



APPLICATION FOR LAND USE CONSISTENCY DETERMINATION
San Mateo County Airport Land Use Commission
C/CAG ALUC

APPLICANT INFORMATION

Agency:

Project Name:

Address:

APN:

City:

State:

ZIP Code:

Staff Contact:

Phone:

Email:

PROJECT DESCRIPTION

REQUIRED PROJECT INFORMATION

For General Plan, Specific Plan or Zoning Amendments and/or Development Projects

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of existing or proposed planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:
 - Include relevant citations/discussion of allowable heights in relation to the protected airspace, as well as addressment of any land uses that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

2. Real Estate Disclosure requirements related to airport proximity.
3. Any related environmental documentation.
4. Other documentation as may be required (ex. related local jurisdiction staff reports, etc.)

Additional information required for development projects:

- a) Plan set
- b) Latitude and longitude of development site
- c) Building height(s) relative to mean sea level (msl)

ALUCP Plans can be accessed at <https://ccag.ca.gov/programs/airport-land-use/>

(Please contact C/CAG staff at ALUC@smcgov.org with any questions.)

<i>For C/CAG Staff Use Only</i>
<i>Date Application Received</i>
<i>Date Application Deemed Complete</i>
<i>Tentative Hearing Dates:</i>
- <i>Airport Land Use Committee</i>
- <i>C/CAG ALUC</i>

CHAPIN, 1430 Chapin Avenue, Burlingame

Application for Land Use Consistency Determination: Exhibits

San Mateo County Airport Land Use Commission (C/CAG ALUC), SFO ALUCP
Downtown Specific Plan Amendment: Table 3-2, Chapin Avenue Commercial (CAC) District

July 31, 2026

Contents (memos provided separately in Word)

Attachment 1. Proposed DSP Amendment: Table 3-2 redline (Height, CAC district)

Attachment 2. SFO Airport Influence Area B map (ALUCP Exhibit IV-2) with project site identified

Attachment 3. FAA OE/AAA Pre-Screening Tool result (no FAA notice required)

Attachment 4. Downtown Specific Plan zoning map, with Chapin Avenue Commercial (CAC) zoning district.

Attachment 5. Chapin Project Plans, including ALTA/NSPS Land Title Survey, 1430 Chapin Avenue (Luk & Associates, Nov. 2021)

link to Chapin Project IS/MND (SCH No. 2026071049),

link to full current Downtown Specific Plan (effective July 15, 2026), Ordinance 2050. New Laws section.

Prepared by developURBAN for submittal by the City of Burlingame (Erika Lewit, Senior Planner)

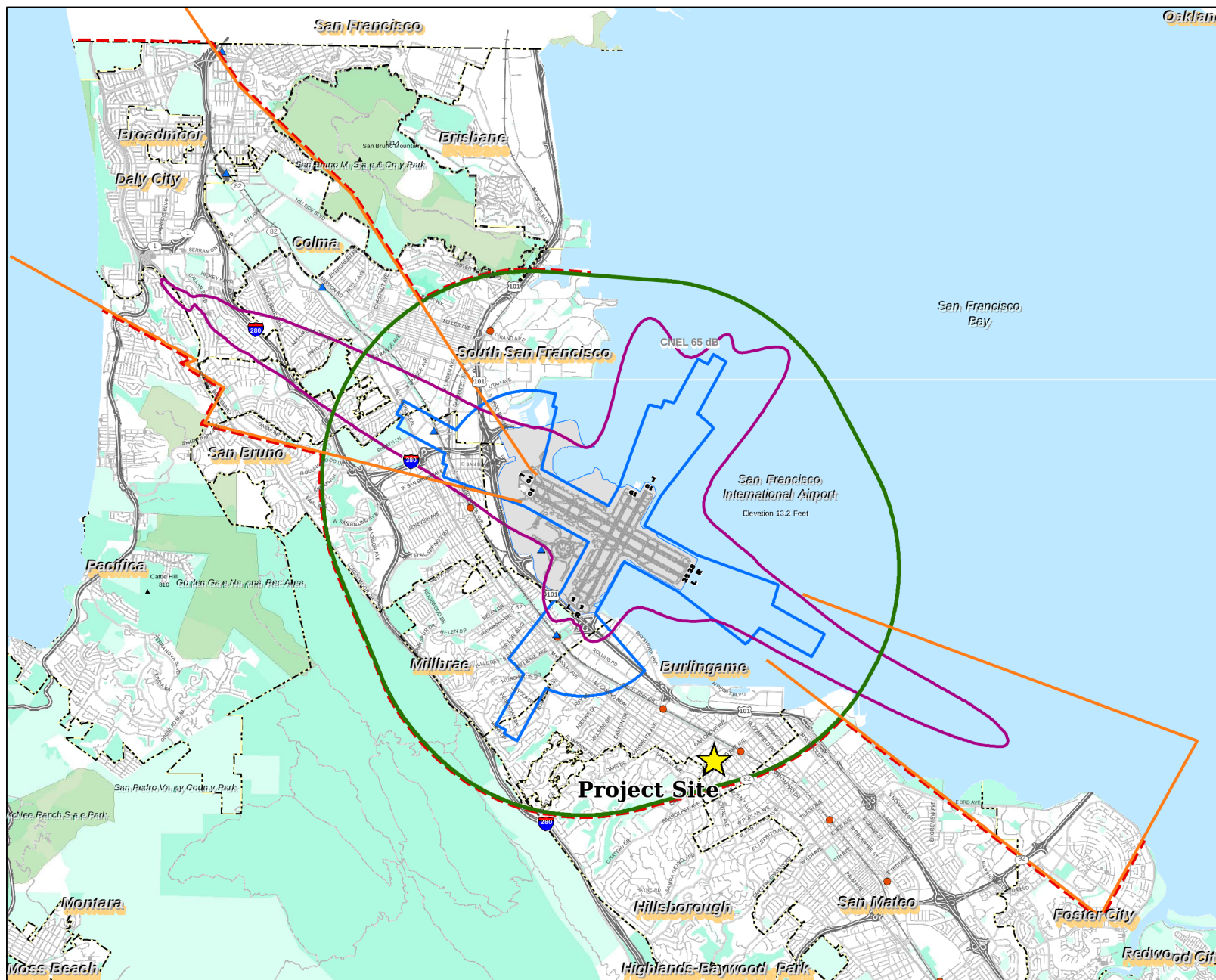
3.5 DEVELOPMENT STANDARDS

Table 3-2 summarizes the principal development standards for each planning area. Design standards and guidelines are further described in Chapter 5 Urban Design & Character.

