

CITY OF BURLINGAME

**PLANNING COMMISSION RESOLUTION 2026-___
APPROVING MAJOR DESIGN REVIEW AND STATE DENSITY BONUS TO CONSTRUCT A
SEVEN-STORY, 144 MULTI-UNIT RESIDENTIAL BUILDING THAT INCLUDES 12 BELOW
MARKET RATE (BMR) UNITS (6 VERY-LOW AND 6 MODERATE INCOME UNITS) WITH TWO
LEVELS OF ABOVE-GRADE PARKING CONTAINING 140 PARKING SPACES LOCATED AT 2,
12, AND 16 PARK ROAD
PROJECT NO. DSR25-0021**

WHEREAS, an application has been made by the Applicant, Windy Hill Property Ventures, for Major Design Review, State Density Bonus, and Tentative Parcel Map to merge four parcels and construct a seven-story, 144 multi-unit residential building that includes 12 below market rate (BMR) units (6 very-low and 6 moderate income units) with two levels of above-grade parking containing 140 parking spaces in the Baywater Mixed Use (BMU) and High Density Residential (R-4) zoning district within the Downtown Specific Plant, APN: 029-225-170 / 029-225-180 / 029-225-190 / 029-225-200 and

WHEREAS, on May 26, 2026, the Planning Commission of the City of Burlingame held a duly noticed public hearing at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing; and

NOW, THEREFORE, the Planning Commission of the City of Burlingame does here by resolve, find, determine and order as follows:

SECTION 1: The project is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66, which provides a complete exemption from CEQA for all aspects of a qualifying “housing development projects”. If a project qualifies for AB 130 lead agencies are required to comply with processing requirements related to tribal consultations that specially apply to the project using this exemption. Staff have completed the required consultations per AB 130 and during the review period there were two tribes that requested consultation; the applicant team and City staff provided consultation. Conditions of approval have been included that resulted from those consultations.

SECTION 2: City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant Major Design Review and Special Permit upon making certain findings. The Planning Commission finds the following:

MAJOR DESIGN REVIEW FINDINGS (BMC SECTION 25.68.060.H.)

1. *The project is consistent with the General Plan and is in compliance with all applicable provisions of Title 25, all applicable design guidelines, all other City ordinances and regulations, and the standards established in BMC Section 25.68.060 (C).*
- The proposed project complies with the Bayswater Mixed Use zoning standards except for the following which are subject to waiver pursuant to the State Density bonus law 1) height, 2) front setback 3) rear setback and 4) lot coverage. The project is consistent with the diverse architectural styles of existing residential and commercial buildings in the downtown area characterized by simple massing, an articulated aluminum storefront and metal canopy on the ground floor, and articulated walls and repetitive fenestration on the upper floors; the project mediates between existing buildings in the area ranging from one to six stories in height to create a continuous mixed-use residential neighborhood, is well articulated, and embraces the

street and the pedestrian realm; the building has been designed to provide human scale and elements to breakup the massing such as metal canopies and inset doorways on the street level and projecting balconies, building offsets and setbacks on the upper levels to create articulation; the project is in compliance with the design standards for residential areas set forth in Chapter 5 of the Downtown Specific Plan with entrance located at the corner of the parcel that are clearly defined with the metal canopies above; the ground floor provides visual interest along both Park Road and Peninsula Avenue, with the ground floor uses such as the lobby, leasing office and mail room oriented towards the street sides and the above grade parking complies with the design standards with the ground level parking screened with perforated decorative metal that is woven into the architectural detail of the ground floor elevations.

2. *The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development.*

The project site is visually prominent located at the southern border of the City boundary at the intersection of El Camino Real, Peninsula Avenue and Park Road. This parcel serves as a gateway into Burlingame. The project site is being created by merging four flat lots into one to accommodate the proposed development. This site is adequate in shape, size, and topography, to accommodate the proposed development.

