



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 ☐ Variance ☐ Parcel #: 026-231-250 & 026-231-260
☒ Conditional Use Permit ☐ Special Permit ☒ Zoning / Other: General Plan Amendment / Rezone

PROJECT ADDRESS: 1095 Rollins Road, Burlingame, CA 94010

APPLICANT

Name: The Hanover Company

PROPERTY OWNER

Name: SA Properties Company, L.P.

Address: _____

City/State/Zip: _____

Phone: _____

E-mail: _____

ARCHITECT/DESIGNER

Name: BDE Architects - Jonathan Ennis

Address: 950 Howard Street

City/State/Zip: San Francisco, CA 94103

Phone: (415) 677-0966

E-mail: jennis@bdearch.com

Burlingame Business License #: _____

Authorization to Reproduce Project Plans

I hereby grant the City of Burlingame the right to reproduce upon request and/or post plans submitted with this application on the City's website as part of the approval process and waive any claims against the City (Architect/Designer)

PROJECT DESCRIPTION: The project consists of all existing onsite structures for the construction of a new 6-story multifamily residential building. The project includes the construction of a new 6-story multifamily residential building, all over 1 level of type I construction, all over 1 level of type I construction, all over 1 level of type I construction, all over 1 level of type I construction. The project consists of 150 apartment units and a total of 192 off-street parking spaces. 10% of the apartments (15 total) will be designated for moderate income households.

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

Applicant's signature: _____ Date: 9/13/18

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: Will Russell Date: 9/13/2018

See Attached Ctr

Date submitted: 9/11/18

September 13, 2018

The City of Burlingame Community Development Department
Planning Division
Attn: Kevin Gardiner, Planning Manager
501 Primrose Road
Burlingame, CA 94010

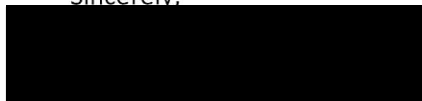
Re: 1095 Rollins Road – Property Owner Authorization for Entitlement Processing

Dear Mr. Gardiner,

The proposed apartment development by The Hanover Company at 1095 Rollins Road in Burlingame consists of two (2) parcels owned by SA Properties Company, L.P, a Limited Partnership, of which I am the managing partner.

Please consider this letter as formal notification and authorization for Scott Youdall and his team, on behalf of The Hanover Company, to work with all City Staff departments (Planning, Building, Fire, etc.) to process entitlements for a proposed multifamily development on my property. We also ask for your confidentiality through this process.

Sincerely,

A large black rectangular redaction box covering the signature of William Russell.

William Russell

President, William Sherman Corp.

General Partner for SA Properties Company, L.P.



THE HANOVER COMPANY

November 14th, 2018

The City of Burlingame Community Development Dept.
Planning Division
Attn: Kevin Gardiner
501 Primrose Road
Burlingame, CA 94010

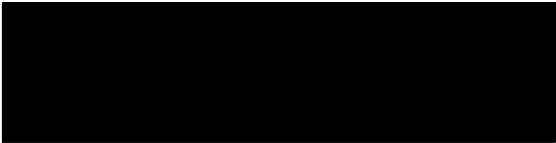
Re: 1095 Rollins Road – Summary Project Narrative

Dear Mr. Gardiner,

Please see below project summary for the proposed multifamily development project at 1095 Rollins Road in Burlingame:

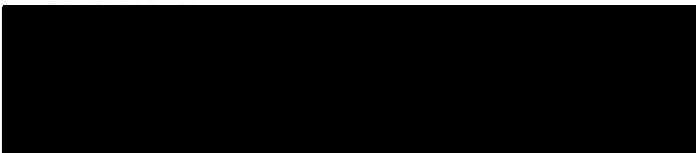
Project Applicant:

Scott Youdall
The Hanover Company



Property Owner:

William Sherman Russell
SA Properties Company L.P.



Property Information:

1095 Rollins Road
Burlingame, CA 94010
1.075 Acres
APNs: 026-231-250; 026-231-260

General Plan Designation:

Commercial (Shopping & Service)

Zoning:

C-1 District

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NOV 20 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

Project Description:

1095 Rollins Road (the "Property") is located between Cadillac Way to the west and Toyon Drive to the east. The Property fronts onto Rollins Road to the north, is surrounded by the Northpark Apartments to the south, a City utility station to the east, and is adjacent to a gas station to the west. The Property is currently improved with a single-story restaurant (Fattoria E Mare), a raised tennis court maintained by the neighboring Northpark Apartments via an easement over a portion of the Property, and a combination of surface and covered parking to service the restaurant. Applicant is proposing to demolish all existing onsite structures for the construction of a new 6-story, podium multifamily residential building (the "Project"). The Project will consist of 5 levels of type IIIA construction over 1 level of type I construction, all over a 1-level subterranean garage containing both surface and "stacked" parking.

