



**HAND DELIVERED**

Mr. Ruben Hurin  
Planning Manager  
**CITY OF BURLINGAME**  
501 Primrose Avenue  
Burlingame, CA 94010

RECEIVED

FEB -7 2019

CITY OF BURLINGAME  
ODD-PLANNING DIV.

Re: 250 California Drive One Year Extension  
Application

Dear Ruben:

Enclosed herein please find our One Year Extension Application ("Extension") for our proposed project at 250 California Drive in Burlingame.

We are requesting an Extension due to the complexity of the design phase of the underground parking structure/system. There are quite a few more variables in such a system when compared with conventional underground parking and, consequently, we have explored a variety of structural/parking designs during our permit drawing process. This work has taken more time than a typical office development with traditional parking, so we respectfully request this Extension while we finalize our design.

Sincerely,

**DEWEY LAND COMPANY, INC.**

A California corporation

A handwritten signature in black ink, appearing to read "Ryan Guibara". The signature is stylized with a large, sweeping initial "R" and a long, horizontal tail.

Ryan Guibara



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, March 12, 2018

7:00 PM

Council Chambers

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- d. 250 California Drive, zoned CAR - Application for Design Review and Conditional Use Permit for office use in a portion of the ground floor for construction of a new, 4-story mixed use office building (retail and office). The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15332 of the CEQA Guidelines. (20 Hobart LLC, applicant and property owner; MBH Architects, architect) (38 noticed) Staff Contact: Ruben Hurin

*Commissioner Comaroto returned the dais.*

*All Commissioners had visited the property. There were no ex-parte communications to report.*

*Community Development Director Meeker provided an overview of the staff report.*

*Questions of Staff:*

*There were no questions of staff.*

*Chair Gum opened the public hearing.*

*Ryan Guibara and Andres Grecchi represented the applicant.*

*Commission Questions/Comments:*

- > *Noted that there is a shadow missing to the right of the stair tower on the elevation. (Grecchi: confirmed this.)*
- > *Likes the changes that have been made.*
- > *On Sheet 3.1.2, noted that the "Prussian Blue" notation appeared to point to the incorrect detail on the elevation.*

*Public Comments:*

*There were no public comments.*

*Chair Gum closed the public hearing.*

*Commission Discussion:*

- > *Likes most of the changes. Much improved.*
- > *Reduced size of the mullions helps to reduce the impact of the blue window grids.*
- > *Likes the highly structured brick faces on South Lane, West Lane, and California Drive. Less comfortable with the main entry details, but is much better than the original proposal.*
- > *Likes it even more so now. The darker brick rendering distances the project more from the historic train station.*
- > *The darker brick that is shown now even distances itself more from the design and finish of the train*

station. The project fits with the rules that the Commission is given to judge project design. Nice, well designed.

- > Having the open space between the project and the train station helps, as does the width of California Drive; helps with the scale. This will be an integral part of Downtown.
- > Thanks for providing the amount of retail shown on the ground floor.
- > Likes the project. The redesign of the trellis element to be more like "eyebrows" fits better with the design aesthetic of the building. Has an elegance to it. The factory feel to the windows is bolstered by the lighter muntins; has been improved.
- > Expressed concern with building more Downtown; perhaps should wait for the General Plan to be adopted. Would also like to see what new State mandates will be implemented regarding housing. Doesn't feel that the project is compatible with the surrounding development. Feels that mass, bulk, and scale are out of context with surrounding development. A four-story building as proposed is not an appropriate transition to the lower-scale development in the vicinity. Feels that the project will overshadow the historic Train Station. Feels that the exception of providing the opportunity for a 55-foot height has become a "rule" rather than the base height of 35-feet. Doesn't feel that the project fits into the auto-oriented focus of the CAR district.

