Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☐
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☐
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☐
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☐
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐
iv) Landslides?	☐	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☐
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☐
iv) impede or redirect flood flows?	☐	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☐
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☐	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	☐	☐	☐	☐
Police protection?	☐	☐	☐	☐
Schools?	☐	☐	☐	☐
Parks?	☐	☐	☐	☐
Other public facilities?	☐	☐	☐	☐
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐
d) Result in inadequate emergency access?	☐	☐	☐	☐
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☐	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☐
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☐
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☐
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☐
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☐

COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

APPLICATION TO THE PLANNING COMMISSION

Type of application:

- ☐ Design Review
- ☒ Conditional Use Permit
- ☒ Variance
- ☐ Special Permit
- ☐ Parcel #: 025-169-050
- ☐ Zoning / Other:

PROJECT ADDRESS: 1801 Adrian Road

APPLICANT

Name: BRYAN MIRANDA
Address: 701 WESTERN AVE
City/State/Zip: GLENDALE, CA
Phone: [redacted]
E-mail: BMIRANDA@PUBLICSTORAGE.COM

PROPERTY OWNER

Name: BRYAN MIRANDA
Address: 701 WESTERN AVE.
City/State/Zip: GLENDALE, CA
Phone: [redacted]
E-mail:

ARCHITECT/DESIGNER

Name: KSP Studio / Shab Vakili
Address: Orchard 23 Rd.
City/State/Zip: Lake Forest/ CA/ 92630
Phone: 949-380-3970 xt 342
E-mail: shab@kspstudio.com
Burlingame Business License #:

RECEIVED
MAY - 2 2019
CITY OF BURLINGAME
CDD-PLANNING DIV.

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:

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 [redacted]

Applicant's signature: [redacted] **Date:** 4/12/19

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 [redacted] **Date:** 4/12/19

Date submitted: 5/2/19

CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION

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.***

   This project proposes to renovate and expand an existing warehouse building into an auxiliary facility for the (E)1811 Adrian Rd self-storage building. The building perimeter and height will not be altered. The new expansion will match existing building height and façade. The existing infrastructure will continue to be used to serve the property, therefore there will be no impact to public health. The Fire Sprinkler system will be upgraded to meet latest codes and FD requirements for self-storage. The project will implement necessary improvements to provide access for persons with disabilities and the elderly, including parking, elevators. We believe that this project will benefit the public and is consistent with the city's goals for conservation and development.

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

   The new zoning is RRMU (Rollins Road Mixed Use) within the Automobile Sales and Services Overlay district, and lies within the general plan area for Industrial and Office Use. The adjacent property to the east is an existing Public Storage facility with the same zoning and general plan designations we believe that this justifies that a similar facility will meet the cities general plan and zoning statutes on a neighboring parcel.

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 development will maintain the existing aesthetics, mass and bulk of the current building. This building is set back on the property and acts as the auxiliary building to the recently redeveloped facility along Adrian Rd.

RECEIVED
AUG - 1 2019
CITY OF BURLINGAME
CDD-PLANNING DIV.

COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

RECEIVED
AUG - 1 2019
CITY OF BURLINGAME
CDD-PLANNING DIV.

CITY OF BURLINGAME VARIANCE APPLICATION

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). 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.

a. ***Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.***

The existing building interiors will be renovated with minor improvements to the exterior facilities. Based on parking study prepared by Lars Andersen & associates dated 8-19-14 for the 1811 Adrian Rd facility CUP in 2008. Based on research performed on similar storage facilities the number of visitors is far less than what is required to fill the city parking requirements. We believe that the above stated conditions create a unique circumstance compared to a warehouse or other types of development in this area.

b. ***Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.***

Based on the City Zoning Code Section 25.70.040 the required parking for a warehouse/ self-storage facility is 1 stall per 1000 sf of warehouse space. The proposed new development along with the existing storage facility on this property would need 217 stalls based on this code. Per previously submitted parking study findings it is apparent that the quantity of stalls required will not be necessary. We believe that the zoning code parking requirement would over park the site and request this variance.

c. ***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 current building is set behind the existing 1811 Adrian rd. facility. The majority of the building is not visible from Adrian Rd. The building will have interior renovations along with an expansion that has the same exact appearance. What is being proposed will not impact public health, safety or general welfare of this area.

d. ***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 development is mainly an interior renovation not impacting the building aesthetics, mass, bulk or character. The new expansion is an exact height and aesthetics of the existing building. The existing and new expansion shall be painted to improve façade and upgrade the whole site

Parking Study

For

Phased Development

1801 Adrian Rd

Burlingame, Ca.