35 ft.
(75 ft. with SP)

Table 3-2: Development Standards

Development Standards	BAC	BMU	CAC	CAR	CMU	DAC	HMU	MMU	Additional Regulations
Height – Maximum	35 ft. (55 ft. with SP)	35 ft. (55 ft. with SP)	35 ft. (55 ft. with SP)	35 ft. (55 ft. with SP)	35 ft. (45 ft. with SP)	35 ft. (55 ft. with SP)	55 ft.	35 ft. (45 ft. with SP)	Architectural features exceeding maximum building height allowed with a Special Permit (See Section 3.5.1).
Density – Maximum	--	60 du/acre	--	60 du/acre	60 du/acre	--	60 du/acre	60 du/acre	
Floor Area Ratio – Maximum	--	--	--	--	--	--	--	--	For parcels within the DTOD Overlay, see Section 3.5.2.
Ground Floor Ceiling Height - Minimum	15 ft.	--	15 ft.	15 ft.	--	15 ft.	15 ft.	--	
Minimum Setbacks									
Front Setback - Minimum	--	10 ft.	--	--	--	--	--	10 ft.	
Front Build-To Line	0 feet	--	0-10 feet	0 feet	0 feet	0-10 feet	0 feet	--	
El Camino Real – Minimum Frontage, Street Side, or Rear	15 ft.	15 ft.	15 ft.	N/A	N/A	N/A	15 ft.	N/A	
Side-Interior	--	--	--	--	---	--	--	--	In CMU, if adjacent to existing residential, see Edge Conditions requirement below.
Side-Street	--	--	10 ft.	--	5 ft. min	--	--	10 ft.	
Rear	--	20 ft.	1 st story: 0 ft. Upper stories: 20 ft.	1 st story: 0 ft. Upper stories: 20 ft.	1 st and 2 nd stories: 15 ft. 3 rd story and above: 20 ft.	1 st story: 0 ft. Upper stories: 20 ft.	1 st story: 0 ft. Upper stories: 20 ft.	20 ft.	In BMU, CAC, CAR, DAC and HMU Districts, rear setback requirement shall apply only when there is an existing residential use on the abutting rear property line.
Edge Conditions		R-3/R-4 upper story side setback standards (see BMC Section 25.10.055.C) shall apply to property line(s) with an existing residential use on the abutting property.							Does not apply to the BAC zone
Lot Coverage – Maximum	--	75%	--	--	--	--	--	75%	
Lot Dimensions – Minimum									
Size		5,000 sq. ft.							
Width at street frontage		50 ft.							



- LEGEND**
- Boundary for Airport Influence Area B
 - Outer Boundary of Safety Zones
 - CNEL Contour, 2020 Forecast
 - 14 CFR Part 77 Conical Surface
 - Outer Boundary of TERPS Approach and OEI Departure Surfaces
 - Airport Property
 - ▲ BART Station
 - CALTRAIN Station
 - Municipal Boundary
 - Railroad
 - Freeway
 - Road
 - Local Park, Golf Course, Cemetery
 - Regional Park or Recreation Area
 - Open Space

Sources:

100:1 FAA Notification Zone: Ricondo & Associates, Inc. and Jacobs Consultancy, based on 14 CFR Part 77, Subpart B, Section 77.9.

Outer Boundary of TERPS Approach and OEI Departure Surfaces: San Francisco International Airport, Jacobs Consultancy, and Planning Technology Inc., 2009

Safety Compatibility Zones: Jacobs Consultancy Team, 2009; Ricondo & Associates, Inc., 2011

Noise Contour: URS Corporation and BridgeNet International. Draft Environmental Assessment, San Francisco International Airport Proposed Runway Safety Area Program, June 2011



Attachment 4

FAA OE/AAA Pre-Screening Tool — Airspace Analysis Result

CHAPIN — 1430 Chapin Avenue, Burlingame, CA (APN 029-121-440)

Run 7/27/2026 | Four corner points of site | Structure: Building, 84 ft AGL to top of rooftop screen

Obstruction Evaluation/Airport Airspace Analysis (OE/AAA)

Login

Version 2026-MAY.1

Effective 6/15/2026, the FAA will disable OE/AAA Helpdesk phone support but will continue to provide professional support via email at oeaaa-helpdesk@faa.gov (note new email address). Please review the User Guides in the OE/AAA Library and on-screen instructions to try to resolve issues before requesting assistance from the help desk.

Home

Reports

Search

Download

Pre-Screening Tool

Tools

FAQ & Resources

Pre-Screening Tool

Use this tool to pre-screen your structure to determine if your proposed construction or alteration project requires notice to FAA. Select structure type and enter the point information to run the Pre-Screening Tool.

Structure Type

Building

☐ On Airport

☐ This structure is a frequency emitter

Latitude	Longitude	Datum	Height	Site Elevation
✓ 37-34-42.38	N 122-21-03.44	W WGS 84	84	32
✓ 37-34-42.38	N 122-21-00.94	W WGS 84	84	34
✓ 37-34-40.40	N 122-21-00.94	W WGS 84	84	36
✓ 37-34-40.40	N 122-21-03.44	W WGS 84	84	33

Find Coordinates by Address

Based on the information you provided, you are not required to file notice with the FAA.

Clear

Submit

Print

Show Obstacles

Shown obstacles [of interest to aviation] display once a location point is set on the map.