The Project consists of 150 apartment units, including stoop units that will help activate the streetscape along Rollins Road. A total of 192 off-street parking spaces will be included on-site, just over one space per bedroom. The unit mix will include 35 studios, 74 one-bedroom units, and 41 two-bedroom units. Resident amenities will include multiple roof decks with BBQs and fire pits; a programmed courtyard with a bocce ball court; a fitness center and clubhouse, which look out on the courtyard; bike parking; and on-site storage. The Project's proximity to the Broadway Caltrain Station – only a five-minute walk – and the nearby Broadway commercial corridor will be an amenity to residents, as well as a boon for local businesses in the area. Ten percent (10%) of the apartment units (15 total) will be designated affordable for moderate income households, providing much-needed workforce housing in Burlingame.

Proposed Action:

The current General Plan land use designation for the Property is Commercial (Shopping & Service) and the zoning is C-1 (Commercial). Applicant is seeking a General Plan Amendment and Rezone to change the land use to High Density Residential and the zoning to R-4 Multifamily Residential. Applicant is also seeking a Conditional Use Permit to allow the Project height to exceed 35 feet and comply with the 75-foot maximum height limit prescribed by Burlingame's Municipal Code.

Applicant is proposing to merge the Property's two parcels via a Vesting Tentative Map (the "VTM"), which will include a public easement along the Property's Rollins Road frontage for the construction of a new public sidewalk right-of-way. The VTM will also set the front (9'), rear (5'), and side (20') setbacks for the project, as allowed by Chapter 25.29.075 of the Burlingame Municipal Code.

The Project is NOT seeking any variances (contrary to what was identified – and paid – in the Applicant's Planning Submittal fee breakdown).

Density Bonus:

Per Section 25.63.020 of the Burlingame Municipal Code, the Project seeks to invoke the Burlingame Density Bonus Program by allocating ten percent (10%) of units (15 total) as moderate-income affordable units. In exchange for providing these Below Market Rate (BMR) units, Applicant seeks the following concessions for the Project, as allowed by Chapter 25.63 of the Burlingame Municipal Code, and CA Government Code 65915, Section 1:

- By Right Parking Incentive: Allows the minimum required parking to be set at 1 space for studios and one-bedroom units, and 2 spaces for two-bedroom units. The Project's proposed parking exceeds this standard.

- Development Concession: The Project will use its one (1) allowed development Concession for the Project's parking stacker system in the garage, which will allow residents to retrieve their automobiles on an individually-accessible basis via an application on their phone. The individual parking space dimensions of the parking stackers is 8'6" x 18' per car, which is smaller than prescribed by code, but included as part of Applicant's parking concession request.
- Waiver of Development Standards. The Project seeks the waiver of one (1) development standard that physically preclude the Project's ability to deliver the 15 affordable units on site:
 - A waiver to allow programmed roof deck areas that serve as open space to not count against the City's lot coverage requirement. Based on guidance from Planning staff, the Project originally proposed a courtyard on the second floor and roof decks over the 5th floor as areas that would not count against the City's 50% lot coverage requirement of 50%. Burlingame has explained that while courtyards over parking are allowed to be exempt from the lot coverage requirement, roof deck areas above units are not. If the roof deck areas had to be dropped down to the courtyard level, the Project would lose 28 units, which would prevent the Project from delivering the 15 BMR units and also render the Project infeasible



**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION**

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SEP 14 2018

HEIGHT

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 current General Plan land use designation and zoning for the subject property are Commercial, but Burlingame's draft General Plan Update includes a high density residential overlay on this site. The neighboring Northpark Apartments is evidence residential can not only survive in the Rollins Road area, but also thrive and become an integral part of the neighborhood. Summerhill Apartments' under-construction "Anson" project, also on Rollins Road, is further evidence this area is in the midst of a transformation that will bring much-needed housing to Burlingame within walking distance to the Broadway Caltrain Station and the Broadway commercial corridor. The project does not present a threat to public health or public safety. On the contrary, the project will help stimulate local businesses, activate the streetscape with pedestrians, and promote Caltrain ridership, which helps take cars off the road. In addition, 10% of the units in the project (15 units) will be designated affordable for moderate income households, bringing much-needed affordable housing to Burlingame.

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

Applicant is seeking a General Plan Amendment and rezoning of the subject property to High Density Residential and R-4 Multifamily Residential, respectively. The proposed use adheres to the proposed land use and zoning designation, and the land use change will align this parcel with the high density residential uses on the rest of the block.

- 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 project will be compatible with the adjacent Northpark Apartments to its south and east side. Northpark is a 510 unit multifamily community consisting of ten 4 story buildings. The proposed project will be located 30 feet from the closest Northpark building (which is not oriented towards the project site) and 88 feet away from the nearest Northpark building oriented towards the project site. The proposed project is further compatible with the new SummerHill Anson project (290 units in a five story building) located down the street. The closest single family homes on Rollins are located 820 feet away on Toyon Drive. The remaining neighbor to the west is a gas station, and Highway 101 is to the north. The Project's proximity to the Broadway Caltrain Station lends itself to higher density, transit-oriented development, and the Project's location minimizes any impacts that the project could have on the nearest single family home neighborhoods.



ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Address: 1095 Rollins Road

Assessor's Parcel Number: 026-231-250; 026-231-260

Applicant Name: The Hanover Company

Property Owner Name: William Sherman Russell / SA Properties Co. L.P.