Conditional Use Permit And Parking Variance

RECEIVED
AUG - 1 2019
CITY OF BURLINGAME
CDD-PLANNING DIV.

Background:

In 2013, Public Storage examined the parking demand at 3 project sites. The objective of the study was help Public Storage provide adequate parking spaces for their customers but not over park the facility hence wasting valuable real estate. To accomplish this objective, parking studies were conducted on similar developments. First, the parking study methodology will be discussed, and then the results and recommendations.

Methodology:

Public Storage recently studied like properties and observed customer patterns. One summer month and one winter month were selected and 360 one hour periods were studied on two of the properties and 450 one hour periods on an additional property, representing each facility's hours of operation. Each customer had an individual security code that deactivates the alarm to their space and is recorded when they entered the facility. The study simply counted the number of customers entering the facility in each one hour period. The number of units not building area was used as the denominator because each unit represents a customer. The results of the studies were as follows:

	# of units	Peak hour visits	Peak hour units/visit
Project 1	781	13	0.017
Project 2	1,050	14	0.013
Project 3	1,558	26	0.017

Conclusion:

The average time a customer spent at their storage unit was approximately 15 minutes because all customers were not there at the same time within each one hour period. So to be conservative 30 minutes was used for the recommendation. Upon completion of the expansion, the proposed Storage facility will be composed of approximately 2,100 units therefore: 2,100 * 0.017 * 0.5 = 17.8 required parking spaces during peak hours of operation.

Again, Public Storage wants and needs to provide adequate parking to properly service its customers, and this study demonstrates this. The study also demonstrates that peak hour traffic is during non-commuting hours.

ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant when Negative Declaration or Environmental Impact Report is required)

RECEIVED
AUG - 1 2019
CITY OF BURLINGAME
CDD-PLANNING DIV.

GENERAL INFORMATION

Project Address: 1801 Adrian Rd.

Assessor's Parcel Number: 025-169-050

Applicant Name: Public Stg/ Bryan Miranda
Address: 701 Western Ave.
City/State/Zip: Glendale/CA/ 91201
Phone: 949-380-3970 xt 324

Property Owner Name: Public Stg/ Bryan Miranda
Address: 701 Western Ave.
City/State/Zip: Glendale/CA/ 91201
Phone: [redacted]

Permit applications required for this project (special permit, variance, subdivision map, parcel map, condominium permit, building permit, etc.): CUP, FAR, parking variance and Design Review

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: storm water construction permit – state water board

SITE INFORMATION

Site size: 5.82 Acres Acres and 253,519 Square Feet Existing Zoning: RRMU
Existing use(s) of property: Industrial/ Offie
Total Number of Existing Parking Spaces[1]: 167 Number of Compact Spaces[1]:
Number of Existing Structures and Total Square Footage of Each: (2) existing structure. 1811 Adrian = 141,142 sf. 1801 Adrian = 74, 626 sf.
Will any structures be demolished for this project? ____ Yes X No

Size and use of structures to be demolished: N/A
Number and size of existing trees on site[2]: N/A
Will any of the existing tress be removed? ____ Yes X No
If Yes, list number, size and type of trees to be removed:

Are there any natural or man-made water channels which run through or adjacent to the site?
____ Yes X No If Yes, where?

[1] City of Burlingame minimum standard parking space size is 9'x20'. The minimum size for compact parking spaces is 8'x17'. Refer to City of Burlingame Zoning Ordinance C.S. 25.70 for parking requirements for particular uses.

