



**PROJECT LOCATION**  
1457 El Camino Real

# City of Burlingame

*Environmental Scoping and Design Review Study for Proposed  
9-Unit Residential Condominium Building*

**Item No. 9b  
Environmental Scoping &  
Design Review Study**

**Address:** 1457 El Camino Real

**Meeting Date:** February 11, 2019

**Request:** Application for Environmental Scoping, Design Review, Condominium Permit, Conditional Use Permit for building height, and Front Landscape Variance for a new 4-story, 9-unit residential condominium building.

**Applicant and Property Owner:** Rabih Balout  
**Architect:** Troy Kashanipour  
**General Plan:** Medium-High Density Residential

**APN:** 026-013-050  
**Lot Area:** 8,160 SF  
**Zoning:** R-3

**Adjacent Development:** Multifamily residential to north and south and single family residential to the rear (west).

**Current Use:** 1 single-family dwelling and 1 duplex dwelling (3 units total)  
**Proposed Use:** 9-unit residential condominium building  
**Allowable Use:** Multifamily, duplex, and single family residential

**Environmental Review:** The Planning Commission should review the proposed project for areas of potential significant environmental effects. The Commission should add any additional effects of the project that they anticipate might be potentially significant. The areas of investigation for environmental evaluation as defined by CEQA are listed on the attached sheet for your reference. These potential environmental effects which will be considered in the CEQA document include:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Impacts

The issues identified by the Commission will be incorporated into the environmental documents for the project. At this time, staff notes that based on preliminary analysis, it appears that the type of CEQA document required will be a Mitigated Negative Declaration. However, the type of CEQA document will be finalized during the environmental review process. The City is currently awaiting submittal of proposals from CEQA consultants for the preparation of the CEQA document.

**Project Summary:** The subject property is an interior lot with frontage on El Camino Real. The existing lot contains a one-story duplex dwelling at the front of the lot and a two-story single family dwelling at the rear of the lot. The applicant is proposing to demolish all existing structures and construct a new four-story, 9-unit residential condominium building.

Zoned R-3, the property has a General Plan land use designation of Medium-High Density residential with 21-50 dwelling units per acre, which allows up to 9 units. The application is for 9 units which is a density of 48

dwelling units per acre. The project also proposes to add a second curb cut within the Caltrans right-of-way. Because the trees along El Camino Real are part of the Howard-Ralston Eucalyptus Tree Rows (P-41-002191), which is listed in the National Register of Historic Places (NRHP), the work within the Caltrans right-of-way will require additional review for consistency with Caltrans standards as well as Caltrans permitting.

The proposed condominium building will have four stories with the building entrance, lobby area and vehicle parking on the first floor. Three units are proposed to be on the second floor and the remaining six units have their main living area on both the third and fourth floors with entries into each unit from the second floor, respectively.

The project includes 7 two-bedroom units and 2 one-bedroom units. The average unit size proposed is 1,052 SF, with the units ranging from 731 SF to 1,219 SF. Condominium projects are required to provide 100 SF of common open space per unit and a minimum of 75 SF of private open space per unit. The proposed project meets these requirements with 905 SF of common open space in the rear yard and a minimum of 75 SF of private open space per unit with either a private balcony or combination of a private balcony plus private rooftop terrace for six of the units.

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

- Design Review for construction of a new four-story, 9-unit residential condominium building (C.S. 25.28.020);
- Condominium Permit required for construction of new residential condominium building (C.S. 26.30.020);
- Conditional Use Permit for building height exceeding 35'-0" (47'-4" proposed) (C.S. 25.28.060); and
- Front setback landscape variance to have 31.9% of the front setback landscaped where 50% of the front setback is required to be landscaped (C.S. 26.30.070 (e)(1)).

**Design Review:** Materials proposed for the exterior of the building include folded metal panel and cement plaster siding, ceramic tile or stone at the base of the building, anodized aluminum windows, and perforated metal railings at the balconies. The rooftop terraces would be enclosed with wood siding and perforated metal railings.

The overall height of the building, as measured from average top of curb to the top of the rooftop terrace enclosures, is proposed at 47'-4" where a Conditional Use Permit required if building height exceeds 35'-0" (55'-0" is the maximum allowed).

**Off-Street Parking:** Code Section 25.70.032 requires parking based on the number of bedrooms in each unit. One and one-half parking spaces are required for each one-bedroom unit and two spaces are required for each two-bedroom unit: 80% of the total required number of spaces must be covered. Based on the proposed project, a total of 17 spaces are required for the units.

In addition, Code Section 25.30.070 (a)(2) requires two on-site guest parking spaces for new condominium project with 5-15 units. Two guest parking spaces are provided in the at-grade parking garage. In addition, Code Section 25.30.070(a)(3) requires one on-site service and/or delivery vehicle space, which is provided in the at-grade garage. There would be two curb cuts for the property; one would lead to a subterranean garage containing parking for 12 off-street parking spaces and the other would lead to 8 at-grade spaces (beneath the second floor residences). All proposed parking spaces on the site are covered.

With two proposed driveways at a required width of 12 feet each, the applicant is also requesting a front setback landscaping variance (31.9% of the front setback proposed to be landscaped where 50% is the minimum required) (C.S. 26.30.070(e)(1)).

**Landscaping:** Proposed landscaping throughout the site is shown on the Landscape Plan (sheet L1.0). The applicant is proposing 31.9% (328 SF) landscaping within the required front setback where 50% (528 SF) is the minimum required. The applicant is requesting approval of a Front Setback Landscaping Variance for the deficient landscaping within the front setback.