Address: 156 Diablo Rd., Ste. 220

Address: 116A Main Street

City/State/Zip: Danville, CA 94526

City/State/Zip: Tiburon, CA 94920

Phone: (925) 490-2990

Phone: (415) 435-6200

Permit applications required for this project (special permit, variance, subdivision map, parcel map, condominium permit, building permit, etc.): General Plan Amendment; Rezone; Vesting Tentative Map / Parcel Map; Demolition permit; Grading permit; Building permit

Related permits, applications and approvals required for this project by City, Regional, State and Federal Agencies: Dewatering Permit; Construction General Permit

SITE INFORMATION

Site size: 1.075 Acres and 43,827 Square Feet Existing Zoning: C-2 Commercial

Existing use(s) of property: Single-story commercial building (restaurant); elevated tennis court

Total Number of Existing Parking Spaces¹: 52 Number of Compact Spaces¹: 0

Number of Existing Structures and Total Square Footage of Each: 2 structures; 12,100 square feet and 13,000 square feet (see below)

Will any structures be demolished for this project? ☒ Yes ☐ No

Size and use of structures to be demolished: Restaurant (12,100 square feet); Tennis Court (13,000 square feet)

Number and size of existing trees on site²: 2

Will any of the existing trees be removed? ☒ Yes ☐ No

If Yes, list number, size and type of trees to be removed: One (1) olive tree (5" trunk); one (1) Tobira shrub

Are there any natural or man-made water channels which run through or adjacent to the site?

☐ Yes ☒ 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 and tree planting requirements.

Describe in general the existing surrounding land uses to the:

North Rollins Road and Hwy 101

South Northpark Apartment complex

East City-owned utility station

West Gas/service station

PROPOSED PROJECT

Project Description: Project will include demolition of all existing onsite structures for the construction of a new 6-story, 150-unit, privately funded multifamily residential building. The project contains 5 levels of type IIIA construction over 1 level of type I construction, all over a 1-level subterranean garage containing both surface and stacked parking. The project will include 192 off-street parking spaces. Ten percent of the 150 units (15 total) will be designated as affordable for moderate income households.

Residential Projects:

Number of Dwelling Units: 150

Size of Unit(s): Units will range from 500 square feet to 1,376 square feet, with an average unit size of 833 square feet

Household size (number of persons per unit) expected: Project will be a mix of studio, 1-bedroom, and 2-bedroom units

Commercial/Industrial Projects: N/A

Type and square footage of each use: _____

Estimated number of employees per shift: _____

Will the project involve the use, disposal or emission of potentially hazardous materials (including petroleum products)? Yes No

If Yes, please describe: _____

Institutional Projects (public facilities, hospitals, schools): N/A

Major function of facility: _____

Estimated number of employees per shift: _____

Estimated Occupancy: _____

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 required³: Project requires a CUP to allow proposed building height to exceed 35'. Applicant is seeking a rezone from C-2 Commercial to R-4 Multifamily Residential to accommodate the proposed residential use. Burlingame's General Plan Update includes a high-density residential overlay for this site.

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

Building gross square footage: Existing: 25,100 Proposed: 195,000
Number of floors of construction: Existing: 1 Proposed: 6

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

Existing: Standard	<u>52</u>	Proposed: Standard	<u>14</u>
Compact	<u>0</u>	Compact	<u>178</u>
Total	<u>52</u>	Total	<u>192</u>

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

 0-500 cubic yards 5,000-20,000 cubic yards
 500-5,000 cubic yards X Over 20,000 cubic yards(indicate amount) 23,823
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.): 39,687 square feet

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:
Standard construction noise shall take place during the permitted days and time periods, as stipulated by the City of Burlingame. Construction anticipated from November 2020 through September 2022.

Noise sources generated during operation of facility: Projected to be commensurate with noise generated by the neighboring Northpark Apartment project and other multifamily residential projects. No permanent generators will be installed.

Vibration: Will the proposal cause vibration that may affect adjacent properties? Describe any potential sources of vibration: Proposed project will require excavation and foundation work that may cause minor vibration felt by neighboring properties.

Exterior Lighting: Please describe any proposed exterior lighting of the facility⁴: Street lighting along Rollins Road and exterior building lighting for visibility and safety.

Water: Expected amount of water usage:

Domestic	<u>20,289</u>	gal/day	Peak use	<u>113</u>	gal/min
Commercial	<u>0</u>	gal/day	Peak use	<u>0</u>	gal/min
Expected fire flow demand	<u>2,832</u>	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 illumination in both residential and commercial zones.

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? Yes, the San Francisco Bay is an impaired water body, but there would not be an increase in pollutants as a result of this project.

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 30,600 gallons per day

Source of wastewater discharge on site (i.e. restrooms, restaurants, laboratory, material processing, etc.) Residential unit bathrooms, showers, sinks, laundry.


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.		X
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 are correct to the best of my knowledge and belief.

Date 6/17/19 Signature 

Environmental Information Form Addendum – 1095 Rollins Road, Burlingame

- Substantial change in existing noise or vibration levels in the vicinity (during construction and/or operation)

The proposed project will involve standard construction noise, which shall take place during the permitted days and time periods, as stipulated by the City of Burlingame. The proposed project will require excavation and foundation work that may cause minor, periodic vibrations felt in the vicinity. Construction is anticipated to take place from November 2020 through September 2022.

