



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', written over a horizontal line.

Drew Sullins

cc: Catherine Keylon, Senior Planner
Tiffany Higgins, EQR