	no minimum required no minimum required no minimum required 10'-0"
Building Height:	54'-10" to top of building roof ¹	55'-0" maximum CUP required if over 35'-0"
Off-Street Parking:	34 spaces 12 at-grade spaces + 22 space in vehicle lifts	33 spaces 26 spaces for live work (1 space per unit) + 7 spaces for retail use (1:300 SF ratio)

¹ Conditional Use Permit required for building height (54'-10" proposed where 55'-0" is the maximum allowed; Conditional Use Permit required if building exceeds 35'-0").

General Plan and Zoning: In 2010 the City Council adopted the Burlingame Downtown Specific Plan, which serves as an element of the General Plan. The subject property is located within the boundaries of the planning area for the Downtown Specific Plan, specifically in the North California Drive Commercial District which is described as follows:

The North California Drive Commercial District is the area along the west side of California Drive north of Bellevue Avenue to Oak Grove Avenue. Service Commercial uses dominate in this area. Retail or hotel uses are permitted on the ground floor whereas offices or hotel uses can be allowed on upper floors.

Conditional Use Permit Request for Building Height: The C-2, North California Drive Commercial District states that no building shall exceed a height of 55'-0". A conditional use permit is required for any building which exceeds 35'-0" in height. The proposed height, measured to the top of the roof, will be 54'-10" (from average top of curb). The elevator enclosure on the roof makes up less than 5% of the roof area and does not extend more than 10'-0" above the top of parapet, therefore it is not counted as part of the building height. In

order to grant approval of a Conditional Use Permit the following findings must be made by the Planning Commission:

- (a) The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience;
- (b) The proposed use will be located and conducted in a manner in accord with the Burlingame general plan and the purposes of this title;
- (c) The planning commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this title and to assure operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses on adjoining properties in the general vicinity.

Public Facilities Impact Fee: The purpose of public facilities impact fees is to provide funding for necessary maintenance and improvements created by development projects. Public facilities impact fees are based on the uses, the number of dwelling units, and the amount of square footage to be located on the property after completion of the development project. New development that, through demolition or conversion, will eliminate existing development is entitled to a fee credit offset if the existing development is a lawful use under this title, including a nonconforming use.

Based on the proposed live/work building and providing a credit for the existing commercial building and two dwelling units, the required public facilities impact fee for this development project is \$118,650.40. One-half of the public facilities impact fees payment will be required prior to issuance of a building permit issuance; the second half of the payment will be required before the final framing inspection.

Staff Comments: Comments from the Building, Parks, Engineering, Fire and Stormwater Divisions were addressed during the plan review process.

Ruben Hurin
Senior Planner

- c. Ellis A. Schoichet AIA, applicant and architect
Ed 1005 BM LLC, property owner

Attachments:

- June 12, 2017 Planning Commission Minutes
- Response Letter, submitted by the applicant, dated October 17, 2017
- Summary List of Changes, submitted by the applicant, dated September 29, 2017
- Klaus MultiBase 2072 Specifications
- Emails submitted by Kalendra Bell (dated June 10, 2017), Katie Treu (dated June 12, 2017), and Brett Newman (dated July 17, 2017)
- Application to the Planning Commission
- Project Description, submitted by the applicant, dated October 17, 2017 (revised)
- Environmental Information Form, submitted by the applicant, date stamped November 7, 2016
- Conditional Use Permit Application
- Commercial Application
- Downtown Specific Plan Applicable Design Guidelines
- Notice of Public Hearing – Mailed November 3, 2017
- Aerial Photo