**Commissioner Loftis made a motion, seconded by Commissioner Kelly, to approve the application.**

**Discussion of Motion:**

- > Because of the nature of California Drive, this is the location for projects like the one proposed.
- > Everything known about the updated General Plan incorporates the policy direction of the adopted Burlingame Downtown Specific Plan. This project is compliant with the policies in the Plan.
- > This project will preserve the historic mural and, in fact, puts it on display in the offices of the Burlingame Historical Society.
- > The developer has done great projects Downtown and has shown commitment to Burlingame.
- > Supports the project.

**Aye:** 7 - Gaul, Gaul, Terrones, Sargent, Loftis, Kelly, and Comaroto

**Nay:** 2 - Gum, and Gum

## APPLICATION TO THE PLANNING COMMISSION

**Type of application:**

- ☐ Design Review      ☐ Variance      ☐ Parcel #: \_\_\_\_\_  
☐ Conditional Use Permit      ☐ Special Permit      ☐ Zoning / Other: \_\_\_\_\_

**PROJECT ADDRESS:** 250 California Drive, Burlingame, CA, 94010

**APPLICANT**

Name: 20 Hobart LLC

Address: 240 Lorton Avenue, Fourth Floor

City/State/Zip: Burlingame, CA 94010

Phone: 650-430-5900

E-mail: [ryan@deweyland.com](mailto:ryan@deweyland.com)

**PROPERTY OWNER**

Name: Same as Applicant

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

## ARCHITECT/DESIGNER

Name: MBH Architects

Address: 960 Atlantic Avenue

City/State/Zip: Alameda, CA 94501

Phone: 510-865-8663

E-mail: [andresg@mbharch.com](mailto:andresg@mbharch.com)

Burlingame Business License #:

**Authorization to Reproduce Project Plans:**

I hereby grant the City of Burlingame the authority to reproduce upon request and/or post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.

(Initials of Architect/Designer)

**PROJECT DESCRIPTION:** New Four Story Building with Underground Parking

**AFFIDAVIT/SIGNATURE:** I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief. *34*

Applicant's signature: \_\_\_\_\_ Date: February 5, 2019.

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: [Signature] Date: February 5, 2019

Date submitted: 2/7/19



## CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

### BUILDING HEIGHT

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

1. ***Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

See attached.

2. ***How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

3. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

***1. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The proposed uses at the project site (office and retail) are consistent with the goals for public health, safety, and general welfare of the vicinity. With respect to public health, the proposed development would be constructed immediately adjacent to the CalTrain line, helping to encourage mass transit use and reduce single occupancy vehicle trips. Further, the proposed parking system reduces CO2 emissions by parking cars without their engines running through multiple levels of the garage. With respect to safety, the new building proposed would meet the 2016 UBC, making it one of the safest buildings in Burlingame. Lastly, through the proposed project's enhancement of the experience around the Severn Lodge Dairy Wallscape ("Mural"), general welfare and convenience to the Mural will be improved.

***2. How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

The proposed project is consistent with the General Plan and Zoning, as well as with the Downtown Specific Plan that was adopted a few years ago. Specifically, the Downtown Specific Plan envisioned a downtown Burlingame that enhanced and promoted historical resources. The courtyard is designed to enhance the visual viewing of the Mural through the elimination of current light standards, sales tents, pole signs, banners, and cars immediately adjacent/blocking the Mural.

Additionally, the project, as proposed, closely follows the Downtown Specific Plan's guidelines on architecture. This includes varying the use of materials, and creating interesting movement along all wall planes with great articulation and depth in the window openings. Other policies and goals from the Downtown Specific Plan were followed as part of the design of this project as well, including payment of the in-lieu parking fee to help consolidate parking downtown, the use of a parking system to fit more parking onsite in a smaller, cleaner, more efficient manner, as well as properly sizing the building for both the current buildings along California, as well as the buildings that are still to come.

***3. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The proposed project uses classic material in the brick with elegant movement of the window lines, ultimately presenting an elegant building consistent with other examples of good architecture in downtown Burlingame. While there is a height limit up to 55', the project is proposed to be stepped or not built out to the property line on the fourth floor on all sides. This step, coupled with the architectural features of the first three floors separating itself from the fourth floor, allows this building to respect nearby buildings, yet also be consistent with current projects, such as 225 California across the street. Lastly, the proposed project will house the Burlingame Historical Society adjacent to the Mural, enhancing the entire experience around it.

