C/CAG
City/County Association of Governments of San Mateo County

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

APPLICANT INFORMATION		
Agency: SummerHill Apartment Communities		
Project Name: 1755 Rollins Road		
Address: 1755 Rollins Road		**APN:** 025-166-090
City: Burlingame	**State:** CA	**ZIP Code:** 94010
Staff Contact: Michelle Markiewicz	**Phone:** 925-496-7829	**Email:** mmarkiewicz@shapartments.com

PROJECT DESCRIPTION

Demolish an existing office/warehouse building and construct a new 7-story 395-unit mixed-use residential building. The project site is located in the City's North Rollins Specific Plan (NRSP) in the City of Burlingame.

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.)

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

SUMMERHILL APARTMENT COMMUNITIES

COMMUNITIES OF DISTINCTION

August 21, 2026

Brittany Xiao
Associate Planner
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

Via Email

RE: 1755 Rollins Road Project (DSR26-0015) – Airport Land Use Consistency Determination Application

Dear Brittany:

On behalf of SummerHill Apartment Communities, please find a partially completed application for Land Use Consistency Determination by the City/County Association of Governments of San Mateo County for the 1755 Rollins Road project attached for your completion and submission to the Airport Land Use Commission. Attached to this email are the following:

- Selected Sheets from the Project plans
- Sheet C4.0 Preliminary Grading Plan indicating maximum heights, dated March 15, 2023
- Project Description dated August 13, 2026
- Selected exhibits from the Final Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, edited to indicate the project's location. These include:
  - Exhibit III-1: Area Affected by Updated CNEL 70 dB Contour
  - Exhibit IV-5: Noise Compatibility Zones
  - Exhibit IV-7: Safety Compatibility Zones
  - Exhibit IV-9: Safety Compatibility Zones in the Cities of Burlingame & Millbrae
  - Exhibit IV-12: FAA Notification Form 7460-1 Filing Requirements – South Side
  - Exhibit IV-15: 14 CFR Part 77 Airport Imaginary Surfaces – South Side
- FAA Determination of No Hazard to Air Navigation Issued August 13, 2026

Item 1 of the application for Land Use Consistency Determination states that adequate information should be submitted to establish the relationship of the project to the three areas of Airport Land Use: Noise, Safety, and Airspace Protection. The following describes the relationship between the project and each of these three areas:

SUMMERHILL APARTMENT COMMUNITIES

COMMUNITIES OF DISTINCTION

Noise: Please see Exhibit III-1: Area Affected by Updated CNEL 70 dB Contour and Exhibit IV-5: Noise Compatibility Zones. The project's location has been added to each of the exhibits, demonstrating that the project is outside the 70 dB contour in present and future scenarios.

Safety: Please see Exhibit IV-7: Safety Compatibility Zones and Exhibit IV-9: Safety Compatibility Zones in the Cities of Burlingame & Millbrae on which the project's location has been added. As shown in the attached, the project is in "Zone 3 – Inner Turning Zone". Multifamily apartments are permitted uses in

Zone 3 in the City of Burlingame's North Rollins Specific Plan and Envision Burlingame General Plan. Of note, the Local Plans referenced on Exhibit IV-7 are outdated and both the City's General Plan and North Rollins Specific Plan have been updated.

Airspace Protection: Please see the attached Exhibit IV-15: 14 CFR Part 77 Airport Imaginary Surfaces – South Side to which the project's location has been added. Exhibit IV-15 indicates that the horizontal surface over the project site is 163.2' above mean sea level (AMSL). Project Plan Sheet A2.7 "Façade Exhibit" shows that the highest point on the project is approximately 115' AMSL. As the project does not penetrate the horizontal surface, the project does not pose an airspace protection hazard.

Items 2-4: Items 2-4 on the application are regarding Real Estate Disclosure requirements, environmental documentation, and other required documentation. The project has submitted Request for Determination from the FAA using form 7460-1 and received a Determination of No Hazard, which is attached. No additional documentation is expected to be necessary for this application.

Please let me know if you have any questions or require additional information as you review our application. I can be reached by email at MMarkiewicz@shapartments.com or by phone at (925) 496-7829.

