



**PROJECT LOCATION**  
1457 El Camino Real

**City of Burlingame**  
*Design Review Study for Proposed  
9-Unit Residential Condominium Building*

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

**Address:** 1457 El Camino Real

**Meeting Date:** June 10, 2019

**Request:** Application for Design Review, Condominium Permit, and Conditional Use Permit for building height 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

**February 11, 2019 Design Review Study Meeting:** At the February 11, 2019 Planning Commission environmental scoping and design review study meeting, the Commission noted that they liked the choice of materials and the architectural style of the building but had several questions and suggestions regarding this project (see attached February 11, 2019 Planning Commission Minutes). Listed below is a summary of the Commission's comments.

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 February 11, 2019. The architect submitted a letter of explanation, dated May 28, 2019 and revised plans, date stamped May 29, 2019 to address the Commission's comments.

*Summary of Commission's Comments:*

- **Roof Deck**
  - Incorporate/tie in roof access to make less visible.
  - Program on all floors is maxed out that the open space requirement is forced on to the roof, should be reduced in size.
- **Front Elevation**
  - Needs more detail.
  - Lack of windows.
  - Needs to have more inviting face to community.
  - Lacks human scale.
  - Consider having a larger/more prominent overhang for weather protection.
- **Front Setback Variance**
  - Needs to be pedestrian friendly.
  - Hard to justify findings for a variance.
  - Landscape should be brought to code requirements.

- **Size and Scale of Project**
  - Footprint too big for lot, feels tight.
  - Reduce size of project to ease pressure on landscape.
  - Large side setbacks – opportunity for different configuration to resolve landscape issues.
  - Encourage to look at alternate parking methods (e.g. parking stackers).
  
- **Curb cuts**
  - Okay with it, much of El Camino are curb cuts.
  - Not supportive of curb cuts – already lots of paved yards already would rather see 14 foot driveway instead of two curb cuts.

**Environmental Review:** By eliminating the request for a Front Setback Landscape Variance, the proposed project may be eligible to be Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA) per Section 15332, In-Fill Development Projects, which consists of projects characterized as in-fill development meeting the conditions described below.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The City has selected FirstCarbon Solutions (FCS) for the preparation of the CEQA document. The applicant and FCS have a scheduled meeting on June 13, 2019 and after Initial Study, FCS will determine if the project can be Categorically Exempt.

**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. 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 and in an underground garage. 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 1,047 SF, with the units ranging from 710 SF to 1,196 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); and
- Conditional Use Permit for building height exceeding 35'-0" (47'-4" proposed) (C.S. 25.28.060).

**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'-8" 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 20 parking spaces on the site are covered.

**Landscaping:** Proposed landscaping throughout the site is shown on the Landscape Plan (sheet L1.0). The applicant is proposing 50.4% (519 SF) landscaping within the required front setback where 50% (515 SF) is the minimum required. The walkway to the front entrance of the building counts towards the total front setback landscaping.

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: May 29, 2019**

	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
<b>SETBACKS</b>		
<b>Front:</b>	23'-4¾" (1 <sup>st</sup> flr) 20'-10¾" (2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> flrs)	20'-7" (block average)
<b>Underground Garage:</b>	22'-6"	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>	4,058 SF 49.7%	4,080 SF 50% (for interior lots)
<b>Building Height:</b>	47'-8"	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> Total = 20 spaces
<b>Driveway Width:</b>	12'-0"	12'-0" required
<b>Driveway Aisle:</b>	27'-10" (underground garage)	18'-0" required
<b>Front Setback Landscaping:</b>	50.4% 519 SF	50% 515 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.

In the staff report for the Design Review Study meeting on February 11, 2019, it was incorrectly noted in the project description that a second curb cut would be proposed. Staff would like to note that the property has two existing curb cuts which are proposed to be retained.

**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.

'Amelia Kolokihakaufisi  
Associate Planner

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

Attachments:

February 11, 2019 Planning Commission Minutes  
Letter of Response from Architect, dated May 28, 2019  
Letter from Burlingame Historical Society, received February 11, 2019  
Application to the Planning Commission  
Conditional Use Permit Application  
Environmental Information Form, submitted by the applicant  
Notice of Public Hearing – Mailed May 31, 2019  
Area Map