[2] Refer to the City of Burlingame's Urban Reforestation and Tree Protection Ordinance (C.S. 11.06) for tree removal permit an

Describe in general the existing surrounding land uses to the:
North Industrial
South Industrial
East Fwy 101
West Railroad and Industrial

PROPOSED PROJECT

Project Description: Conversion of an existing one story warehouse into a 2 story storage facility with a New 2 story expansion building on the South side of the building into the parking area

Residential Projects:

Number of Dwelling Units: N/A
Size of Unit(s): N/A

Household size (number of persons per unit) expected: N/A

Commercial/Industrial Projects:

Type and square footage of each use: See attached site plan for square footage calculation of storage use

Estimated number of employees per shift: none- there same number of employees existing will remain
Will the project involve the use, disposal or emission of potentially hazardous materials (including petroleum products)?_____Yes X No
If Yes, please describe:

Institutional Projects (public facilities, hospitals, schools):

Major function of facility: N/A

Estimated number of employees per shift: N/A
Estimated Occupancy: N/A

For all Projects:

Flood Hazard: Is this site within a special flood hazard area?_____Yes X No

Land Use: If the project involves a conditional use permit, variance or rezoning application, please explain why the applications are required[3]: CUP is required for building FAR. A variance in the parking is require as the city of Burlingame does not have specific storage parking ratio and mini-storage is a very low traffic generator not requiring the same amount of parking as warehouse use. Parking study was submitted for 1811 Adrian CUP process.

[3] Please fill out and submit the appropriate application form 9variance special permit, etc.)

Building gross square footage: Existing: 74,626 sf. Proposed: 146,136 sf.
Number of floors of construction: Existing: 1 Proposed: 2

Traffic/Circulation: Standard and compact off-street parking spaces provided:

Existing: Standard 16
Compact 151
Total 167

Proposed: Standard 105
Compact 0
Total 105

Grading: Amount of dirt/fill material being moved (check one):

X 0-500 cubic yards
____ 500-5,000 cubic yards
____ 5,000-20,000 cubic yards
____ Over 20,000 cubic yards(indicate amount)____
Note: If fill is being placed over existing bay fill, provide engineering reports which show the effect of the new fill on the underlying bay mud.

Storm water runoff: Indicate area of site to be covered with impervious surfaces (parking lot paving, etc.):____
Is the area with impervious surfaces less than 200 feet away from a wetland, stream, lagoon or bay?
____ Yes X No

Noise: Describe noise sources and timing of activity generated by your project during construction: 7am to 5pm, noise sources will be by typ. Construction activity, site and building.

Noise sources generated during operation of facility: The operation will be within an enclosed building And typical for mini-storage loading and unloading of positions to store

Vibration: Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: no vibrations are anticipated

Exterior Lighting: Please describe any proposed exterior lighting of the facility[4]: existing lighting to remain and new lighting matching existing shall be provided at the new structure.

Water: Expected amount of water usage:

Domestic	250	gal/day	Peak use 20	gal/min
Commercial	N/A	gal/day	Peak use N/A	gal/min
Expected fire flow demand			2500	gal/min

As per the C.3 regulations set forth by the California Regional Water Quality Control Board, please respond to the following questions:

1. Would the proposed project result in an increase in pollutant discharges to receiving waters? No

[4] Refer to City of Burlingame Exterior Illumination Ordinance (No. 1477) regarding requirements which limit exterior

2. Would the proposed project result in significant alteration of receiving water quality during or following construction? No

3. Would the proposed project result in increased impervious surfaces and associated increased runoff? No

4. Would the proposed project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates volumes? NO

5. Would the proposed project result in increased erosion in its watershed? No

6. Is the project tributary to an already impaired water body, as listed on the Clean Water Action Section 303(d) list? If so will it result in an increase in any pollutant for which the water body is already impaired? No

7. Would the proposed project have a potential significant environmental impact on surface water quality, to marine, fresh, or wetland waters? No

8. Would the proposed project have a potentially significant adverse impact on ground water quality? No

9. Will the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? No

10. Will the project impact aquatic, wetland, or riparian habitat? No

Sewer: Expected daily sewer discharge 150 GPD
Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.)

