

**Notice of Exemption**

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To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95814

From: City of Burlingame  
Community Development Dept.  
501 Primrose Road  
Burlingame, CA 94010

County Clerk  
County of San Mateo  
555 County Center, 1<sup>st</sup> Floor  
Redwood City, CA 94063

**Project Title:** New 21-Unit Residential Condominium

**Project Location - Specific:** 556 El Camino Real

**Project Location - City:** Burlingame

**Project Location - County:** San Mateo

**Description of Project:** The project consists of demolishing an existing multi-family building constructing a new five-story, 21-unit residential condominium with below-grade parking. The below grade garage would be fitted with parking lifts to allow 32 vehicles to be parked and there are 4 additional non-lift parking spaces on the site, for a total of 36 on-site parking spaces. Proposed landscaping includes trees, shrubs and small plantings throughout the site.

**Name of Public Agency Approving Project:** City of Burlingame

**Name of Person or Agency Carrying Out Project:** Roman Knop

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 32 Exemption, Section 15332 of CEQA Guidelines, In-Fill Development Projects
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** The subject property has a General Plan land use designation of Downtown Specific Plan and R-3 Base District. The proposed project consists of a multifamily residential condominium with 21 units, and complies with all R-3 district development standards, such as height, setbacks, landscaping, and parking. The project as designed is consistent with Goals LU-3 and P-1 which address sensitive transitions between existing residential areas and the downtown area and creative parking solutions. The proposed project is also consistent with Policies LU-3, P-1, P-1.2, P-1.3 C-2.6, and D-3.1 which address residential uses, allowing housing on the periphery of the downtown planning area, parking design, encouraging planting of trees, and ensuring that the massing of the building is appropriate.

The proposed development is on a project site of 0.35 acres and is surrounded by urban uses, including a three-story, 38-unit multifamily building to the north, three-story 12-unit and 32-unit multifamily buildings to the south, and a three-story 28-unit multifamily building to the to the rear. Across El Camino Real are single family homes within the Town of Hillsborough.

The project site is located in an urban area and is surrounded by commercial and residential development. The project site is completely developed and is currently occupied with a two-story building, 14- unit multi-family dwelling. There are no large or significant trees, riparian habitat or other sensitive plant communities on the project site. There are no creeks or wetlands present on the project site.

A Mitigated Negative Declaration (No 597-P) was prepared for a previous version of this project, which analyzed potential impacts of new infill development and included identified issues that were less than significant with mitigation incorporated. These mitigation measures have been incorporated as conditions of approval for the project. The proposed project is located within the Downtown Specific Plan and conforms with development assumptions incorporated into the Initial Study and Mitigated Negative Declaration prepared for the Downtown Specific Plan. With incorporation of these standard conditions of approval, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project site is located in an urban area and is surrounded by commercial and residential development which is served by utility and public services. The existing two-story building will be replaced with a five-story building on the same lot and therefore can be adequately served by required utility and public services.

**Lead Agency Contact Person:** Kevin Gardiner

**Area Code/Telephone:** (650) 558-7250

**Signature:** DocuSigned by:  
*Kevin Gardiner*  
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**Date:** 5/21/2020

**Title:** Community Development Director

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

Governor's Office of Planning & Research

MAY 26 2020

STATE CLEARINGHOUSE