

City of Burlingame

Item No. 8b
Environmental Scoping

*Environmental Review, Commercial Design Review, Conditional Use Permits
and Parking Variance*

Address: 1801 Adrian Road

Meeting Date: September 9, 2019

Request: Environmental Scoping, Commercial Design Review, Conditional Use Permits, and Parking Variance for a two-story addition to an existing one-story commercial building for a personal storage use.

Applicant: Bryan Miranda, Public Storage, Inc.

APN: 025-169-050

Architect/Engineer: Shab Vakili, KSP Studio

Lot Area: 5.82 acres

Property Owner: Public Storage, Inc.

Zoning: RRMU

General Plan: Live/Work

Environmental Review: Environmental review is required because the proposed project includes adding more than 10,000 SF to an existing commercial building (85,290 SF addition proposed, mostly within a new second floor within the existing building), and does not qualify for any exemptions from CEQA (California Environmental Quality Act). As a part of preparing the Initial Study for the environmental document for this project, staff is requesting that the Planning Commission comment on any potential environmental effects which should be investigated. Potential environmental effects identified by staff include on-site parking/circulation and site access/safety issues.

The issues identified by the Commission will be incorporated into the Initial Study for the project. The standard list of items investigated in an Initial Study is attached for reference. At this time, staff notes that 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 applicant is requesting the following:

- Conditional Use Permit for a Personal Storage use (Code Section 25.39.020);
- Conditional Use Permit to exceed 1.0 FAR for an industrial use (1.13 FAR proposed where 1.5 FAR is the maximum allowed) (Code Section 25.39.030 (b)); and
- Parking Variance for number on-site parking spaces (105 on-site parking spaces provided where 290 parking spaces are required for the intensification of use; 185 space deficiency) (Code Sections 25.39.050 and 25.70.040).

Project Description: The project site is comprised of one parcel (253,519 SF) that currently contains two separate commercial buildings; a two-story commercial building (Public Storage) at the front of the lot (1811 Adrian Road) and the subject building at the rear of the lot (1801 Adrian Road). The subject building was previously occupied by Goodwill. Public Storage is expanding so that they will occupy and operate their business in both of the commercial buildings on the lot. There are no changes proposed to the front building.

With this application, the applicant is proposing a two-story addition along the left side of the existing building totaling 24,444 SF in floor area at 1801 Adrian Road. The proposal also includes removal of an existing mezzanine level in order to build a new 60,846 SF second floor within the open space of the existing building for a total of 85,290 SF in new floor area. A Conditional Use Permit is being requested for the proposed personal storage use.

The applicant notes that the proposed renovations would accommodate 2,100 storage units with an average storage unit size of 100 SF. The proposed floor area on the site (including both buildings at 1801 and 1811 Adrian Road) would increase from 0.85 FAR (216,108 SF) to 1.13 FAR (287,618 SF) where 1.5 FAR (380,279 SF) is the maximum allowed. A Conditional Use Permit is being requested because with the proposed project the FAR on the site will exceed 1.0 FAR.

Two new storefront/lobby areas are proposed at the front of the building. These new entries are identified by a clear anodized aluminum storefront system, clear glazing, and a metal canopy. At the front of each new entry will be a loading area.

Off-Street Parking: A Parking Variance for a second floor addition within the existing building at 1811 Adrian Road (front of the lot) was approved by the Planning Commission on June 8, 2015; 167 parking spaces were proposed where 218 spaces were required (51 spaces not provided). With the proposed additions to 1801 Adrian Road, the proposed parking demand (including both buildings at 1801 and 1811 Adrian Road) is 290 parking spaces (increase in 72 spaces required), which includes 146,136 SF of personal storage on the first and second floors (1:1000 SF parking ratio) at 1801 Adrian Road (subject building) plus 139,329 SF of personal storage and 1,655 SF of lobby/retail space (1:400SF parking ratio) at 1811 Adrian Road. The proposed project will decrease the number of parking spaces on-site from 167 to 105 spaces where 290 spaces are required. Therefore, a Parking Variance is being requested for the difference of 185 parking spaces.