General:

Are the following items applicable to the project or its effects? Provide attachment to explain nature of all items checked 'yes'.

	Yes	No
Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.		
Change in scenic views or vistas from existing residential areas or public lands or roads.		X
Change in pattern, scale or character of general area of project.		X
Significant amounts of solid waste or litter.		X
Change in dust, ash, smoke fumes or odors in vicinity.		X
Change in bay, lagoon, stream, channel or groundwater quality or quantity, or alteration of existing drainage patterns.		X
Substantial change in existing noise or vibration levels in the vicinity (during construction and/or during operation).		X
Site on filled land or on slope of 10 % or more.		X
Use or disposal of potentially hazardous materials, such as toxic substances, flammable materials or explosives.		X
Substantial change in demand for municipal services (police, fire water, sewage)		X
Substantial increase in fossil fuel consumption (oil, natural gas, etc.).		X
Relationship to a larger project or series of projects.		X

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 4-30-19 Signature

Project Comments – Planning Application

Project Address: **1801 Adrian Rd, zoned North Rollins Road Mixed Use District (RRMU), APN: 025-169-050**

Description: **Request for Environmental Review, Conditional Use Permits for use and floor area ratio for a remodel and addition to an existing commercial building, which includes adding a second floor within the existing building.**

From: Rick Caro III
Building Division

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

No comment at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

3) Plans submitted for any commercial project must be designed, wet-stamped, and signed by a licensed architect. 1997 Uniform Administrative Code §302.2 and §302.3.

4) As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. This law applies to all residential and commercial property built prior to January 1, 1994. Details can be found at http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.html. **Revise the plans to show compliance with this requirement.**

5) Provide two completed copies of the *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found. BMC 18.30.040, 18.30.045 & 18.30.050.

6) Two sets of structural calculations and two sets of soils report from a geotechnical engineer.

7) Show compliance with all accessibility regulations found in the 2016 CBC for existing buildings including:
   a. Accessible paths of travel
   b. A level landing must be provided on each side of the door at all required entrances and exits.
   c. Accessible countertops
   d. Accessible bathrooms
   e. Accessible parking

8) Separate toilet facilities are required for each sex, except:
   a. Residential occupancies
   b. Occupancies serving ten or fewer people may have a toilet facility for use by more than one person at a time, shall be permitted for use by both sexes. 2016 CPC §422.2 #2.
   c. Business and Mercantile occupancies with a total occupant load of 50 or less, including customers and employees, one toilet facility, designed for use by no more than one person at time, shall be permitted for use by both sexes. 2016 CPC §422.2 #3.

9) Provide details on the plans which show that the entire site complies with all accessibility standards. NOTE: If full accessible compliance cannot be achieved complete a *Request for Unreasonable Hardship.*

10) Specify on the plans the location of all required accessible signage. Include references to separate sheets on the plans which provide details and graphically illustrates the accessible signage requirements.

11) Specify the accessible path of travel from the public right of way, through the main entrance, to the area of alteration. 2016 CBC §1009.2 , 11B-202.4,11B-206.21108

12) Specify an accessible path of travel from all required exits to the public right of way.

13) Specify the path of travel from on-site parking, through the main entrance, to the area of alteration

14) Specify a level landing, slope, and cross slope on each side of the door at all required entrances and exits. 2016 CBC §11B-302, 11B-304.2, 11B-305.2

15) Specify accessible countertops where service counters are provided 2016 CBC §11B-227 & 11B-904

16) Provide complete dimensioned details for accessible bathrooms 2016 CBC §11B-213 11B-603, 11B-604, 11B-605, 11B-606, 11B-607, 11B-608, 11B-609, 11B-610

17) Provide complete, dimensioned details for accessible parking 2016 CBC §11B-208, 11B-502 & 11B-503

18) Provide details on the plans which show that the building elevator complies with all accessible standards. 2016 CBC §11B-407.