RECEIVED

SEP 21 2017

CITY OF BURLINGAME  
CDD-PLANNING DIV.

**CITY OF BURLINGAME  
CONDITIONAL USE PERMIT APPLICATION****RECEIVED**

SEP 21 2017

**OFFICE USE ON GROUND FLOOR**CITY OF BURLINGAME  
CDD-PLANNING DIV.

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

1. ***Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The office use requested on the ground floor is for the Burlingame Historical Society. Public health and safety are not impacted at all by this proposed use. The general welfare and convenience of the public will benefit from this use, as the Burlingame Historical Society will have the opportunity to enhance the public's experience with the Severn Lodge Dairy Wallscape ("Mural") by having its offices located adjacent to the Mural within the proposed project.

2. ***How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

According to the Downtown Specific Plan, promotion of Historic Resources is encouraged. By locating the Historical Society within the proposed project, this allows for greater promotion of the Mural through events, meetings, and other typical interactions the Historical Society has with its immediate surroundings.

3. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The proposed use does not affect the aesthetics, mass, or bulk of the proposed project. The character of the proposed project is enhanced by having the Historical Society located onsite, and given the Historical Society's location adjacent to the Mural, this enhances the entire experience around the Mural.

## RESOLUTION APPROVING CATEGORICAL EXEMPTION AND ONE YEAR EXTENSION

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for a One Year Extension of a previously approved application for Commercial Design Review and Conditional Use Permits for office use in a portion of the ground floor and building height for construction of a new, four-story mixed use office building (retail and office) at 250 California Drive, Zoned CAR, 20 Hobart LLC, 999 Baker Way, Suite 300, San Mateo, CA, 94404, property owner, APN: 029-213-010;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on February 25, 2019, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA Section 15332, In-Fill Development Projects, is hereby approved.
2. Said One Year Extension of Commercial Design Review and Conditional Use Permits are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such One Year Extension of Commercial Design Review and Conditional Use Permits are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

\_\_\_\_\_  
Chairman

I, \_\_\_\_\_, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 25th day of February, 2019, by the following vote:

\_\_\_\_\_  
Secretary



## EXHIBIT "A"

Conditions of Approval for Categorical Exemption and One Year Extension

**250 California Drive**

Effective **March 7, 2019**

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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped February 27, 2018, sheets A0.0.0 through A9.2.1, ALTA, C-4, L1.01 and L2.01;
2. that any changes to the size or envelope of building, which would include changing or adding exterior walls or parapet walls, shall require an amendment to this permit;
3. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
4. that the maximum elevation at the top of the roof screen shall not exceed elevation 89.24', and that the maximum elevation at the top of the roof ridge shall not exceed elevation 85.22' for a maximum height of 55'-0", and that the top of each floor and final roof ridge and top of roof screen shall be surveyed and approved by the City Engineer as the framing proceeds and prior to final framing and roofing inspections. The main lobby finished floor shall be elevation 31.0'; the second floor finished floor shall be elevation 46.92'; the third floor finished floor shall be elevation 59.22', and the fourth floor finished floor shall be elevation 71.52'. Should any framing exceed the stated elevation at any point it shall be removed or adjusted so that the final height of the structure with roof shall not exceed the maximum height shown on the approved plans;
5. that the on-site parking spaces shall be used only for the tenants and visitors of the office and retail facilities on this site and shall not be leased or rented for storage of automobiles or goods either by individuals or businesses not on this site or by other businesses for off-site parking;
6. that prior to issuance of a building permit for the project, the applicant shall pay the parking in-lieu fee in the amount of \$577,143.27, made payable to the City of Burlingame and submitted to the Planning Division;
7. that prior to issuance of a building permit for the project, the applicant shall pay the commercial linkage fee in the amount of \$683,675.00, made payable to the City of Burlingame and submitted to the Planning Division;
8. that prior to issuance of a building permit for the project, the applicant shall pay the first half of the public facilities impact fee in the amount of \$195,233.05, made payable to the City of Burlingame and submitted to the Planning Division;
9. that prior to scheduling the final framing inspection, the applicant shall pay the second half of the public facilities impact fee in the amount of \$195,233.05, made payable to the City of Burlingame and submitted to the Planning Division;
10. that during construction, the applicant shall provide fencing (with a fabric screen or mesh) around the project site to ensure that all construction equipment, materials and debris is kept on site;