3. *The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.*

The subject property is a corner lot that abuts a commercial building to the north, and only abuts residential units at the rear, opposite Park Road. The building is designed to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property because the project includes rear setbacks where the site abuts the adjoining residential uses, and the setbacks increase on the upper floors to reduce potential impacts to the abutting residential uses.

SECTION 3: The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** DSR25-0021 subject to the following conditions:

CONDITIONS OF APPROVAL

Community Development Department – Planning Division

1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped April 24, 2026, sheets AP0.00 through AP0.41, C1.0 through C8.0, L1.01 through L5.03, TR0.1 through TR1.0, and AP1.00 through AP3.21;
2. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the City Council; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
3. that any changes to the size or envelope of the building, which would include expanding the footprint or floor area of the structure, or changes to the architectural design, features, and materials of the building shall be subject to a Permit Amendment;

4. that if evidence of an archeological site or other suspected cultural resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City of Burlingame shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City of Burlingame shall consult with the archeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior's Standards for Archeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC;
5. that should a unique paleontological resource or site or unique geological feature be identified at the project construction site during any phase of construction, the project manager shall cease all construction activities at the site of the discovery and immediately notify the City of Burlingame. The project sponsor shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is carried out. The project sponsor shall be responsible for implementing any additional mitigation measures prescribed by the paleontologist and approved by the City;
6. that if human remains are discovered at any project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City of Burlingame and the County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Burlingame shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code Section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Burlingame before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered;
7. that the project shall include a total of twelve (12) below market rate units (10% of the base zoning) with six (6) affordable units to households of “very low” category, defined as households earning a maximum of 50% of the San Mateo County Area Median Income (AMI) and six (6) affordable units to households of “moderate” category, defined as households earning a maximum of 120% pf the San Mateo County Area Median Income (AMI); the City Manager shall be authorized to execute an agreement to be recorded against the property with the applicant and the applicant shall enter into an agreement for the administration of the sale, rent or lease of the affordable units at least 120 days before the final inspection;
8. that the required affordable dwelling units shall be constructed concurrently with market-rate units;

9. that the twelve (12) income restricted affordable units shall remain restricted and affordable to the designated income group for a minimum period of fifty-five (55) years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program);
10. that the twelve (12) restricted affordable units shall be built on-site and be dispersed within the development and shall include 2 studio units, 6 one-bedroom units, 3 two-bedroom units and 1 three-bedroom unit; except that the applicant may include a higher proportion of restricted affordable units with more bedrooms. The design and construction of the affordable dwelling units shall be consistent with the design, unit layout, and construction of the total project development in terms of appearance, exterior construction materials, and unit layout. The interior finishes of the affordable dwelling units may differ from the market rate units but must have a value of at least 60% of the value of the finishes and features of the market rate units;
11. that the applicant shall enter into a regulatory agreement with the City; the terms of this agreement shall be approved as to form by the City Attorney's Office, and reviewed and revised as appropriate by the reviewing City official; this agreement will be a form provided by the City, and will include the following terms:
 - (a) The affordability of very low, lower, and moderate income housing shall be assured in a manner consistent with Government Code Section 65915(c)(1);
 - (b) if the units are for-sale, an equity sharing agreement pursuant to Government Code Section 65915(c)(2);
 - (c) The location, dwelling unit sizes, rental or for sale cost, and number of bedrooms of the affordable units;
 - (d) A description of any bonuses and incentives, if any, provided by the City; and
 - (e) Any other terms as required to ensure implementation and compliance with this section, and the applicable sections of the density bonus law;
12. that the above noted regulatory agreement regarding the twelve (12) restricted affordable units shall be binding on all future owners and successors in interest; the agreement is hereby a condition of all development approvals and shall be fully executed and recorded prior to the issuance of any building or construction permit for the proposed project;
13. that prior to final inspection or the date the certificate of occupancy is issued, whichever occurs first, the project applicant shall pay the Public Facilities Impact Fees (final fee amount to be calculated based on the fee schedule in effect at the time of building permit issuance); fees shall be payable to the City of Burlingame and submitted to the Planning Division;
14. that the labor standards of paragraph (8) of subdivision (a) of Section 65913.4 of the Government Code shall apply to buildings over 85 feet in height above grade;
15. that the provisions of Section 218.8 of the Labor Code shall extend to the development proponent in addition to the direct contractor or subcontractor. The development proponent for this project is Windy Hill Property Ventures;