In accordance with the City's requirements, each lot developed with a multifamily residential use is required to provide a minimum of one 24-inch box-size minimum non-fruit trees for every 2000 SF of lot coverage. Based on the proposed project, a total of two landscape trees are required on site. The Landscape Plan notes that there will be nine, 24-inch box landscape trees planted on the site.

**Affordable (Below-Market Rate) Units:** The City's previous Inclusionary Housing Ordinance has been replaced by a Density Bonus Ordinance consistent with State Law. The Density Bonus Ordinance is discretionary, and projects are not obligated to provide affordable units unless they seek to utilize development standard incentives offered by the ordinance. The applicant has not chosen to apply any of the development standard incentives offered by the Density Bonus Ordinance and therefore is not providing any affordable units as part of the project.

**1457 El Camino Real**

**Lot Area:** 8,160 SF

**Plans date stamped:** January 28, 2019

	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
<b>Front:</b>	20'-7" (all floors)	20'-7" (block average)
<b>Underground garage:</b>	20'-7"	20'-7" (block average)
<b>Left Side (1<sup>st</sup> flr):</b>	12'-0"	5'-0"
<b>(2<sup>nd</sup> flr):</b>	8'-8½"	6'-0"
<b>(3<sup>rd</sup> flr):</b>	8'-8½"	7'-0"
<b>(4<sup>th</sup> flr):</b>	8'-8½"	8'-0"
<b>Right Side (1<sup>st</sup> flr):</b>	8'-0"	5'-0"
<b>(2<sup>nd</sup> flr):</b>	8'-0"	6'-0"
<b>(3<sup>rd</sup> flr):</b>	8'-0"	7'-0"
<b>(4<sup>th</sup> flr):</b>	8'-0"	8'-0"
<b>Rear:</b>	20'-0" (all floors)	20'-0"
<b>Lot Coverage:</b>	4,068 SF 49.9%	4,080 SF 50% (for interior lots)
<b>Building Height:</b>	47'-3"	55'-0" maximum/ CUP required to exceed 35'-0"
<b>Off-Street Parking:</b>	17 unit spaces 2 guest spaces <u>1 service vehicle space</u> <u>Total = 20 spaces</u>	7 (2-bdr units) x 2 = 14 2 (1-bdr units) x 1.5 = 3 guest spaces = 2 <u>service vehicle = 1</u> <u>Total = 20 spaces</u>

	PROPOSED	ALLOWED/REQUIRED
<b>Driveway Width:</b>	12'-0"	12'-0" required
<b>Driveway Aisle:</b>	27'-10" (underground garage)	18'-0" required
<b>Front Setback</b>	31.9% <sup>1</sup>	50%
<b>Landscaping:</b>	328 SF	514 SF

**Staff Comments:** Because a CEQA document is being prepared for this project, it is important that any changes to the building envelope be made early enough in the process so that any changes are reflected in the environmental review.

**Design Review:** Design review is required for new construction of multi-family residential developments in the R-3 and R-4 Districts. The following considerations shall be reviewed by the Planning Commission (Code Section 25.57.010(b)) :

- (1) Compatibility with the existing character of the neighborhood;
- (2) Respect the mass and fine scale of adjacent buildings even when using differing architectural styles;
- (3) Maintain the tradition of architectural diversity, but with human scale regardless of the architectural style used; and
- (4) Incorporate quality materials and thoughtful design which will last into the future.

**Criteria for Permitting a Residential Condominium:** The following condominium standards shall apply to all land and structures proposed as a part of a condominium project and shall be evaluated and processed pursuant to the procedural requirements set forth for Conditional Use Permits in title 25 of this code. No condominium project or portion thereof shall be approved or conditionally approved in whole or in part unless the planning commission, or city council upon appeal or review, has reviewed the following on the basis of their effect on:

- (a) Sound community planning; the economic, ecological, social and aesthetic qualities of the community; and on public health, safety and general welfare;
- (b) The overall impact on schools, parks, utilities, neighborhoods, streets, traffic, parking and other community facilities and resources; and
- (c) Conformity with the general plan and density permitted by zoning regulations.

**Conditional Use Permit Request for Height:** The R-3 District regulations state that no building shall exceed a height of 55-feet. A conditional use permit is required for any building which exceeds thirty-five (35) feet in height. The proposed height, measured to the highest roof elevation, will be 47'-3" (from average top of curb). 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.

**Required Findings for Variance:** In order to grant a Variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application 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; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

**Planning Commission Action:**

1. **Environmental Scoping:** As the first discussion item, the Planning Commission should review and take public comment on the proposed project and the areas of potential environmental effects as listed in the staff report. The Commission should add any additional effects of the project that it believes should be addressed in the CEQA document. The areas of investigation for environmental evaluation as defined by CEQA are listed in the attached Initial Study Checklist for your reference.
2. **Design Review Study:** As the second discussion item, the Commission should comment on the design of the project as required by Chapter 25.57 of the Zoning Ordinance, Design Review, and to the following design criteria for multi-family residential projects:
  - a. Compatibility with the existing character of the neighborhood;
  - b. Respect the mass and fine scale of adjacent buildings even when using differing architectural styles;
  - c. Maintain the tradition of architectural diversity, but with human scale regardless of the architectural style used; and
  - d. Incorporate quality materials and thoughtful design which will last into the future.

'Amelia Kolokihakaufisi  
Associate Planner

- c. Rabih Balout, applicant and property owner  
Troy Kashanipour, architect

Attachments:

Application to the Planning Commission  
Conditional Use Permit Application  
Front Setback Variance Application  
Environmental Information Form, submitted by the applicant  
Environmental Checklist from Appendix G of the CEQA Guidelines  
Notice of Public Hearing – Mailed February 1, 2019  
Area Map