1430 chapin ave burlingame ca

Address 1430 Chapin Ave, Burlingame, California, 94010

Location 37 34 41.54N, 122 21 02.16W

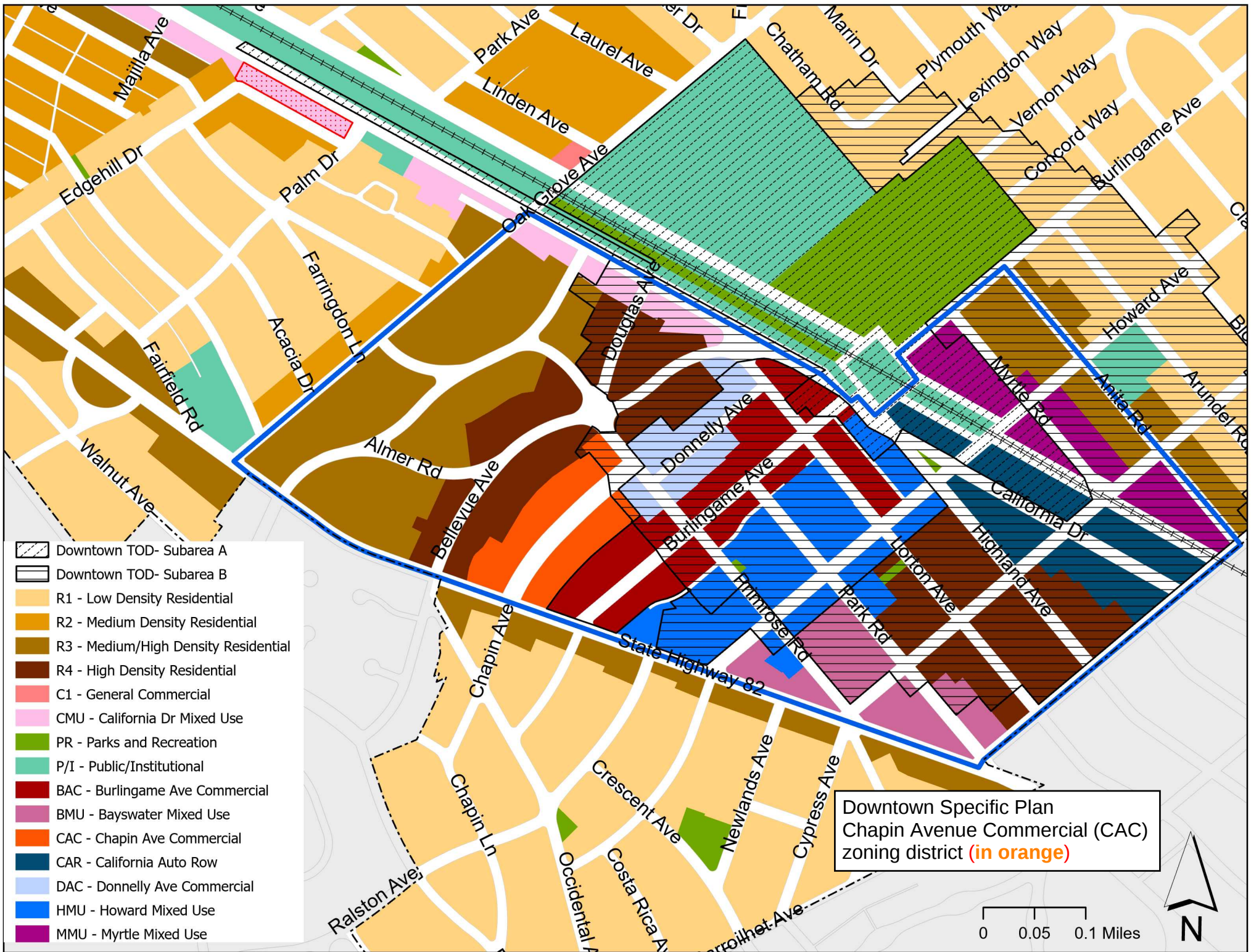
Elevation (ft) undefined

remove

Inputs: WGS84 corner coordinates centered on 37° 34' 41.39" N, 122° 21' 02.19" W (Fusco Engineering, 7/27/26); site elevations 32–36 ft AMSL per USGS (FAA-provided); structure height 84 ft above ground (75-ft building + rooftop mechanical screen); top of structure approximately 122 ft above mean sea level.

Result: “Based on the information you provided, you are not required

Source: FAA Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) Pre-Screening Tool, oeaaa.faa.gov



TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 991-3069824-409, DATED AS OF JUNE 21, 2021, AT 7:30 AM, REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION

ESTATE/INTEREST IN THE LAND IS:

A FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURLINGAME IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS LETTERED I, J AND K, BLOCK 10, AS DESIGNATED ON THE MAP ENTITLED "MAP NO. 2 OF THE PROPERTY OF THE BURLINGAME LAND CO. SAN MATEO COUNTY CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON FEBRUARY 20, 1905 IN BOOK "D" OF MAPS AT PAGE 38 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 55.

APN: 029-121-440

EXCEPTIONS

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE MARCH 14, 1905, RECORDING NO. BOOK 102 OF DEEDS, PAGE 377 (EXC. 5 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE OCTOBER 11, 1905, RECORDING NO. BOOK 116 OF DEEDS, PAGE 365 (EXC. 6 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE DECEMBER 4, 1906, RECORDING NO. BOOK 133 OF DEEDS, PAGE 55 (EXC. 7 - NOT PLOTTABLE).
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE JANUARY 19, 1954, RECORDING NO. BOOK 2226, PAGE 1, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (EXC. 8 - PLOTTED).
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE NOVEMBER 17, 1954, RECORDING NO. BOOK 2690, PAGE 161, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (EXC. 9 - PLOTTED).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE APRIL 29, 2010, RECORDING NO. 2010-046512, OF OFFICIAL RECORDS (EXC. 10 - NOT PLOTTABLE).

PARCEL A
23 PM 22

PARCEL 1
61 M 16

PARCEL 1
39 PM 6

BLOCK 10
3 M 55

LOT K
3 M 55

LOT J
3 M 55

LOT I
3 M 55

LANDS OF
JPMORGAN CHASE BANK
APN 029-121-440
DOC. NO. 2010-046512

TOTAL AREA=30,327 S.F.±
(INCLUDING 2,863 S.F.± OF
STREET EASEMENT AREA)

LANDS OF PAGANO
APN 029-121-260
DOC. NO. 96-072069

LOT H
3 M 55

70 PM 97-98

BLOCK 11
MAP NO. 2 OF THE PROPERTY OF
THE BURLINGAME LAND CO.
3 M 55
("D" M 38)

LEGEND

- BOUNDARY OF SUBJECT PROPERTY
- - - RIGHT OF WAY LINE
- - - INTERIOR PROPERTY LINE
- - - CENTERLINE
- - - OLD LOT LINE
- - - TIE LINE
- FOUND MONUMENT AS NOTED
- ⊙ FOUND CITY MONUMENT AS NOTED
- PM PARCEL MAPS
- (BC TO MON) BEGINNING OF CURVE TO MONUMENT
- (M-M) MONUMENT TO MONUMENT
- (T) TOTAL
- O.R. OFFICIAL RECORDS
- DOC. NO. DOCUMENT NUMBER
- PCC POINT OF COMPOUND CURVATURE
- (R) RADIAL BEARING
- (89.05') RECORD DATA
- (R1) RECORD REFERENCE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- ± MORE OR LESS

REFERENCES

- (R1) PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R2) PARCEL MAP, FILED AUGUST 24, 1998 IN BOOK 61 OF PARCEL MAPS, AT PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.
- (R3) PARCEL MAP 06-04, FILED JUNE 7, 2007 IN BOOK 77 OF PARCEL MAPS, AT PAGES 64 AND 65, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS TAKEN FROM THE TWO FOUND CITY MONUMENTS ALONG CHAPIN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA. TAKEN AS NORTH 48°08'40" EAST.

NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- DATE OF FIELD SURVEY: OCTOBER 5 AND 13, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF BURLINGAME
SANITARY SEWER: CITY OF BURLINGAME
WATER: CITY OF BURLINGAME
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY ABUTS AND HAS DIRECT ACCESS TO AND FROM CHAPIN AVENUE, A PUBLIC RIGHT OF WAY.
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.

TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- THE STREET ADDRESS OF THE PROPERTY IS 1430 CHAPIN AVENUE, BURLINGAME, CA.
- FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (SHADED), DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE". PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 060801C0153F, EFFECTIVE DATE: APRIL 5, 2019.
- THE AREA OF THE SUBJECT PARCEL IS 30,327 SQUARE FEET, OR 0.696 ACRES, MORE OR LESS.
- (A/B) ZONING REQUIREMENTS: PER THE CITY OF BURLINGAME PLANNING DEPARTMENT, THE PROPERTY IS ZONED "CAC" DEFINED AS CHAPIN AVENUE COMMERCIAL DISTRICT.