Community Development Department - Building Division

16. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, as amended by the City of Burlingame;
17. that all construction shall abide by the construction hours in the City of Burlingame Municipal Code;

18. the plans for building permit submittal shall provide gurney sized elevators per CBC 3002.4;
19. the plans for building permit submittal shall provide complete egress plan for the structure to show compliance with CBC Chapter 10;
20. the plans for building permit submittal shall provide accessibility plans and details for all units, parking, common spaces, commercial spaces, etc. to show compliance with CBC 11A and 11B;
21. the plans for building permit submittal shall provide a floor-by-floor comparison of proposed building area versus allowable area per CBC 506;
22. the plans for building permit submittal shall provide complete analysis and design of separation between the mixed occupancies on the first and second floors. CBC 508;
23. that this project shall comply with Ordinance No. 1477, Exterior Illumination Ordinance;
24. that construction access routes shall be limited in order to prevent the tracking of dirt onto the public right-of-way, clean off-site paved areas and sidewalks using dry sweeping methods;
25. the following requirements shall be met during the Building Inspection process prior to the inspections noted in each item:
 - i. that prior to scheduling the foundation inspection a licensed surveyor shall locate the property corners, set the building envelope;
 - ii. that prior to scheduling the framing inspection, the project architect, engineer or other licensed professional shall provide architectural certification that the architectural details such as window locations and bays are built as shown on the approved plans; if there is no licensed professional involved in the project, the property owner or contractor shall provide the certification under penalty of perjury. Certifications shall be submitted to the Building Division;
 - iii. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
 - iv. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

Public Works Department

26. that prior to demolition and/or building permit issuance the applicant shall submit a Transportation Demand Management (TDM) Plan as required by Burlingame Municipal Code Section 25.43.010(B)(1), that shall be approved by the Public Works Department and the Planning Division and inform C/CAG and complete the TDM checklist for project requirements;
27. that a TDM annual report shall be prepared by a qualified, independent consultant and paid for by the owner and submitted to the City of Burlingame annually; with the initial, or baseline, commute survey report to be conducted and submitted one (1) year after the granting of a certificate of occupancy for 75 percent or more of the project and annually after that;
28. that the TDM annual report shall provide information about the level of alternative mode-uses and in the event a 25 percent reduction in peak-hour vehicle trips and reduction in overall

parking demand is not met, the report shall explain how and why the goal has not been reached; in such a circumstance the annual report shall identify a work plan, to be approved by the City of Burlingame, which describes additional or alternative measures for implementation that would be necessary to enhance the TDM program to attain the TDM goal of 20 percent mode split;