- Site on filled land or on slope of 10% or more

The project Geotech report states that the subject site, along with much of this section of the Peninsula, is located within a former tidal marsh that was subsequently filled during development of the area.



Tree Inventory Report

**1095 Rollins Road
Burlingame, CA**

PREPARED FOR:

Hanover

**156 Diablo Road, Suite 220
Danville, CA 94526**

PREPARED BY:

**HortScience | Bartlett Consulting
325 Ray St.
Pleasanton, CA 94566**

November 21, 2018



HORT SCIENCE

BARTLETT CONSULTING

Division of The F.A. Bartlett Tree Report Company

Tree Inventory Report
1095 Rollins Road
Burlingame, CA

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Exhibits

Tree Assessment Map
Tree Assessment

Tree Inventory Report

1095 Rollins Road

Burlingame, CA

Introduction and Overview

Hanover is planning to redevelop the property located at 1095 Rollins Road in Burlingame, CA. Currently the project area consists of a series of commercial building with associated landscapes, parking lots and a tennis court. HortScience | Bartlett Consulting was asked to prepare a **Tree Inventory Report** for the site as part of the application to the City of Burlingame.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on October 31, 2018. The assessment included all trees 6" and greater, located within and adjacent to the project area. Off-site trees with canopies extending over the property line were included in the assessment. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species.
2. Tagging each tree with an identifying number and recording its location on a map; off-site trees were not tagged.
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 0 – 5 based on a visual inspection from the ground:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
 - 0 - Tree is dead.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come:

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have a shorter life span than those in the "high" category.

Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Ten (10) trees representing five species were evaluated (Table 1). For all species combined, trees were in fair condition (9 trees) with one tree in poor condition. Eight off-site trees were included in the assessment (#135, 136, 138-142 and 144). Descriptions of each tree are found in the **Tree Assessment**, and approximate locations are plotted on the **Tree Assessment Map** (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees
1095 Rollins Road, Burlingame, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	1	3	-	4
Olive	<i>Olea europaea</i>	-	1	-	1
Monterey pine	<i>Pinus radiata</i>	-	3	-	3
Tobira	<i>Pittosporum tobira</i>	-	1	-	1
Chinese elm	<i>Ulmus parvifolia</i>	-	1	-	1
Total		1	9	-	10

Two trees were growing on-site.

- A small *Pittosporum* shrub/tree (#137) was in fair condition growing in the south eastern corner of the property (Photo 1).
- A small olive (#143) in fair condition was covered in ivy along Rollings Road.

Eight trees were growing off-site with canopy over-hanging the property.

- Three Monterey pines (#135, 136 and 138) were growing in the southwestern corner of the property. They had trunk diameters of 22, 22 and 26" respectively and were in fair condition.
- Four Monterey cypresses (#139-142) were growing along the southern boundary. They were mature in development with at least one trunk 18" or greater in diameter. They were in fair condition except for #140 which had a thinner crown than the others (Photo 2).
- Chinese elm #144 was semi-mature and growing near the eastern property boundary.



Photo 1 – Tobira #137 was a short shrub-like tree.

Burlingame protects all trees 15" and greater in diameter (Municipal Code Section 11.06). Based on this definition, seven trees included in the report are considered *Protected*. These trees cannot be removed without a permit.

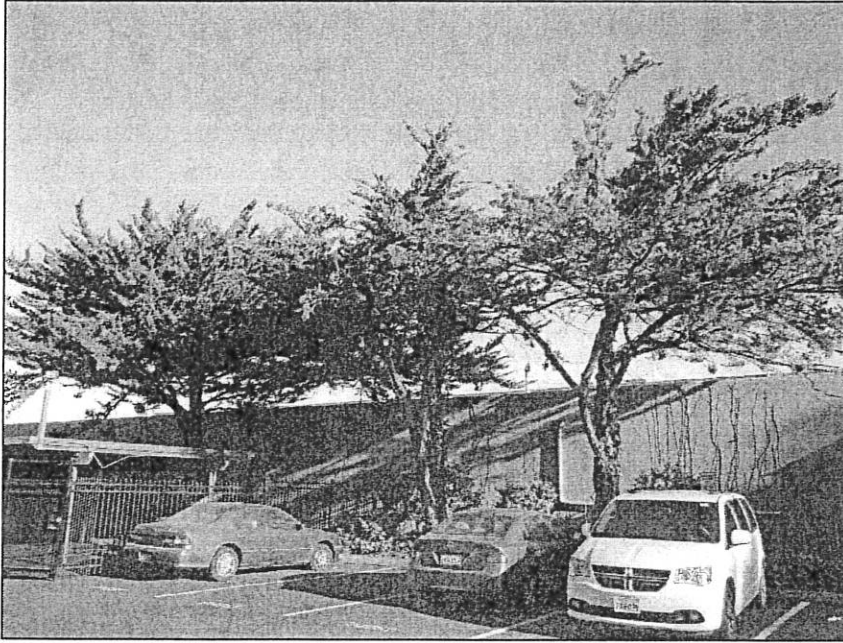


Photo 2 – Monterey cypresses #142-140 (left to right) were growing along the southern property boundary.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.

- **Species response**

There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, olives are more tolerant of root pruning than Monterey pines.