REFERENCE IS MADE HERE TO THE CITY OF BURLINGAME ZONING CODE, CHAPTER 25.37 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK AND PARKING REQUIREMENTS ARE AS FOLLOWS:

MINIMUM FRONT YARD: NONE REQUIRED
MINIMUM SIDE YARD: NONE REQUIRED
MINIMUM REAR YARD: NONE REQUIRED

MAXIMUM HEIGHT: 55 FEET

PARKING REQUIREMENTS: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA.
- (A/B)(C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE AT GROUND LEVEL AND NUMBER OF STORES ARE SHOWN ON SHEET 2 OF THE SURVEY.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON SHEET 2.
- THERE ARE 14 REGULAR PARKING SPACES AND 2 ACCESSIBLE SPACES FOR A TOTAL OF 16 PARKING SPACES ON THE SUBJECT PROPERTY.
- THERE IS NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2 OF THE SURVEY.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- DISTANCES TO THE NEAREST INTERSECTING STREETS ARE SHOWN ON THIS SHEET.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
- PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE

TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION; AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 3, AND 5, 2021.

JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.

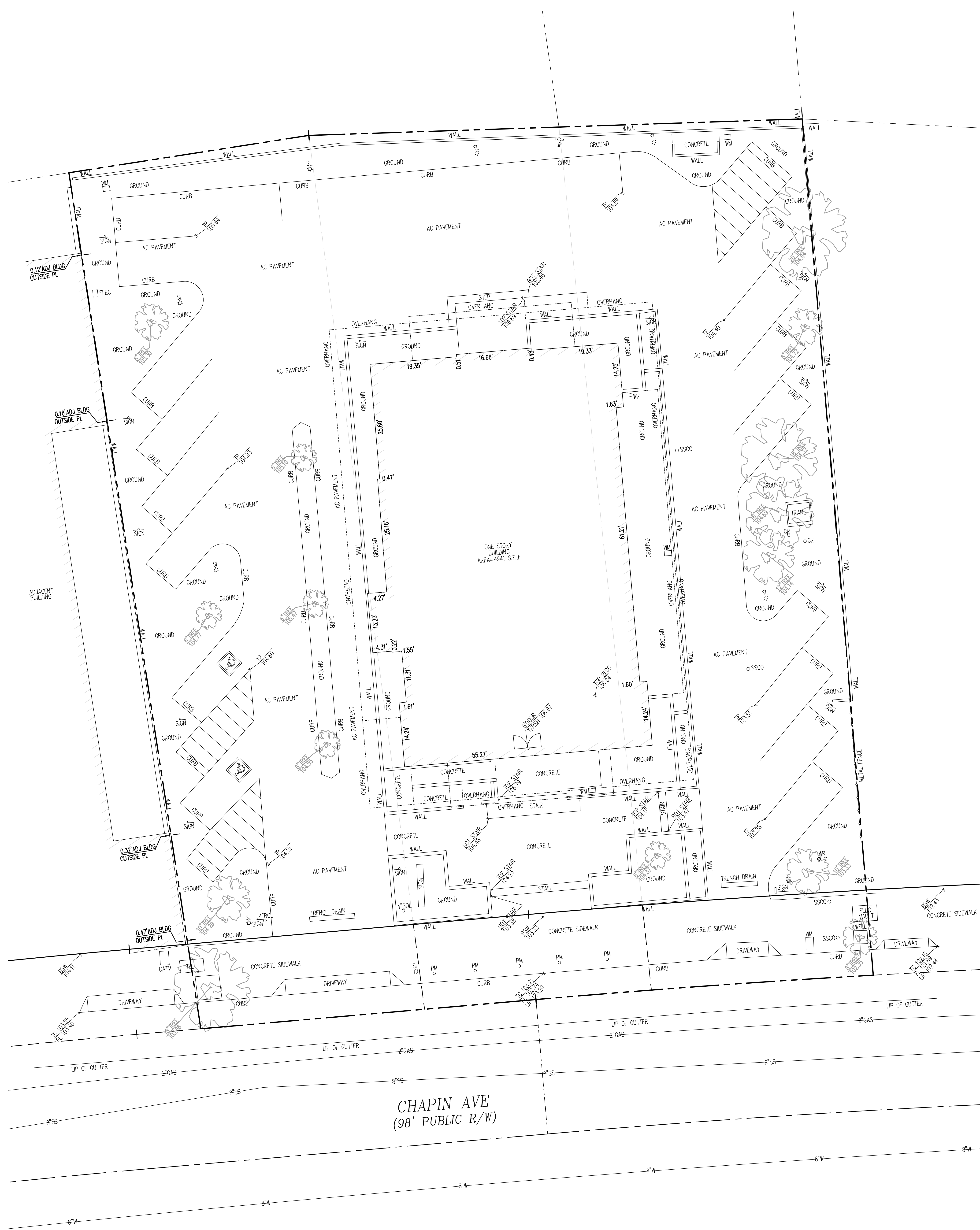
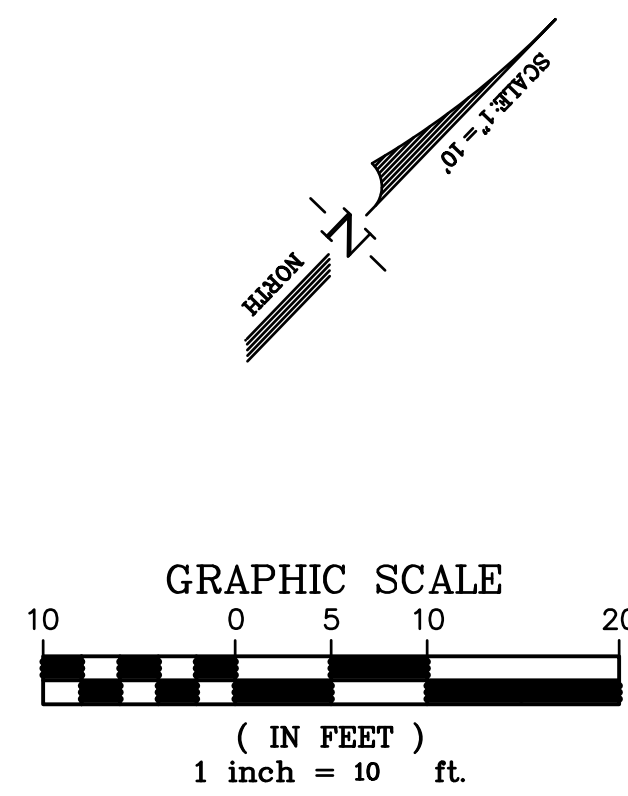
DATE NOVEMBER 1, 2021