19) Please Note: Architects are advised to specify construction dimensions for accessible features that are below the maximum and above the minimum dimension required as construction tolerances generally do not apply to accessible features. See the *California Access Compliance Manual – Interpretive Regulation 11B-8.*

20) In the tenant space indicate the location of the "Office" or area where bookkeeping and financial reconciliation will take place. If the office is to be located on the mezzanine level then also indicate an accessible office space on the ground floor. 2016 CBC §11B-203.9

Reviewed By: Rick Caro III
650 558-7270

Date: August 2, 2019

Project Comments – Planning Application

Project Address: **1801 Adrian Rd, zoned North Rollins Road Mixed Use District (RRMU), APN: 025-169-050**

Description: **Request for Environmental Review, Conditional Use Permits for use and floor area ratio for a remodel and addition to an existing commercial building, which includes adding a second floor within the existing building.**

From: Martin Quan
Public Works Engineering

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

1. ~~Please provide an existing site plan for review.~~
2. ~~Please submit a title report for review. Please label all easements in the title report on the site plan.~~
3. ~~Please be aware that the adjacent building at 1761 Adrian Court is still pending for closure with Public Works Engineering. A sewer lateral test was not completed as the sewer main that was tested was for this subject property.~~ **Planning application approval will be contingent on closing out the sewer lateral test for 1761 Adrian Court.**
4. ~~Please provide details for the proposed detention basin~~. **The proposed basin is on top of the sanitary sewer and manhole. Please relocate so that it is outside this area.**
5. ~~Please show all utility connections to the building.~~
6. ~~Please show the trash enclosure area.~~
7. **Prior to approval of this planning application, complete the sewer lateral test for 1761 Adrian Court and submit the test results to Engineering to close out the neighboring project.**

The following comments do not need to be addressed now, but you should be aware of them as they /will need to be addressed at time of building permit submittal.

1. Based on the scope of work, this is a "Type III" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
2. Any work in the City right-of-way, such as placement of debris bin in street, work in sidewalk area, public easements, and utility easements, is required to obtain an Encroachment Permit prior to starting work. Porta potty's are not allowed to be placed in the City right-of-way.
3. Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. for all activities (including hauling).
4. Replace damaged and displaced curb, gutter and/or sidewalk fronting site.
5. All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.

6. Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit.

7. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update.pdf#overlay-context=brochures or http://www.flowstobay.org/brochures then click "construction bmp plan sheet"

8. Please submit an erosion control plan. This plan shall include, but not limited to, delineation of area of work, show primary and secondary erosion control measures, protection of creek or storm drain inlets, perimeter controls, protections for construction access points, and sediment control measures.

9. A survey by a licensed surveyor or engineer is required. The survey shall show how the property lines were determined and that the property corners were set with surveyors license numbers on durable monuments. This survey shall be attached to the construction plans. All corners need to be maintained or reinstalled before the building final. All property corners shall be maintained during construction or reestablished at the end of the project.

Reviewed By: Martin Quan
650-558-7245

Date: 8/29/19

Project Comments – Planning Application

Project Address: **1801 Adrian Rd, zoned North Rollins Road Mixed Use District (RRMU), APN: 025-169-050**

Description: **Request for Environmental Review, Conditional Use Permits for use and floor area ratio for a remodel and addition to an existing commercial building, which includes adding a second floor within the existing building.**

From: **Christine Reed**
Fire Dept.

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

Sheet 2:

1. Provide fire apparatus turn around consistent with §503.2.5, CFC for the end of the east driveway. While most of the footprint of the building is existing, modification and consideration is given to this requirement based upon remodel.
2. Fire lanes and turnarounds shall be identified with red lane markings stating Fire Lane – No Parking.
3. Exterior exit path surfaces to be level all-weather surface and path accommodated with exterior lighting.
4. East side exterior – new loading areas (hatched areas) not allowed to encroach into pedestrian exit discharge or to block the northeast corner area (same area as turnaround) so Fire Dept. has access to north side of property.