- **Tree age and longevity**

Mature trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**

Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database <http://www.cal-ipc.org/plants/inventory/> lists species identified as being invasive. Burlingame is part of the Central West Floristic Province. Olive are listed as limited invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see **Tree Assessment** in Exhibits, and Table 2). We consider trees with "high" suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with "low" suitability for preservation in areas where people or property will be present. Retention of trees with "moderate" suitability for preservation depends upon the intensity of proposed site changes.

**Table 2. Tree suitability for preservation
1095 Rollins Road, Burlingame, CA**

High	These are trees with good health and structural stability that have the potential for longevity at the site. No trees had "high" suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Seven trees had "moderate" suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Three trees had "low" suitability for preservation.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. Specific recommendations for tree protection will be prepared when project plans are available.

Design recommendations

1. Note trees that would be beneficial to the future landscape and plan construction to avoid these trees.
2. The plans affecting the trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
3. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation, especially street trees.
4. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. For design purposes, the **TREE PROTECTION ZONE** is the trees dripline.
5. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
6. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
7. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
9. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
10. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
11. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we

cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Ryan Gilpin, M.S.
Certified Arborist #WE-10268A

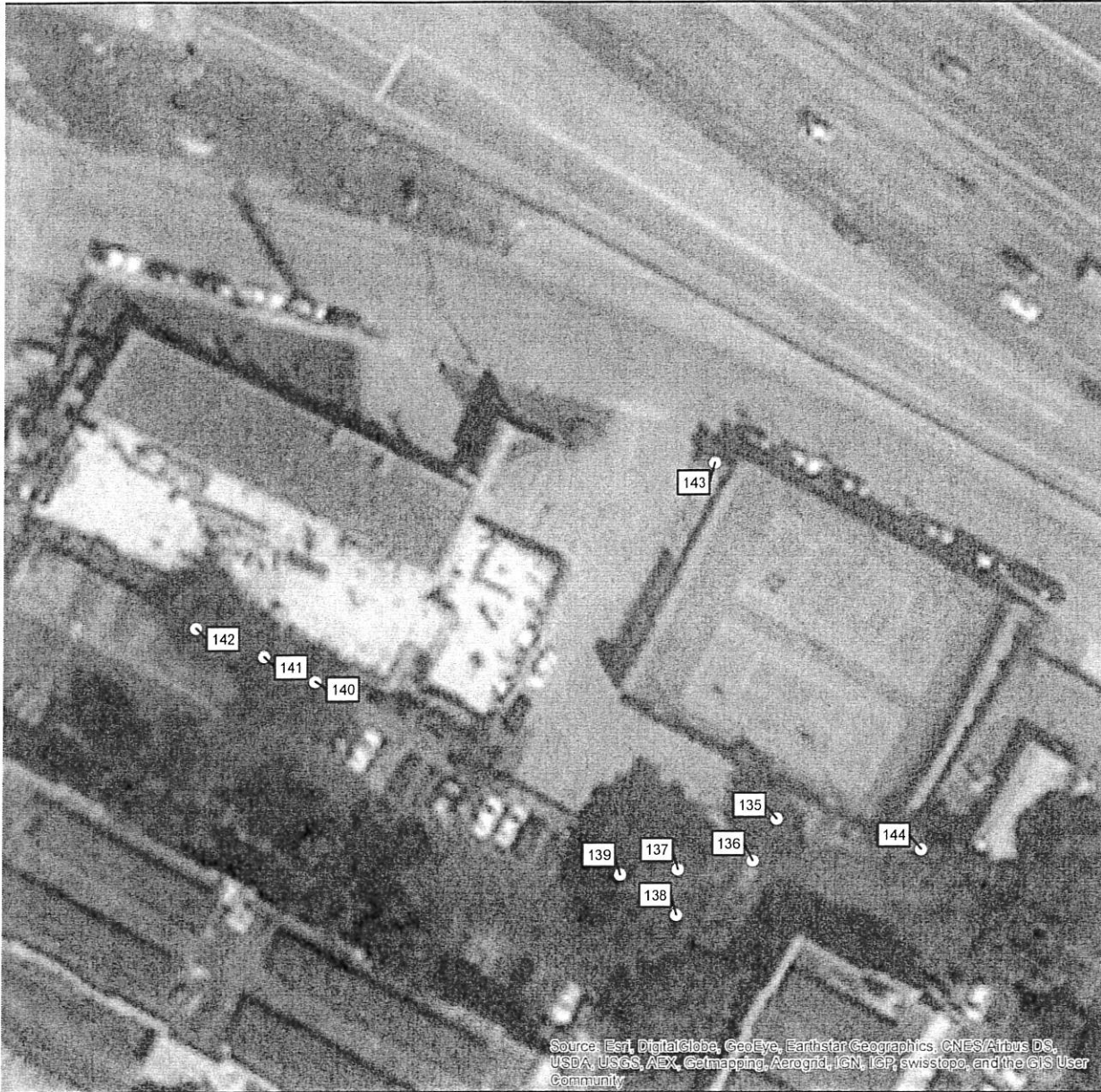


Exhibits

Tree Assessment Map

Tree Assessment





Tree Assessment Map

1095 Rollins Road
Burlingame, CA

Prepared for:
Hanover

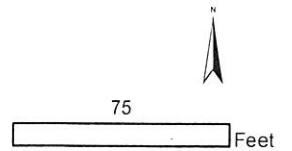
November 2018

Notes:

1. Tree locations are approximate.
2. Aerial image provided by ESRI.

Legend

○ Trees



325 Ray Street Phone (925) 484-021
Pleasanton, CA 94566 Fax (925) 484-0596

Tree Assessment

1095 Rollins Road
Burlingame, CA
November 2018



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
135	Monterey pine	22	Yes	3	Moderate	Off-site; tagged on fence; codominant trunks arise from 3'; wide attachment; southern trunk turns vertical at 15 feet.
136	Monterey pine	22	Yes	3	Moderate	Off-site; tagged on fence; heavily suppressed; thin.
137	Tobira	5,4,3	No	3	Moderate	Multiple trunks arise from base; growing as a shrub.
138	Monterey pine	26	Yes	3	Low	Off-site; tagged on fence; overhangs site by 20'; thin; straight upright trunk.
139	Monterey cypress	22,14	Yes	3	Moderate	Off-site; codominant trunks arise from 1'; full crown.
140	Monterey cypress	21	Yes	2	Low	Off-site; minimal overhang; topped at 20'; thin.
141	Monterey cypress	18,12	Yes	3	Low	Off-site; minimal overhang; topped at 20'; full crown
142	Monterey cypress	18,16	Yes	3	Moderate	Off-site; minimal overhang; codominant trunks arise from 5'; topped at 20'; full crown; roots lifting asphalt.
143	Olive	5,5	No	3	Moderate	Codominant trunks arise from base; base, trunk and crown engulfed in ivy; healthy growth.
144	Chinese elm	14	No	3	Moderate	Off-site; tagged on fence; minimal overhang; healthy crown;



Equity Residential
333 Third Street, Suite 210
San Francisco, CA 94107

415.767.7189
312.526.9342 FAX
EquityResidential.com

January 6, 2020

VIA EMAIL (kgardiner@burlingame.org)

Kevin Gardiner, AICP
Community Development Director
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

RE: Letter of Support - 1095 Rollins Road, Burlingame, CA

Dear Mr. Gardiner:

I represent EQR-Northpark Limited Partnership ("EQR"), the owner and operator of the Northpark Apartments ("Northpark"), located at 1080 Carolan Avenue in Burlingame. The Northpark community consists of 510 apartment residences and was originally built in 1972.

On behalf of EQR, I would like to express our support for Hanover Company's ("Hanover") proposed project at 1095 Rollins Road (the "Project"). Hanover has been in frequent contact with EQR about the Project since its inception in order to coordinate easements and utility access, among other issues. EQR believes the Project will be a valuable addition to the neighborhood and its ongoing development. Future residents of the Project will undoubtedly bring increased vitality to the area, augment ridership at the Broadway Caltrain Station, and help the businesses along Broadway thrive.

EQR understands that the Project will utilize the California State Density Bonus to waive the development standard that requires a 20 foot rear yard setback, and that the proposed project will sit 4 feet off of our shared property line. EQR finds this setback distance acceptable, since the Project will abut landscaping and one of Northpark's surface parking lots. Furthermore, Hanover has coordinated with EQR on its rear elevation, and we believe the southern facing side of the building has been designed tastefully.

For these reasons, we encourage the Burlingame Planning Commission and City Council to approve the Project. Should you have any questions, please contact me at dsullins@eqr.com.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Drew Sullins', with a stylized flourish at the end.

Drew Sullins

cc: Catherine Keylon, Senior Planner
Tiffany Higgins, EQR



CENTRAL COUNTY FIRE DEPARTMENT
Serving the Cities of Burlingame and Millbrae and the Town of Hillsborough

Request for Alternate Materials or Methods of Construction

Date Received: 11/15/18

Permit Number _____

In accordance with section §2.02, Title 19 California Code of Regulations, the undersigned requests approval of alternate means of protection for:

Project Name: 1095 Rollins Road

Project Address: 1095 Rollins Road, Burlingame, CA

Subject of alternative (*separate forms must be completed for each different item*): Fire apparatus access road proximity

Code requirement (*specify code edition and section*): California Fire Code- Section 503.1.1 - "The fire apparatus access roads... shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility"

Alternate proposed: Building shall have two pressurized stairways extending to the roof with standpipes at intermediate landing level. Building shall have a firewall/horizontal exit from podium to the roof w/ automatically closing fire-rated doors.

Justification (*attach copies of any reference, test reports, expert opinions, etc.*): _____
See attached letter from BDE Architecture, dated 11-16-2018.

Requested by:
Affiliation with Project:

JONATHAN ENNIS
Print Name

[Signature]
Signature

Contact Telephone No: _____

Staff Use Only

Staff Findings: See Attached -

Approval Recommended [☐]

Not Recommended [☐]

Fire Marshal: [Signature]



JONATHAN ENNIS, AIA, ARCHITECT

950 HOWARD STREET
SAN FRANCISCO, CA 94103
PHONE: (415) 677-0966

November 16, 2018

Central County Fire Department
1399 Rollins Road
Burlingame, CA 94010

Re: 1095 Rollins Road, Burlingame
BDE Job No. 1712

Request for Alternate Materials or Methods of Construction - Justification

For this project, the proposed alternate is to provide two fully pressurized stairwell enclosures, with both sets of stairs extending to the roof and with standpipes located on intermediate landings.