29. that the City may consider whether the owner/tenant has made a good faith effort to meet the TDM goals and may allow the owner a six-month "grace period" to implement additional TDM measures to achieve the 20 percent vehicle trip reduction;
30. that prior to the issuance of building permits, a covenant agreement shall be recorded with the San Mateo County Assessor and Recorder's Office to provide constructive notice to all future owners of the property of any ongoing programmatic requirements that discloses the required Transportation Demand Management (TDM) provisions and any conditions of approval related herein to compliance and reporting for the TDM;
31. that if the City determines that the structure interferes with City communications in the City, the property owner shall permit public safety communications equipment and a wireless access point for City communications to be located on the structure in a location to be agreed upon by the City and the property owner. The applicant shall provide an electrical supply source for use by the equipment. The applicant shall permit authorized representatives of the City to gain access to the equipment location for purposes of installation, maintenance, adjustment, and repair upon reasonable notice to the property owner or owner's successor in interest. This access and location agreement shall be recorded in terms that convey the intent and meaning of this condition, prior to installation of any public safety communications equipment, if it is deemed necessary;
32. that during construction, the applicant shall provide fencing (with a fabric screen or mesh) around the project site to ensure that all construction equipment, materials and debris is kept on site;
33. that storage of construction materials and equipment on the street or in the public right-of-way shall be prohibited;
34. that the applicant shall prepare a construction staging and traffic control plan for the duration of construction for review and acceptance by the City Engineer prior to the issuance of a building permit; the construction staging plan shall include construction equipment parking, construction employee parking, timing and duration of various phases of construction and construction operations hours; the staging plan shall address public safety and shall ensure that worker's vehicles and construction equipment shall not be parked in public parking areas with exceptions for construction parking along the street frontages of the project site;
35. that the project applicant and its construction contractor(s) shall develop a construction management plan for review and approval by the City of Burlingame. The plan must include at least the following items and requirements to reduce, to the maximum extent feasible, traffic and parking congestion during construction:
 - i. A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes;
 - ii. Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular, bicycle and pedestrian traffic, circulation and safety, and

specifically to minimize impacts to the greatest extent possible on streets in the project area;

- iii. Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur;
- iv. Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant; and
- v. Designation of a readily available contact person for construction activities who would be responsible for responding to any local complaints regarding traffic or parking. This coordinator would determine the cause of the complaint and, where necessary, would implement reasonable measures to correct the problem.

- 36. that if construction is done during the wet season (October 1 through April 30), that prior to October 1 the developer shall implement a winterization program / 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 to minimize the potential for erosion and polluted runoff by inspecting, maintaining and cleaning all soil erosion and sediment control prior to, during, and immediately after each storm event; stabilizing disturbed soils throughout temporary or permanent seeding, mulching matting, or tarping; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels and other chemicals;
- 37. that all site catch basins and drainage inlets flowing to the bay shall be stenciled. All catch basins shall be protected during construction to prevent debris from entering;
- 38. that all nonstandard sidewalk details that are constructed in the public right-of-way will require a maintenance agreement with the City as responsibility will be borne the property owner;
- 39. that all street lighting shall meet residential usage requirements with a minimum of 0.4 to 0.6 footcandles;
- 40. that this project shall be required to underground its respective utilities to service the building as well as existing overhead utilities within the projects frontage;
- 41. that domestic and fire backflow preventers shall be located just behind the property line;
- 42. that sewer backwater device must be installed behind the property line;
- 43. that one sewer lateral is permitted, exceptions are allowed for large development projects that involve merging of parcels;
- 44. that all water lines connections to City water mains for services or fire line protection shall be installed per City standard procedures and material specifications. Contact the City of Burlingame Water Department for connection fees. If required, all fire services and services 2" and over shall be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval;
- 45. that a boundary survey must show how the property lines were determined and that the property corners are set with surveyor's 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;