ALTA/NSPS
LAND TITLE SURVEY

1430 CHAPIN AVENUE
CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA
NOVEMBER 2021

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	INTERIOR PROPERTY LINE
---	EASEMENT LINE
---	OLD LOT LINE
---	TIE LINE
---	CENTERLINE
SS	SANITARY SEWER
W	WATER LINE
GAS	GAS LINE
---	BUILDING LINE
ELEC	ELECTRIC BOX
BOL	BOLLARD
CATV	CABLE AND TELEVISION
ELEC VAULT	ELECTRIC VAULT
TWELL	TREE WELL
SSCO	SANITARY SEWER CLEAN OUT
WM	WATER METER
SL	STREET LIGHT
WR	WATER RISER
PM	PARKING METER
TRANS	TRANSFORMER
BSW	BACK OF SIDEWALK ELEVATION
X 65.60	UP
X 65.60	LIP OF GUTTER ELEVATION
X TC	TOP OF CURB ELEVATION
X TP	TOP OF PAVEMENT ELEVATION
X THRESH	THRESHOLD ELEVATION
X TOP STAIR	TOP OF STAIR ELEVATION
X BOT STAIR	BOTTOM OF STAIR ELEVATION
X TOP BLDG	TOP OF BUILDING ELEVATION
TREE	TREE

ALTA/NSPS
LAND TITLE SURVEY
1430 CHAPIN AVENUE
CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA
NOVEMBER 2021
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

4713 N. Albina Avenue,
4th Floor Portland, OR 97217
T. 503.928.6040
www.leverarchitecture.com

Civil Engineer: LUK + Associates
738 Alfred Nobel Drive,
Hercules, CA 94547
T. 510.724.3388

Structural Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
235 Montgomery St #1250,
San Francisco, CA 94104
T. 415.693.1600

Landscape Architecture: Holmes
2 Orinda Theatre Square Suite 218,
Orinda, CA 94563
T. 925.254.5422

STAMP

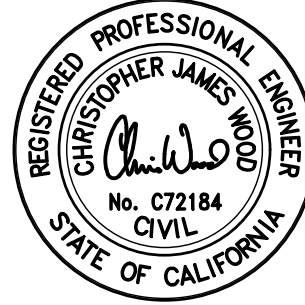
NOT FOR CONSTRUCTION

REVISIONS

Luk and Associates

Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388

Seal:



PHASE

Schematic Design/ Entitlements

PHASE DATE

07-01-2024

Scale: 1" = 10'

Job No.: 21215A10

Drawing No.: MASTER-21215A10

Drawn By: C.W.

Checked By: J.L.

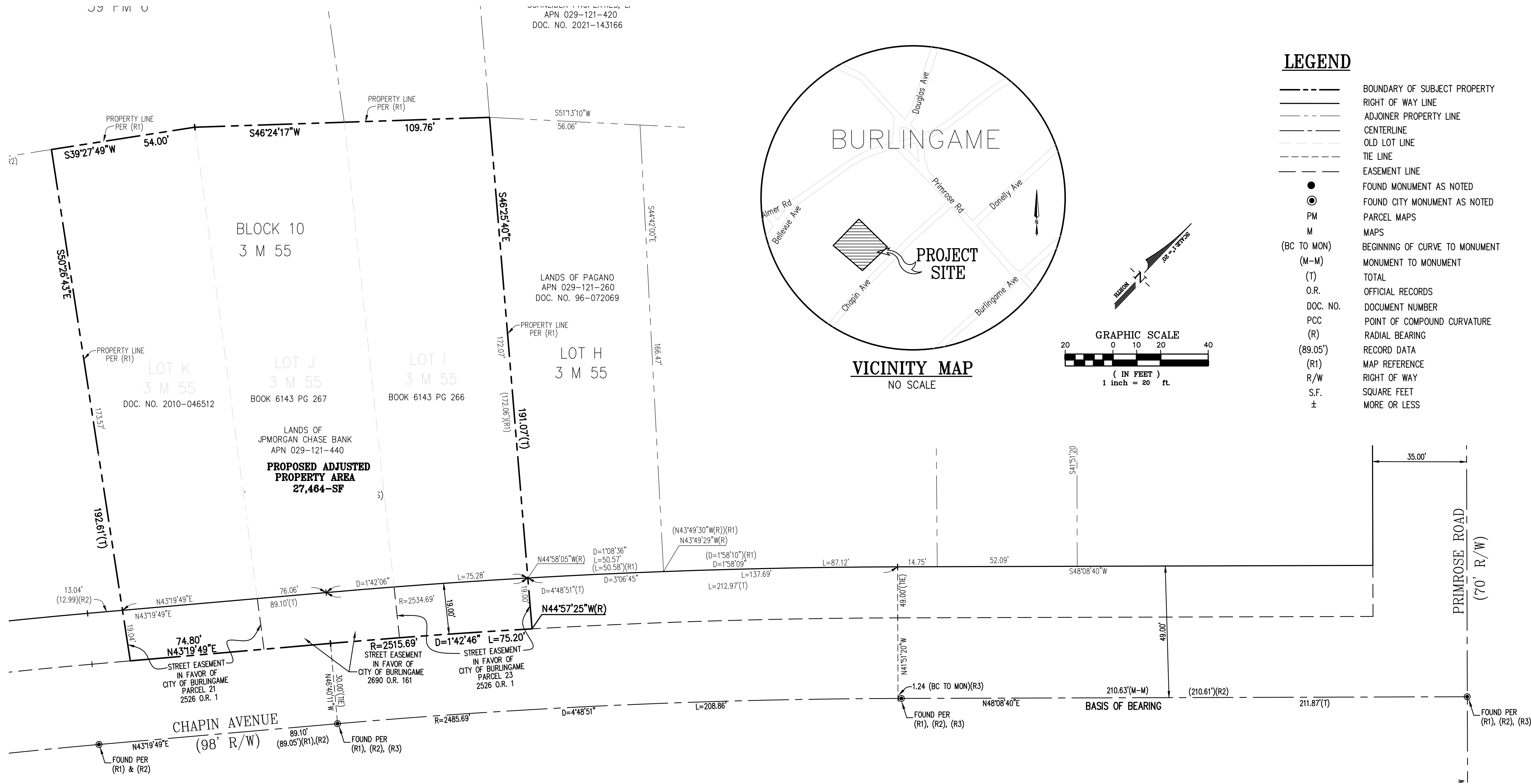
Plot Date: 2026-03-26

Title:

BOUNDARY SURVEY
(SEE A.L.T.A.)

Sheet No.:

C3.01



TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY REPORT ORDER NO. FBDO-102100222-JJ, DATED AS OF APRIL 22, 2022, AT 7:30 AM, REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION

ESTATE/INTEREST IN THE LAND IS:

A FEE

LEGAL DESCRIPTION

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LOTS LETTERED I, J AND K, BLOCK 10, AS DESIGNATED ON THE MAP ENTITLED "MAP NO. 2 OF THE PROPERTY OF THE BURLINGAME LAND CO. SAN MATEO COUNTY CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON FEBRUARY 20, 1905 IN BOOK "D" OF MAPS AT PAGE 38 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 55.