Landscaping: When the use in a building is intensified, on-site landscaping must be provided to current code standards. The RRMU interim zoning district regulations require that a minimum of 15% of the total area of the property be landscaped.

The existing landscaping (trees, shrubs and turf) will be maintained and provides 10.7% (27,191 SF) of total on-site landscaping where 10% (25,352 SF) was the minimum required in the previous zoning for this property at the time of the previous Planning Commission approval for the site. The applicant is proposing 10,504 SF of new plantings and ground coverings plus a 3,095 SF bio-retention basin. With existing and new landscaping, a total of 16.1% (40,790 SF) of landscaping is proposed on-site where 15% (38,028 SF) is the minimum required.

1801 Adrian Road

Lot Area: 5.82 acres

Plans date stamped: August 29, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
Use:	warehouse (1801 Adrian Road) retail and personal storage (1811 Adrian Road)	personal storage (1801 Adrian Road) no change (1811 Adrian Road)	personal storage use requires a Conditional Use Permit
Floor Area Ratio:	74,626 SF (1801 Adrian) 141,482 SF (1811 Adrian) 216,108 SF 0.85 FAR	146,136 SF (1801 Adrian) 141,482 SF (1811 Adrian) 287,618 SF 1.13 FAR	1.5 FAR maximum allowed with a Conditional Use Permit
Lot Coverage:	135,381 SF 53.4%	147,603 SF 58.2%	177,463 SF 70%
Building Height:	32'-8¼"	32'-8¼"	50'-0"
Side Setback (left): (right):	147'-7" 10'-0"	76'-6" no change	0'-0" 0'-0"
Off-Street Parking:	167 spaces	105 spaces	290 spaces ¹
Electric Vehicle (EV) spaces:	11 spaces 6.6%	11 spaces 10.5%	5% of all spaces ²

	EXISTING	PROPOSED	ALLOWED/REQ'D
Aisle Width:	n/a	24'-2½"	24'-0"
Driveway Width:	n/a	20'-0"	18'-0"
Total On-Site Landscaping:	10.7% 27,191 SF	16.1% 40,790 SF	15% 38,028 SF

¹ Parking Variance requested for number on-site parking spaces (105 on-site parking spaces provided where 290 parking spaces are required for the intensification of use)

² 5% of all spaces shall be prepared for EV charging equipment (C.S. 25.39.050)

Staff Comments: See attached memos from the Building, Engineering, Fire, Parks and Stormwater Divisions.

Design Review Criteria: The criteria for Commercial Design Review as established in Ordinance No. 1652 adopted by the Council on April 16, 2001 are outlined as follows:

1. Support of the pattern of diverse architectural styles that characterize the city's commercial areas;
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;
3. On visually prominent and gateway sites, whether the design fits the site and is compatible with the surrounding development;
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;
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 structure 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.

Required Findings for a Conditional Use Permit: In order to grant a conditional use permit for a food establishment, the Planning Commission must find that the following conditions exist on the property (Code Section 25.52.020 a-c):

- (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 Parking Variance: In order to grant a Parking 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: The Planning Commission should review the proposed project and the areas of potential significant environmental effects suggested by staff. The Commission should add any additional effects of the project that it anticipates might be potentially significant. The areas of investigation for environmental evaluation as defined by CEQA are listed on the attached sheet for your reference.

'Amelia Kolokihakaufisi
Associate Planner

- c. Bryan Miranda, Public Storage, Inc., applicant
Shab Vakili, KSP Studio, architect/engineer

Attachments:

Environmental Checklist – CEQA Guidelines
Application to the Planning Commission
Conditional Use Permit Application
Variance Application
Parking Study, received August 1, 2019
Environmental Information Form
Staff Comments
Notice of Public Hearing – Mailed August 30, 2019
Area Map