This alternative exceeds the minimum in the 2016 California Building Code, which does not require stairs in non-high rise buildings to be pressurized. The exception to Section 1011.12 of the code also allows roof access for this type of project (with no occupied roof) to be by means of a ladder, a ship's ladder or an alternating tread device, so the extension of both stairs to the roof also exceeds the minimum requirements for a building of this type.

These alternatives to the stair design will enhance the ability of fire fighters to respond to a fire emergency, by allowing quick access to the roof from either stair. Pressurization of the stairs, which are already fully sprinklered, will further lengthen the time available for rescue operations.

The stair pressurization fans will be equipped with backup battery power, so the stairwells will remain tenable environments for occupants to egress and for fire fighters to enter the building for a far longer period of time than would normally be found in a similar building.

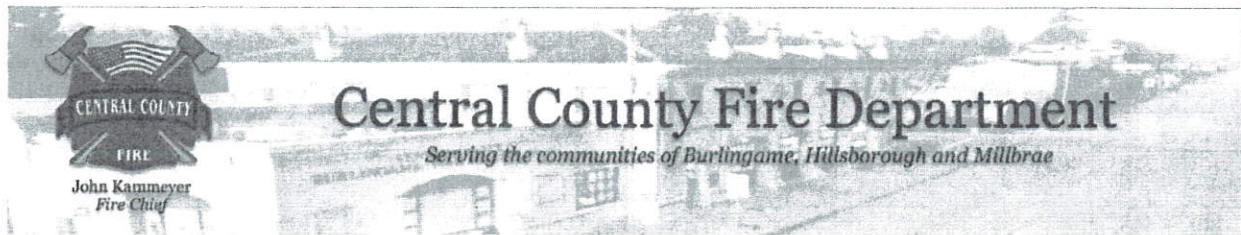
In addition, although not required for Type III-A Construction, the project will have a Fire Wall extending from the Type I-A concrete podium at Floor 2 all the way to the roof. At each floor a horizontal exit will be provided through this non-combustible 3-hour rated Fire Wall, allowing residents on either side to flee to safety through 3-hour rated self-closing doors on hold-opens. This Fire Wall will further enhance the safety of the occupants by ensuring they will have a significant period of time available to use a pressurized stair for egress.

Best regards,

A large, stylized handwritten signature in dark ink, appearing to read 'J. Ennis'.

Jonathan Ennis, AIA, LEED AP
President
BDE Architecture Inc.

JENNIS @ BDEARCH.COM



December 24, 2018

Jonathan Ellis, AIA
BDE Architecture
950 Howard Street
San Francisco, CA 94103

RE: ALTERNATE MEANS OF PROTECTION for 1095 ROLLINS ROAD

Dear Mr. Ellis,

I am in receipt of your request for an Alternate Means of Protection to mitigate where the fire apparatus access and hydrants are not compliant to current California Fire Code requirements. Your request is approved with some conditions.

In lieu of meeting the specific requirements of the fire code, you will provide the items indicated in your 15 November 2018 Request with accompanying attached letter dated 16 November 2018 as well as the following:

1. The fire sprinkler and fire standpipe system shall be interconnected.
2. Two positive pressurized stairways extending to the roof with standpipes located at intermediate landing levels and the roof. At least one stair shall be provided on either side of horizontal exits. Openings to the roof shall be in accordance with §1011.12.2, T24 CBC.
3. Fire Wall/Horizontal Exits shall be provided from podium to the roof. Doors within the fire wall/horizontal at the corridor shall be opposite swinging doors.
4. The parking garage which will utilize a stacking system shall be protected by a fire sprinkler system with a density designed for extra high hazard.

The items indicated with this alternate are not intended to set a precedent and is specific to 1095 Rollins Road. The applicant recognizes with approval of this alternate, the applicant may not request any further alternate means of protection or method of construction. Please incorporate the Alternate and both attachment letters into your building plans. If you have any questions, do not hesitate to contact me.

Sincerely,

Rocque J. Yballe
Division Chief/Fire Marshal

cc: Catherine Keylon, Senior Planner



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Christine Reed
Fire Dept.

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

Specific to the Alternate Means of Protection application approval, this approval was granted on December 24, 2018. All conditions of this approval must be incorporated into the building permit plan submittal, including scanned copies of all AMP approved documents.

No further comments 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.

Reviewed By: Christine Reed
650-558-7617

Date: 12/19/19



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Rocque J. Yballa
Fire

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

1. The plans still indicate the use of fire barriers as opposed to fire walls on pages A0.42-44. Update submittal to include fire walls as indicated in the Alternate Means of Approval date 12-24-18 and show compliance with §705.5 and §705.6, T24 CBC

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. Provide a fire sprinkler system throughout.
2. Provide a fire alarm system throughout
3. Provide a standpipe system within stairwells and provide outlets at the intermediate landings.
4. Provide an emergency radio repeater system including required 2-hour raceway/shaft.
5. Integrate the Alternate Means of Approval approved 12-24-18 to address fire apparatus access and escape window ladder access into the approved set of building construction drawings for permit.