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**250 California Drive**

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11. that storage of construction materials and equipment on the street or in the public right-of-way without an encroachment permit shall be prohibited;
12. that the conditions of the Building Division's September 20, 2017 and July 13, 2017 memos, the Engineering Division's January 11, 2018, November 17, 2017, September 25, 2017 and July 28, 2017 memos, the Fire Division's October 4, 2017 and August 14, 2017 memos, the Parks Division's September 27, 2017 and July 25, 2017 memos, and the Stormwater Division's September 27, 2017 and July 20, 2017 memos shall be met;
13. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
14. that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
15. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
16. that the applicant shall comply with Ordinance 1503, the City of Burlingame Storm Water Management and Discharge Control Ordinance;
17. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2016 Edition, as amended by the City of Burlingame;

### **THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:**

18. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
19. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;

## **EXHIBIT "A"**

Conditions of Approval for Categorical Exemption and One Year Extension

**250 California Drive**

Effective **March 7, 2019**

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20. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
21. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

### **THE FOLLOWING CONDITIONS OF APPROVAL ARE FROM DOWNTOWN SPECIFIC PLAN:**

22. the project sponsor shall prepare a Geotechnical Study identifying the depth to the seasonal high water table at the project site. No permanent groundwater dewatering would be allowed. Instead, all residential uses must be elevated to above the seasonal high water table and all areas for non-residential uses shall be flood-proofed and anchored, in accordance with floodplain development requirements, to the design depth as recommended by geotechnical engineer. Final design shall be prepared by a qualified professional engineer and approved by the Burlingame Department of Public Works prior to receiving a building permit;
23. the project sponsor shall implement all appropriate control measures from the most currently adopted air quality plan at the time of project construction;
24. the project sponsor shall ensure implementation of the following mitigation measures during project construction, in accordance with BAAQMD standard mitigation requirements:
  - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day or as necessary.
  - b. All haul trucks transporting soil, sand, or other loose material offsite shall be covered or otherwise loaded consistent with California Vehicle Code Section 23114.
  - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry sweeping is prohibited.
  - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
  - e. All roadways, driveways, sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - f. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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**250 California Drive**

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- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 25. the project sponsor shall implement the following Greenhouse Gas reduction measures during construction activities:
  - a. Alternative-Fueled (e.g., biodiesel, electric) construction vehicles/equipment shall make up at least 15 percent of the fleet.
  - b. Use at least 10 percent local building materials.
  - c. Recycle at least 50 percent of construction waste or demolition materials.
- 26. the project sponsor shall provide adequate secure bicycle parking in the plan area at a minimum ratio of 1 bicycle spot for every 20 vehicle spots;
- 27. that employers shall post and update information on alternate modes of transportation for the area (i.e. bus/shuttle schedules and stop locations, maps);
- 28. the project sponsor shall incorporate commercial energy efficiency measures such that energy efficiency is increased to 15% beyond 2008 title 24 standards for electricity and natural gas;
- 29. the project sponsor shall incorporate recycling measures and incentives such that a solid waste diversion rate of 75% is achieved upon occupation of each phase of plan development;
- 30. the project sponsor shall incorporate commercial water efficiency measures such that water consumption is decreased by a minimum of 10 percent over current standard water demand factors;
- 31. that construction shall avoid the March 15 through August 31 avian nesting period to the extent feasible. If it is not feasible to avoid the nesting period, a survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than 7 days prior to construction. The area surveyed shall include all clearing/construction areas, as well as areas within 250 ft. of the boundaries of these areas, or as otherwise determined by the biologist. In the event that an active nest is discovered, clearing/construction shall be postponed within 250 ft. of the nest, until the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts;