8-10-19 Items addressed. Item #1: Alternate Means of Protection approved in lieu of fire access.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. Sheet 2:
   a. New security gates must have Knox key switch electrically connected to allow for Fire Dept. emergency access.
   b. Building address must be visible at security gate and on building per Burlingame Municipal Code requirements.
2. Existing fire sprinkler system must be modified to comply with NFPA 13 for new use. Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation. Sprinkler system flow switch and control valves shall be supervised electronically and monitored by an approved central receiving station.
3. The applicant shall ensure proper drainage in accordance with the City of Burlingame Engineering Standards is available for the fire sprinkler main drain and inspector test on the building plumbing drawings.
4. The existing backflow prevention device/double check valve assembly for sprinkler system may need to be relocated to aboveground if it is not currently located above ground. Contractor to verify with the Burlingame Water Department if the existing backflow prevention device for the fire sprinkler system is in compliance.

Reviewed By: Christine Reed **Date: 8-10-19** 650-558-7617

Project Comments – Planning Application

Project Address: **1801 Adrian Rd, zoned North Rollins Road Mixed Use District (RRMU), APN: 025-169-050**

Description: **Request for Environmental Review, Conditional Use Permits for use and floor area ratio for a remodel and addition to an existing commercial building, which includes adding a second floor within the existing building.**

From: Bob Disco
Parks Division

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

No comments

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Reviewed By: BD
650.558.7333

Date: 5.16.19

Project Comments – Planning Application

Project Address: **1801 Adrian Rd, zoned North Rollins Road Mixed Use District (RRMU), APN: 025-169-050**

Description: **Request for Environmental Review, Conditional Use Permits for use and floor area ratio for a remodel and addition to an existing commercial building, which includes adding a second floor within the existing building.**

From: Jennifer Lee
Stormwater

Please address the following comments <u>at this time</u>; provide a written response and revised plans with your resubmittal:

This project is required to comply with the Provision C.3 and C.6 of the San Francisco Bay Municipal Regional Stormwater NPDES Permit (MRP) since it will create and/or replace 10,000 square feet or more of impervious surface and will replace 50 percent or more of site impervious surface. Stormwater source control and treatment requirements shall apply to the entire project site.

Please complete, sign and return the "C.3/C.6 Development Review Checklist" and the following worksheets, which are available at www.burlingame.org/stormwaterdevelopment

a. **Worksheet A, C.6 Construction Stormwater BMPs**
b. **Worksheet B, C.3 Source Controls**
c. **Worksheet C, Low Impact Development – Site Design Measures**
d. **Worksheet D, C.3 Regulated Project – Stormwater Treatment Measures**
e. **Worksheet E, Hydromodification Management**
f. **Worksheet F, Special Projects (if applicable)**
g. **Worksheet F-2, Special Projects Reporting Form (if applicable)**

For additional information, please see the **C.3 Stormwater Technical Guidance** handbook at www.flowstobay.org/newdevelopment

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

- The building permit application plans shall show the marking of the words "No Dumping! Flows to Bay" or equivalent on all storm drain inlets surrounding and within the project site consistent with the San Mateo Countywide Water Pollution Prevention Program's C.3 Technical Guidance.
- Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent stormwater pollution from construction-related activities. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. **When submitting plans for a building permit**, please include the **Construction BMP plan sheet**. An electronic file is available at: www.burlingame.org/stormwaterdevelopment.

- Required Best Management Practices (BMPs) apply to all construction projects utilizing architectural copper. **Please read the "Requirements for Architectural Copper" fact sheet available at** www.burlingame.org/stormwaterdevelopment
- Post-construction treatment measures must be designed, installed, and hydraulically-sized to treat a specified amount of runoff. The project plan submittals shall identify the owner and maintenance party responsible for the ongoing inspection and maintenance of the post-construction stormwater treatment measures in perpetuity. **A completed, notarized Stormwater Treatment Measure Maintenance Agreement must be submitted to the City prior to the issuance of a final construction inspection**.

Reviewed By: Jennifer Lee
650-558-7381

Date: 5/13/2019

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

PUBLIC HEARING NOTICE

Site: 1801 ADRIAN ROAD

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, SEPTEMBER 9, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Environmental Scoping, Commercial Design Review, Conditional Use Permit, and Parking Variance for a two-story addition to an existing one-story commercial building at **1801 ADRIAN ROAD** zoned RRMU. APN 025.169.050

Mailed: August 30, 2019

(Please refer to other side)

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.