Reviewed By: Rocque J. Yballa
650-558-7600

Date: 8 Jan 2019



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Rick Caro III
Building Division

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

Note: It was not mentioned yet, however, at the time of your building permit submittal, be sure to provide an infrastructure to facilitate future installation and use of electric vehicle (EV) Chargers in accordance with the 2016 California Green Building Standards Code (CAL Green) Chapter 4, Division 4.1 2016 CBC §420.9.

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) 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. Note: The mandatory measures documents were cut and pasted on the drawings, however, they were not completed.

23) 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. Note: The locations were not provided on the drawings showing where the required accessible signage are supposed to be.

Note: Provide two way communication complying with the 2016 CBC §1009.

Reviewed By: Rick Caro III
650 558-7270

Date: December 4, 2019



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Jennifer Lee
Stormwater

Please address the following comments at this time; 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~~
- ~~g. Worksheet F-2, Special Projects Reporting Form~~

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

Thank you for submitting the C.3/C.6 Development Review Checklist.

1. Plans show that the Contech media filter is located under a planting area. Please update landscape plans to reflect that the underground media filter and access doors will be present.
2. Across from the Contech media filter is a sidewalk planter strip. Please confirm that the planter strip will not create an accessibility issue for maintenance of the media filter.
3. Sheet C8.4, Linear 4 StormFilter Standard Detail is missing the sizing calculations in the StormFilter Data table. The treatment measure should be sized based on the water quality design flow specified in MRP Provision C.3.d. and the cartridge design operating rate for which the product received certification through the Washington State Technical Assistance Protocol – Ecology (TAPE) General Use Level Designation (GULD) for Basic Treatment. When determining the design flow rate, refer to the Rational Method as described in the C.3 Technical Guidance, Chapter 5, page 5-7.

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.

- 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.**
- Dewatering projects discharging to any surface waters must apply for coverage under the NPDES Permit No. CAG912002 (VOC and Fuel General Permit). Please submit a copy of the completed Notice of Intent form.

Reviewed By: Jennifer Lee
650-558-7381

Date: 9/27/2018
11/27/2018



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Bob Disco
Parks Division

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

No further comments 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.

Reviewed By: BD
bdisco@burlingame.org

Date: 11.30.18

Irrigation plan will be provided during building permit review



Project Comments – Planning Application

Project Address: 1095 Rollins Road, zoned C-1, APN: 026-231-250; 026-231-260

Description: Request for General Plan Amendment and Rezoning from commercial to high-density residential; Vesting Tentative and Final Map to merge two parcels; Design Review, Conditional Use Permit for building height, Parking Variance, and Density Bonus for a new six-story, 150- unit multifamily residential dwelling.

From: Martin Quan
Public Works Engineering

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

- ~~1. For all easements to be abandoned, proper supporting documentation and acceptance (by the benefiting party) will be required prior to Planning Approval for the project.~~
- ~~2. Please dimension the ramp width.~~
- ~~3. All public right-of-way improvements, such as sidewalk, shall be to City Standard (ie. No decorative paving).~~
- ~~4. Please verify street tree species with City Arborist.~~
- ~~5. For the site plan, please overlay and show the street markings.~~
- ~~6. Please show additional street lighting for the frontage of the property.~~
- ~~7. Please show the proposed locations for the 4 cartridge linear stormfilter and correct the sheet C6.0 for the percentage of LID credit. Currently states 75% but shows 100% credit for non-LID application.~~
- ~~8. The proposed driveway approach for the residential parking intersects the existing catchbasin. Please relocate existing catchbasin or eliminate.~~
- ~~9. Overhead utilities on Rollins Road must be undergrounded as part of this project.~~
- ~~10. No further comments 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.

- ~~11. Comments will be deferred after above comments have been addressed.~~
12. Sewer, storm, water study will be required for the proposed project.
13. Line of sight distance for all driveways must be analyzed.
14. Please provide parking lift manufacture information.
15. 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.
16. For the construction of the basement, please provide information on groundwater levels during wet and dry seasons. A geotech report to back up assumptions for design criteria for foundation and shoring structural calculations is required. Design of backup generator for the groundwater pumps is required. Waterproofing of the basement will be required to allow for the water table to rise as no continuous groundwater pumping will be allowed.

17. The construction of the basement is extension. If groundwater is encountered during the construction of the basement, it must be filtered (by an approved method) before being discharged to the City's storm drain system. If construction occurs during the raining season as defined as from October 15th to April 15th, the excavation area of the basement shall be tarped to prevent rainwater from entering the site. Please state these construction notes on the plans.
18. The back of the driveway/sidewalk approach shall be at least 12" above the flow line of the frontage curb in the street to prevent overflow of stormwater from the street into private property.
19. Please be aware that retrieval of the trash/recycling from Recology must be from the property. Bins are not allowed to be placed in the public right-of-way. Please provide a letter from Recology with their acknowledgement and acceptance to service these bins on private property.
20. A stormwater maintenance agreement shall be recorded with the County for all c3 treatment measures. This agreement must be recorded prior to building permit signoff.
21. 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: 12/5/18