APN: 029-121-440

EXCEPTIONS

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- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE OCTOBER 11, 1905, RECORDING NO BOOK 116 OF DEEDS, PAGE 365 (PTR EXC. 6 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE DECEMBER 4, 1906, RECORDING NO BOOK 133 OF DEEDS, PAGE 55 PTR (PTR EXC. 7 - NOT PLOTTABLE).
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE JANUARY 19, 1954, RECORDING NO BOOK 2526, PAGE 1, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (PTR EXC. 8 - PLOTTED).
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT ENTITLED FINAL ORDER OF CONDEMNATION, COURT SUPERIOR COURT, CASE NO. 61918, IN FAVOR OF CITY OF BURLINGAME, PURPOSE AS DISCLOSED THEREIN, RECORDING DATE NOVEMBER 17, 1954, RECORDING NO BOOK 2690, PAGE 161, OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN (PTR EXC. 9 - PLOTTED).
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT, DATED MAY 2, 1973, EXECUTED BY R & S BUILDING CORPORATION AND NORTHERN CALIFORNIA SAVINGS AND LOAN ASSOCIATION, RECORDING DATE JUNE 4, 1973, RECORDING NO. 40837AG, VOLUME 8403, PAGE 146, OF OFFICIAL RECORDS, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS, THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION (PTR EXC. 10 - NOT PLOTTABLE).
- COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT RECORDING DATE APRIL 29, 2010, RECORDING NO. 2010-046512, OF OFFICIAL RECORDS (PTR EXC. 11 - NOT PLOTTABLE).

REFERENCES

(R1) PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R2) PARCEL MAP, FILED AUGUST 24, 1998 IN BOOK 61 OF PARCEL MAPS, AT PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R3) PARCEL MAP 06-04, FILED JUNE 7, 2007 IN BOOK 77 OF PARCEL MAPS, AT PAGES 64 AND 65, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS TAKEN FROM THE TWO FOUND CITY MONUMENTS ALONG CHAPIN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED NOVEMBER 17, 1998 IN BOOK 70 OF PARCEL MAPS, AT PAGES 97 AND 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA. TAKEN AS NORTH 48°08'40" EAST.

NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- DATE OF FIELD SURVEY: OCTOBER 5 AND 13, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF BURLINGAME
SANITARY SEWER: CITY OF BURLINGAME
WATER: CITY OF BURLINGAME
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY ABUTS AND HAS DIRECT ACCESS TO AND FROM CHAPIN AVENUE, A PUBLIC RIGHT OF WAY.
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.

SURVEYOR'S CERTIFICATE

TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, SUCCESSOR TO AND WHICH ACQUIRED TITLE AS PALO ALTO-SALINAS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION; DEVELOPURBAN-5 LLC, A DELAWARE LIMITED LIABILITY COMPANY; ROCKWOOD CAPITAL, LLC; AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 3, AND 5, 2021

Jacqueline Luk
FOR LUK & ASSOCIATES, INC.

DATE MAY 20, 2022

P.L.S. 8934

Seal:



Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

ARCHITECT

LEVER

Thomas Robinson
4713 N. Albina Avenue,
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Structural Engineer: Holmes
Robin Landis
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San Francisco, CA 94104
T. 415.693.1600

Fire Engineer: Holmes
Alyson Blair
235 Montgomery St #1250,
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T. 415.693.1600

Landscape Architecture: Jett
Sara Fallahi
2 Orinda Theatre Square Suite 218,
Orinda, CA 94663
T. 925.254.5422

Developer: developUrban
Neal Yung
333 S B St Suite 109
San Mateo, CA 94401
T. 650.458.7816

Owner: JP Morgan Chase Bank
Christopher McKenna
237 Park Avenue
12th Floor
New York, NY 10017
T. 212.270.065

STAMP

NOT FOR CONSTRUCTION

REVISIONS

PHASE

Schematic Design/ Entitlements

DATE

07/13/2026

PROJECT NUMBER

275

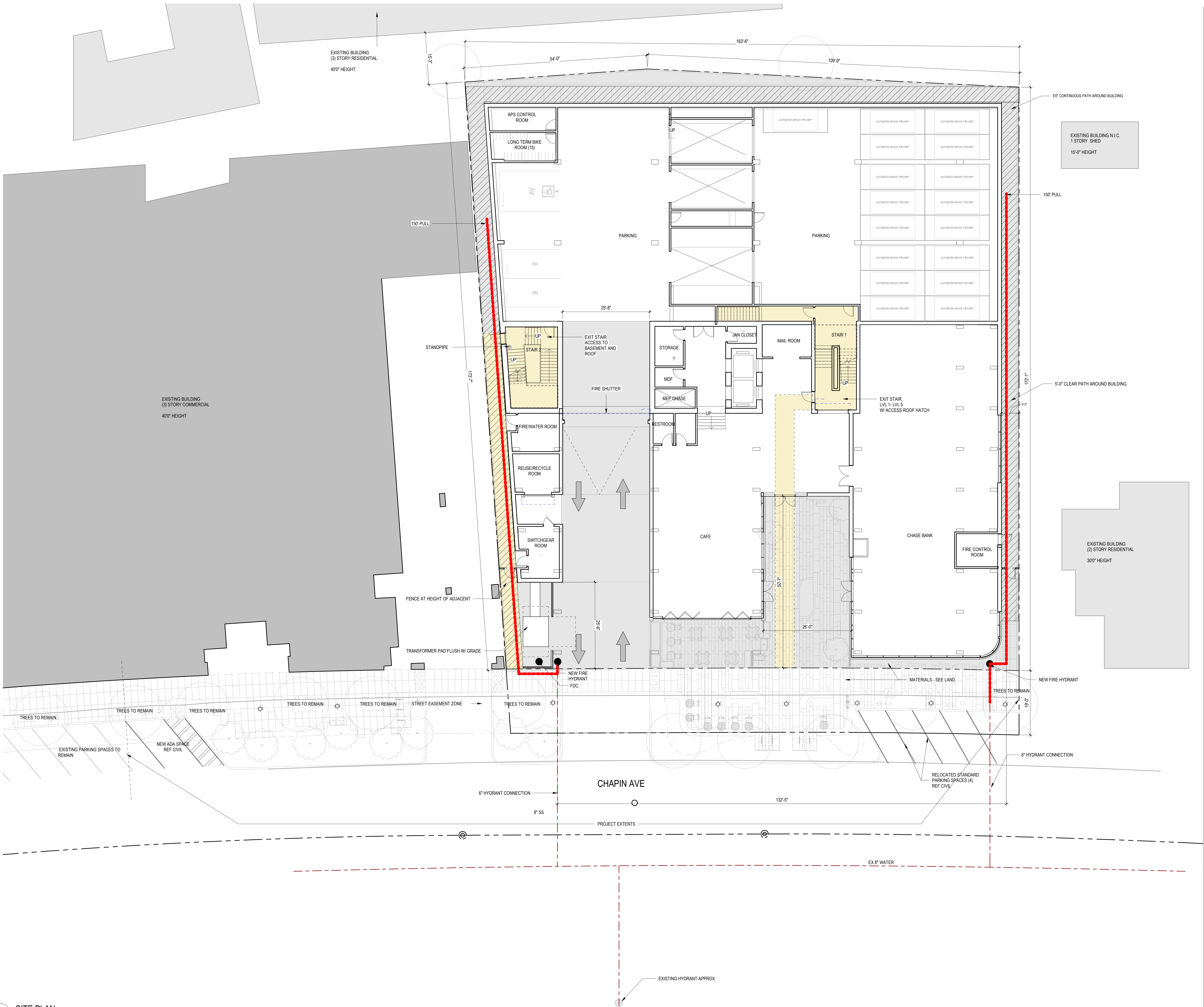
SCALE

3/32" = 1'-0"