46. that an address assignment application shall be required for this project prior to occupancy;
47. that this project shall be required to replace all curb, gutter, driveway, sidewalk, and curb ramp fronting site, plug all existing sanitary sewer lateral connections and install a new 6" lateral and wye to main, all water line connections to City water mains for services or fire line are to be installed per city standard procedures and specification, and any other underground utility works within City's right-of-way. (Please call-out these items to be removed and replaced on the site plan. All abandoned sewer lateral or water service shall be disconnected at the main and per City requirements). An encroachment permit shall be required for these items;
48. that a pre-construction and post-construction of the roadway surrounding the project shall be required and any damages resulting from the construction activities will be required to resurface the roadway from curb to curb within project frontage limits or pay an in-lieu fee for the City to resurface the street in the future. This does not include any base failure repairs that may be required by the contractor due to construction activities;
49. that prior to City sewer and storm connections, CCTV is required of the line and any repairs shall be made along with the new connections. A post-construction CCTV is required prior to TCO or final occupancy;
50. that a separate stripping, curb painting, signage plan showing all existing and proposed changes in the right-of-way shall be reviewed and approved during the building permit phase;
51. that along with the required encroachment permit, this project shall have additional construction conditions and an established Public Works pass-through inspection account that is based on the construction schedule and current fee schedule rate;
52. that a measurement of the quantity of water supplied to each individual residential dwelling unit by submeters is required for newly constructed multiunit residential structure or newly constructed mixed-use residential and commercial structure per Water Code Division 1 Chapter 8 Article 5 Section 537;
53. that prior to issuance of a building permit, the applicant shall prepare and submit to the Department of Public Works – Engineering Division a sanitary sewer analysis that assesses the impact of this project to determine if the additional sewage flows can be accommodated by the existing sewer line. If the analysis results in a determination that the existing sewer line requires upgrading, the applicant shall perform the necessary upgrades as determined by the Engineering Division;
54. that sewer and water capacity (system buy-in) fees will be assessed for this project;
55. that this project shall comply with the state-mandated water conservation program, and a complete Irrigation Water Management and Conservation Plan together with complete landscape and irrigation plans shall be provided at the time of building permit application;
56. that project approvals shall be conditioned upon installation of an emergency generator to power the sump pump system; and the sump pump shall be redundant in all mechanical and electrical aspects (i.e., dual pumps, controls, level sensors, etc.). Emergency generators shall be housed so that they meet the City's noise requirement;

57. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
58. that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
59. that the applicant shall comply with Ordinance 1503, the City of Burlingame Storm Water Management and Discharge Control Ordinance; Based on the scope of work, this is a "Type III" project that requires a Stormwater Construction Pollution Prevention Permit. This permit shall be 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);
60. that prior to building permit signoff a stormwater maintenance agreement shall be recorded with the County for all c3 treatment measures
61. that trash enclosures and dumpster areas shall be covered and protected from roof and surface drainage and that if water cannot be diverted from these areas, a self-contained drainage system shall be provided that discharges to an interceptor;
62. that prior to building permit issuance Public Works shall be provided with a copy of the new development service agreement with Recology indicating that the proposed trash room sizes are sufficient to service the development as staging is not permitted within the ROW. Recology must retrieve/service bins within the building limits to ensure proper trash management;

Parks and Recreation Department

63. that a Protected Tree Removal Permit shall be required from the City of Burlingame Parks Division to remove any existing protected size trees on the subject property and a Tree Work Plan permit shall be required to remove any City Street Trees from the public Right of Way, as detailed in the HortScience/Barlett Consulting April 2026 Arborist Report, and that the project shall comply with the Tree Protection and Reforestation Ordinance adopted by the City of Burlingame and enforced by the Parks Department; complete landscape and irrigation plans and WELO form shall be submitted at the time of building permit application and the street trees will be protected during construction as required by the City Arborist;
64. that tree protection measures shall be installed for off-site trees #46 and #47 and street tree #40, as detailed in the HortScience/Barlett Consulting April 2026 Arborist Report;
65. that prior to building permit issuance an in-lieu tree planting payment of \$31,500 is due; per Burlingame Municipal Code Section 11.06, the fee is \$1,500 per tree (21 trees);
66. that new street tree species, location and spacing are subject to City Arborist approval, and shall be planted, staked and irrigated as per City Standard details;
67. that changes to the approved landscape plan after Building Permit issuance shall be submitted for review by the Parks Division prior to final inspection.