## EXHIBIT "A"

Conditions of Approval for Categorical Exemption and One Year Extension

**250 California Drive**

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32. that for projects within the Plan Area that require excavation, a Phase I Environmental Site Assessment (and Phase II sampling, where appropriate) would be required. If the Phase I Environmental Site Assessment determines that remediation is required, the project sponsor would be required to implement all remediation and abatement work in accordance with the requirements of the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), or other jurisdictional agency;
33. that the following practices shall be incorporated into the construction documents to be implemented by the project contractor.
  - a. Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures:
    - Use heavy-duty mufflers for stationary equipment and barriers around particularly noisy areas of the site or around the entire site; - Use shields, impervious fences, or other physical sound barriers to inhibit transmission of noise to sensitive receptors;
    - Locate stationary equipment to minimize noise impacts on the community; and
    - Minimize backing movements of equipment.
  - b. Use quiet construction equipment whenever possible.
  - c. Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers shall be used on other equipment. Other quieter procedures, such as drilling rather than using impact equipment, shall be used whenever feasible.
34. the project sponsor shall incorporate the following practice into the construction documents to be implemented by construction contractors: The project sponsor shall require that loaded trucks and other vibration-generating equipment avoid areas of the project site that are located near existing residential uses to the maximum extent compatible with project construction goals;
35. that if the project increases sewer flows to the sanitary sewer system, the project sponsor shall coordinate with the City Engineer to determine if improvements to public sanitary sewer infrastructure are needed. If improvements are needed, the following shall apply:
  - that prior to issuance of a building permit, the project sponsor shall develop a plan to facilitate sanitary sewer improvements. The plan shall include a schedule for implementing sanitary sewer upgrades that would occur within the development site and/or contribution of a fair share fee toward those improvements, as determined by the City Engineer. The plan shall be reviewed by the City Engineer.

## EXHIBIT "A"

Conditions of Approval for Categorical Exemption and One Year Extension

**250 California Drive**

Effective **March 7, 2019**

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36. that prior to issuance of a building permit, the development plans shall be reviewed by the Fire Marshal to determine if fire flow requirements would be met given the requirements of the proposed project, and the size of the existing water main(s). If the Fire Marshal determines improvements are needed for fire protection services, then the following shall apply:
  - that prior to issuance of a building permit the project sponsor shall be required to provide a plan to supply adequate water supply for fire suppression to the project site, consistent with the Fire Marshal's requirements. The plan shall be reviewed by the Fire Marshal. The project sponsor shall be responsible for implementation of the plan including installation of new water mains, and/or incorporation of fire water storage tanks and booster pumps into the building design, or other measures as determined by the Fire Marshal.
37. that if evidence of an archeological site or other suspected cultural resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City of Burlingame shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City of Burlingame shall consult with the archeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior's Standards for Archeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC;
38. that should a unique paleontological resource or site or unique geological feature be identified at the project construction site during any phase of construction, the project manager shall cease all construction activities at the site of the discovery and immediately notify the City of Burlingame. The project sponsor shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is carried out. The project sponsor shall be responsible for implementing any additional mitigation measures prescribed by the paleontologist and approved by the City; and
39. that if human remains are discovered at any project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City of Burlingame and the County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult

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with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Burlingame shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Burlingame, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.



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

**Site: 250 CALIFORNIA DRIVE**

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, FEBRUARY 25, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for a One Year Extension of a previously approved application for Commercial Design Review and Conditional Use Permits for a new, four-story mixed use office building (retail and office) at **250 CALIFORNIA DRIVE** zoned CAR.  
APN 029-213-010

**Mailed: February 15, 2019**

*(Please refer to other side)*

**PUBLIC HEARING  
NOTICE**

**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.

Kevin Gardiner, AICP  
Community Development Director

**PUBLIC HEARING NOTICE**

*(Please refer to other side)*





**250 California Drive, CAR**