SHEET TITLE

SITE PLAN

A070



Chapin
Burlingame

1430 Chapin Ave, Burlingame, CA 94010

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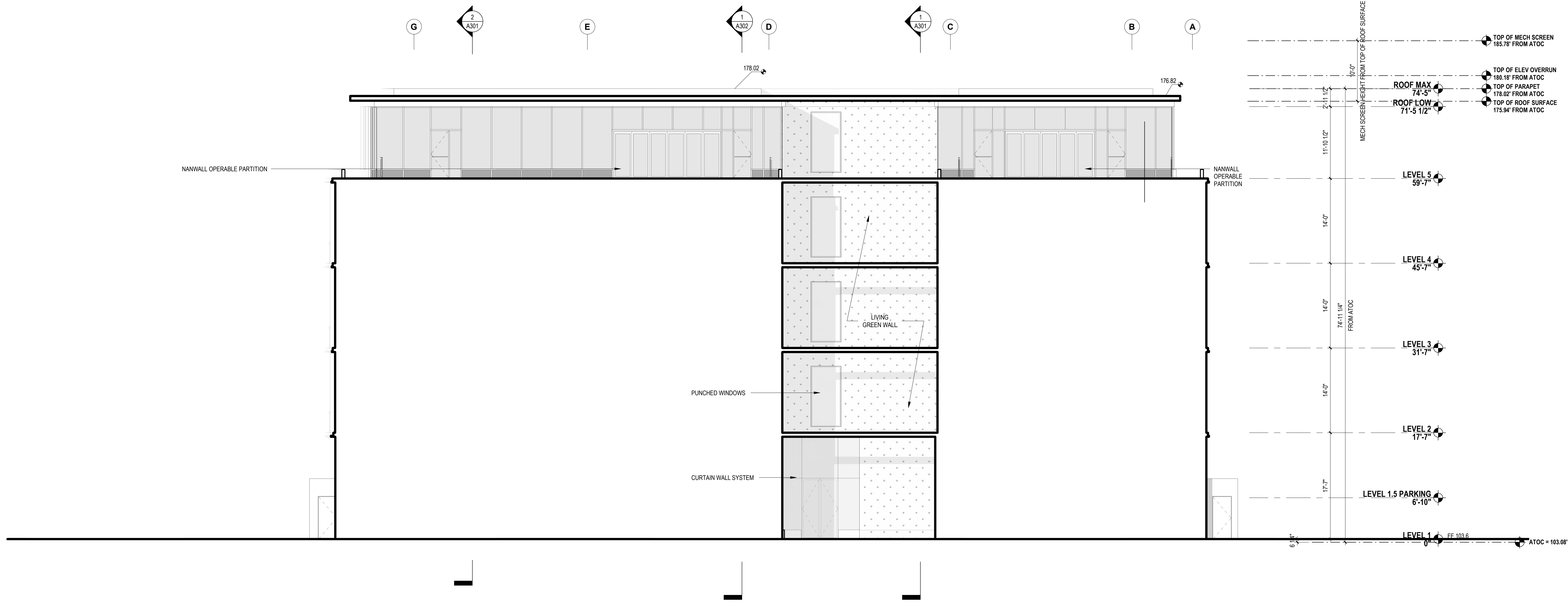
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07/13/2026

PROJECT NUMBER
275

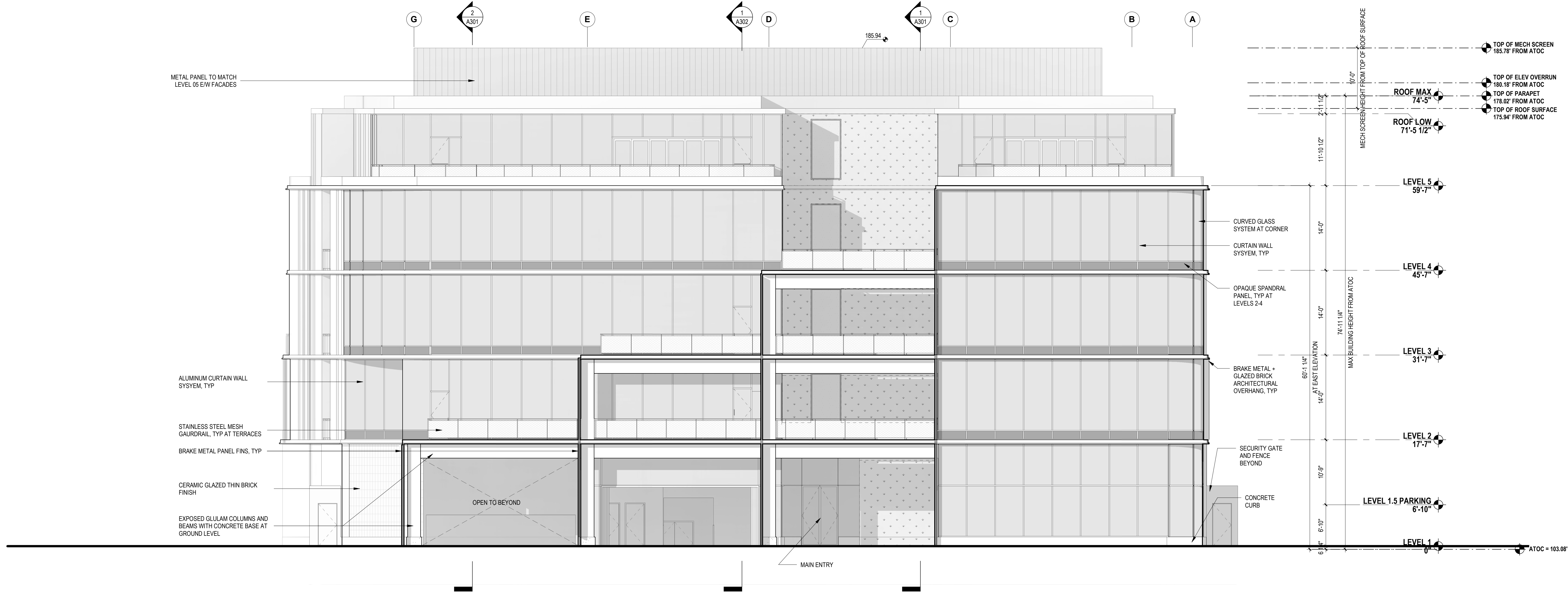
SCALE
1/8" = 1'-0"