Central County Fire Department

68. that Fire apparatus access within 150' of a public way(street)/(fire lane 20ft. min) to the furthest portion of the building(s) is required. This distance is measured via a pedestrian access path, not through the air. CFC 503.1. exceeded by >150 feet approved AMP attached. Following mitigations approved based on plans submitted 4/24/26.
 - i. 5ft path paved walkway around building
 - ii. Penthouse on roof for each stair with standard door to roof.
 - iii. Garage is min 2 hours without unprotected openings.
 - iv. Quick response sprinklers in exit corridors and stairwells;
69. that the building shall be equipped with an approved NFPA 13 sprinkler system. Sprinkler drawings shall be submitted and approved by the Central County Fire Department prior to installation;
70. that the fire sprinkler system shall be electronically monitored by an approved central receiving station;
71. that (bldgs 30 ft. floor of top story) the building shall be equipped with an approved Class NFPA 14 Standpipe System. The standpipe system shall be submitted and approved by the Central County Fire Department prior to installation. Outlets shall be located on the intermediate stair landing of each floor;
72. that the fire sprinkler system and fire standpipe system will not be approved by the Central County Fire Department until the fire protection underground has been submitted and approved by the Burlingame Building Department;
73. that a manual and automatic UL listed fire alarm system shall be installed throughout the building. Fire alarm system shop drawings shall be submitted for review and approval by the Central County Fire Department prior to installation. Fire alarm system shall include monitoring of the fire protection system and monitoring of any fixed suppression systems (i.e. hood and duct extinguishing system);
74. that Phase I & II elevator recall for firefighter emergency operation is required;
75. that elevator shunt trip (causing loss of power) is not allowed. Sprinkler head at top of elevator shaft and in machine room not allowed. The elevator machine room must be constructed of the same rating as the elevator shaft;
76. that the elevator car(s) shall be sized to accommodate an ambulance stretcher of 24" x 84";
77. that Section 508.2 Fire control room requirements shall apply; an approved fire control room shall be provided for all new buildings or buildings undergoing substantial improvement and requiring protection by an automatic fire sprinkler system. The room shall only contain all main system control valves, fire alarm control panels ERRCS equipment, and other fire equipment required by the Fire Chief. Fire control rooms shall be located within the building at a location approved by the Fire Chief and shall be provided at grade with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control Rooms shall not be less than 35 square feet.

Exceptions:

- i. Group R, Division 3 Occupancies.
- ii. Occupancies with a fire pump shall have a fire control room that is a minimum of 200 square feet.
- iii. In high-rise buildings, the fire control room shall not be less than 200 square feet;

78. that it is the owner's responsibility for Fire Protection (Section 3303.1). The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved Site Safety Plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration, or demolition work. The plan shall address the following: Site Safety Plan is required to be submitted as an attachment to the building plan submittal (Section 3303.1.1). Site safety plans shall include the following as applicable:

- i. Name and contact information of site safety director.
- ii. Documentation of the training of the site safety director and fire watch personnel.
- iii. Procedures for reporting emergencies.
- iv. Fire department vehicle access routes.
- v. Location of fire protection equipment, including portable fire extinguishers, standpipes, fire department connections and fire hydrants.
- vi. Smoking and cooking policies, designated areas to be used where approved, and signage locations in accordance with Section 3305.8.
- vii. Location and safety considerations for temporary heating equipment.
- viii. Hot work location plan.
- ix. Plans for control of combustible waste material.
- x. Locations and method for storage and use of flammable and combustible liquids and other hazardous materials.
- xi. Provisions for site security.
- xii. Changes that affect this plan. xiii. Other site-specific information is required by the fire code official;

SECTION 4: The Major Design Review approval shall be subject to revocation if the applicant fails to comply with the conditions listed herein at any time. If, at any time, the Community Development Director or Planning Commission determines that there has been or may be a violation of the findings or conditions of this approval, or of the Zoning Code, a public hearing may be held before the Planning Commission to review this approval pursuant to Burlingame Municipal Chapter 25.88. At said hearing, the Planning Commission may add conditions, or recommend enforcement actions, or revoke the approval entirely, as necessary to ensure compliance with the Zoning Regulations, and to provide for the health, safety, and general welfare of the community.

PASSED AND ADOPTED this 26th day of May 2026.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 26th day of May 2026 by the following vote:

Secretary

Exhibits:
Exhibit A - Project Plans and Renderings dated May 20, 2026