Thank you,

Michelle Markiewicz
Development Manager

Enclosure:
cc: Elaine Breeze, SHAC

1755 ROLLINS ROAD MIXED-USE

BURLINGAME, CALIFORNIA

DESIGN REVIEW SUBMITTAL (SB330)



SHEET INDEX

SHEET NUMBER	SHEET NAME
00-GENERAL	
G000	COVER SHEET
G010	PROJECT INFROMATION
G100	SITE CONTEXT
G101	EXISTING SITE CONDITION
01-ARCHITECTURAL	
A100	SITE PLAN - GROUND LEVEL
A101	SITE PLAN - UPPER LEVEL
A110	EXTERIOR PERSPECTIVE
A111	EXTERIOR PERSPECTIVE
A112	EXTERIOR PERSPECTIVE
A113	CIRCULATION PLAN
A201	FLOOR PLAN - LEVEL 1
A202	FLOOR PLAN - LEVEL 2
A203	FLOOR PLAN - LEVEL 3
A204	FLOOR PLAN - LEVEL 4
A205	FLOOR PLAN - LEVEL 5-6
A207	FLOOR PLAN - LEVEL 7
A208	ROOF PLAN
A300	BUILDING ELEVATION
A301	BUILDING ELEVATION
A302	BUILDING ELEVATION
A303	BUILDING ELEVATION
A304	EXTERIOR COLORS & MATERIALS
A305	STREET FACING ARCHITECTURAL ARTICULATION DIAGRAM
A400	BUILDING SECTIONS
A401	BUILDING SECTIONS
A500	UNIT PLANS
A501	UNIT PLANS
A502	UNIT PLANS
A601	EGRESS PLAN - LEVEL 1
A602	EGRESS PLAN - LEVEL 2
A603	EGRESS PLAN - LEVEL 3
A604	EGRESS PLAN - LEVEL 4
A605	EGRESS PLAN - LEVEL 5
A606	EGRESS PLAN - LEVEL 6
A607	EGRESS PLAN - LEVEL 7
A608	PRELIMINARY FIRE ACCESS DIAGRAM
A609	ALLOWABLE AREA PLANS
A610	ALLOWABLE OPENINGS
A611	ALLOWABLE OPENINGS
A612	ALLOWABLE OPENINGS
A613	OPEN SPACE CALCULATION
A614	OPEN SPACE CALCULATION
A615	OPEN SPACE CALCULATION
A616	LOT COVERAGE EXHIBIT
02-LANDSCAPE	
L1.00	ILLUSTRATIVE LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN - GROUND LEVEL
L1.02	ENLARGED LANDSCAPE PLAN - PLAZA
L1.03	ENLARGED LANSCAPE PLAN PASEO
L1.04	LANDSCAPE PLAN - 3RD LEVEL
L1.05	LANDSCAPE PLAN - 7TH LEVEL
L2.01	LANDSCAPE CALCULATION
L2.02	PRECEDENT IMAGERY
L3.01	PLANTING PLAN - GROUND LEVEL
L3.02	PLANTING PLAN - 3RD LEVEL
L3.03	PLANTING PLAN - 7TH LEVEL
L3.04	PLANT SCHEDULE
L4.01	IRRIGATION PLAN - GROUND LEVEL
L4.02	IRRIGATION PLAN - 3RD LEVEL
L4.03	IRRIGATION PLAN - 7TH LEVEL
L4.04	IRRIGATION NOTES & MWELO INFO
03-CIVIL	
C1.0	EXISTING BOUNDARY AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY GRADING SECTIONS
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER CONTROL PLAN
C7.0	FIRE ACCESS EXHIBIT (GUITTARD)
04-JOINT TRENCH	
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT
LT-1	PHOTOMETRIC ANALYSIS
05-TRASH	
TR0.1	SITE PLAN
TR0.2	LEVEL 5
TR1.0	CENTRAL ROLL-OFF COMPACTORS
TR1.1	WEST RESIDENTIAL TRASH COLLECTION
TR1.2	EAST RESIDENTIAL TRASH COLLECTION
TR1.3	RETAIL TRASH COLLECTION

PROJECT TEAM

OWNER

SUMMERHILL APARTMENT COMMUNITIES
777 S. CALIFORNIA AVE,
PALO ALTO, CA 94304
CONTACT: ELAINE BREEZE
EBREEZE@SHAPARTMENTS.COM

ARCHITECT

STUDIO T-SQUARE INC.
1970 BROADWAY, SUITE 408
OAKLAND, CA 94612
CONTACT: CHEK-FONG TANG
CTANG@STUDIOT-SQ.COM
(510) 451-2850

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: RYAN HANSEN
RHANSEN@CBANDG.COM
(925)866-0322 X258

LANDSCAPE ARCHITECT

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218,
ORINDA, CA 94563
CONTACT: WHITNEY MILLER
WHITNEYM@JETT.LAND
(925)254-5422 X110