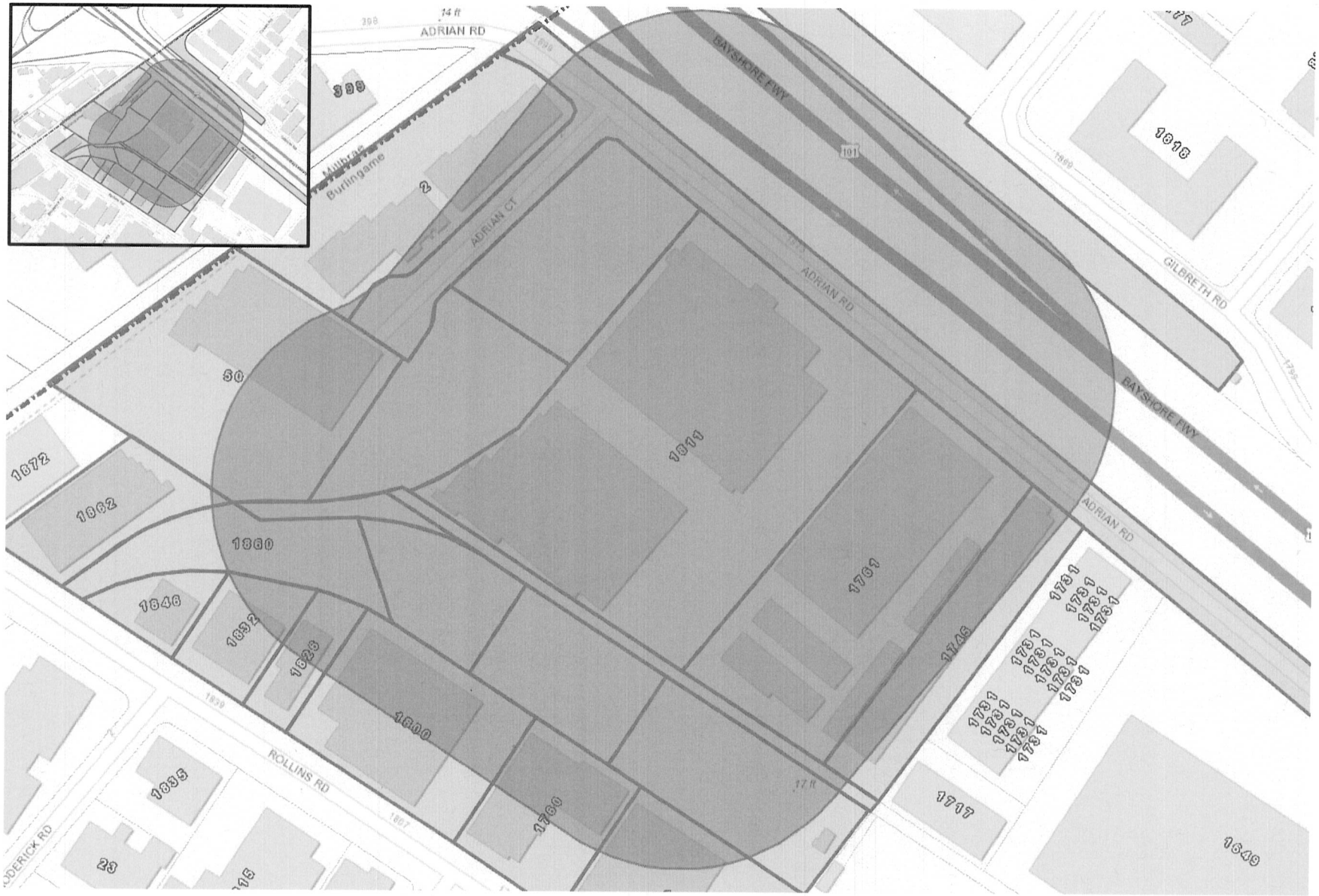
If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

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)

1801 Adrian Road
300' noticing
APN #: 025.169.050