SHEET TITLE
EXTERIOR BUILDING
ELEVATIONS - SOUTH
(FRONT)

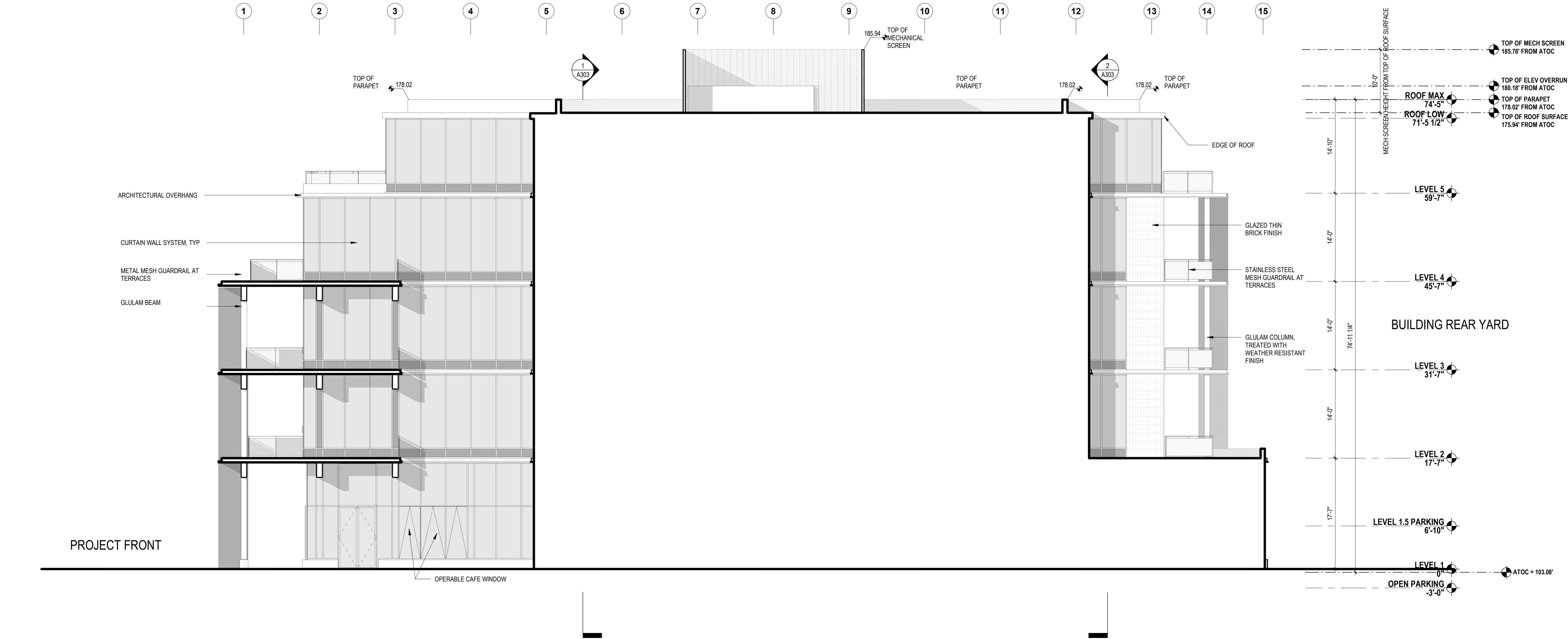
A203



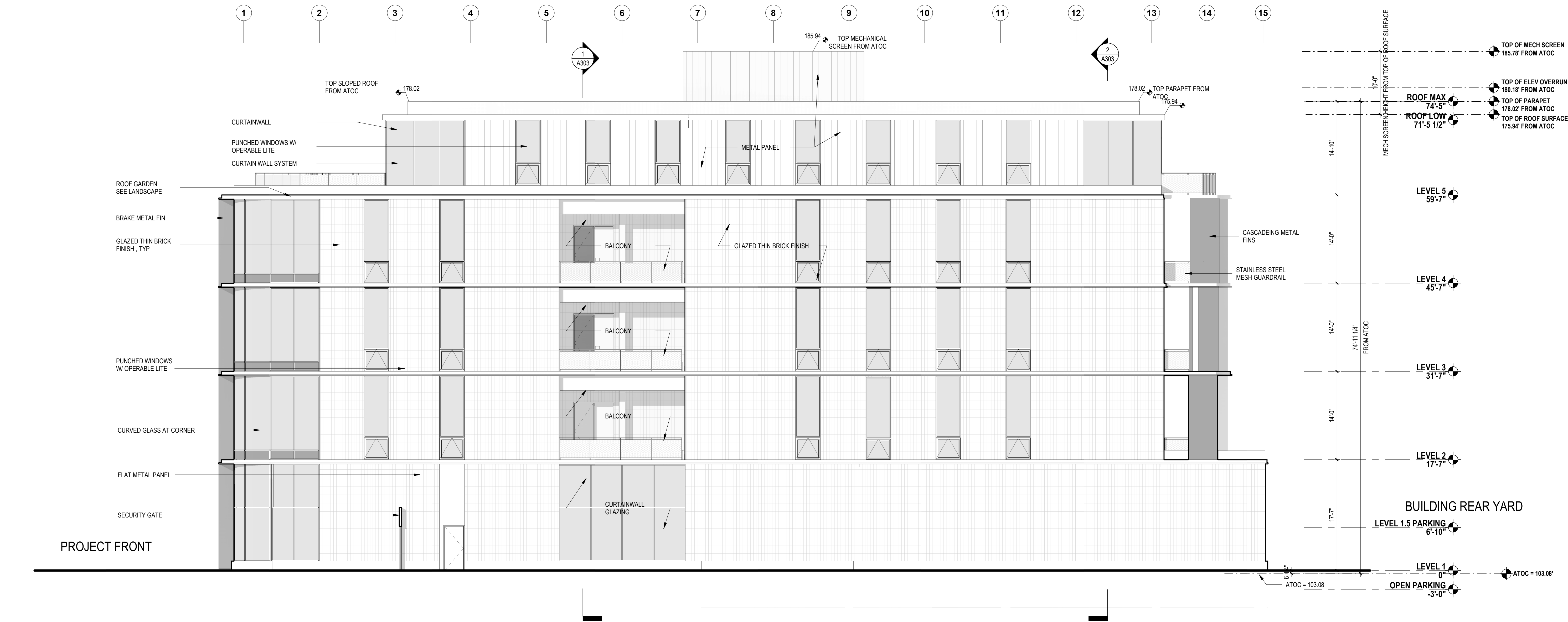
2 SOUTH BUILDING ELEVATION - FRONT ENTRY COURTYARD
A203 SCALE: 1/8" = 1'-0"



1 SOUTH BUILDING ELEVATION - FRONT
A203 SCALE: 1/8" = 1'-0"



2
A204 EAST BUILDING ELEVATION - RIGHT COURTYARD
SCALE: 1/8" = 1'-0"



1
A204 EAST BUILDING ELEVATION - RIGHT
SCALE: 1/8" = 1'-0"