JOINT TRENCH

GIACALONE DESIGN SERVICES, INC.
8080 SANTA TERESA BLVD SUITE 240
GILROY, CA 95020
CONTACT: ANDREW CUMMINS
ANDREWC@DRYUTILITYDESIGN.COM
(925)467-1740 X409

TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT, INC.
1900 POWELL STREET, SUITE 220
EMERYVILLE, CA 94608
CONTACT: CARLA SANCHEZ
CARLASANCHEZ@TRASHMANAGE.COM
(510)570-0287

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
COVER SHEET

Job No. 25029
Date: 08/13/2026
Scale:
Drawn By: Author

Sheet No:

G000

UNIT SUMMARY

	LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	Total	%	COUNT PER BDRM TYPE	%	AVG RSF	TOTAL RSF	BALCONY
J1BR	UNIT J1A	0	0	10	8	8	8	8	42	10.63%	43	10.89%	579	24,318	N
	UNIT J1A.1	0	1	0	0	0	0	0	1	0.25%			579	579	N
1BR	UNIT 1A	0	0	2	2	2	2	2	10	2.53%	253	64.05%	729	7,290	N
	UNIT 1A.1	0	1	0	0	0	0	0	1	0.25%			736	736	N
	UNIT 1A.2	0	0	0	0	0	0	1	1	0.25%			778	778	N
	UNIT 1A.3	0	0	1	1	1	1	1	5	1.27%			843	4,215	N
	UNIT 1A.4	0	0	0	0	0	0	1	1	0.25%			839	839	N
	UNIT 1B	0	0	28	33	33	33	34	161	40.76%			725	116,725	Y
	UNIT 1B.1	0	0	1	1	1	1	1	5	1.27%			779	3,895	Y
	UNIT 1B.2	0	2	0	0	0	0	0	2	0.51%			795	1,590	N
	UNIT 1B.3	0	1	0	0	0	0	0	1	0.25%			807	807	N
	UNIT 1C	0	0	10	10	10	10	10	50	12.66%			717	35,850	Y
	UNIT 1C.1	0	0	2	2	2	2	2	10	2.53%			829	8,290	Y
	UNIT 1E	0	0	1	1	1	1	1	5	1.27%			799	3,995	Y
	UNIT 1E.1	0	1	0	0	0	0	0	1	0.25%			857	857	N
2BR	UNIT 2A	0	0	2	2	2	2	1	9	2.28%	86	21.77%	1,131	10,179	Y
	UNIT 2A.1	0	1	0	0	0	0	0	1	0.25%			1,172	1,172	N
	UNIT 2B	0	0	6	5	7	7	6	31	7.85%			1,076	33,356	Y
	UNIT 2B.1	0	1	0	0	0	0	0	1	0.25%			1,158	1,158	N
	UNIT 2B.2	0	1	0	0	0	0	0	1	0.25%			1,130	1,130	N
	UNIT 2C	0	0	4	4	4	4	4	20	5.06%			1,121	22,420	Y
	UNIT 2D	0	0	2	2	2	2	2	10	2.53%			1,112	11,120	Y
	UNIT 2D.1	0	0	1	1	1	1	1	5	1.27%			1,086	5,430	Y
	UNIT 2D.2	0	1	0	0	0	0	0	1	0.25%			1,147	1,147	N
	UNIT 2D.3	0	1	0	0	0	0	0	1	0.25%			1,181	1,181	N
	UNIT 2E	0	0	1	1	1	1	0	4	1.01%			1,213	4,852	Y
	UNIT 2E.1	0	1	0	0	0	0	0	1	0.25%			1,116	1,116	N
	UNIT 2F	0	1	0	0	0	0	0	1	0.25%			1,061	1,061	N
3BR	UNIT 3A	0	0	2	2	2	2	0	8	2.03%	13	3.29%	1,315	10,520	Y
	UNIT 3B	0	0	1	1	1	1	0	4	1.01%			1,523	6,092	Y
	UNIT 3B.1	0	1	0	0	0	0	0	1	0.25%			1,523	1,523	Y
TOTAL		0	14	74	76	78	78	75	395					324,221	81.77%

TOTAL UNITS	395
SITE AREA (AC)	2.93
TOTAL DENSITY (DU/AC)	134.81

PARKING SUMMARY

RESIDENTIAL (ASSIGNED PARKING)

				ADA PARKING (PER CBC CHAPTER 11A)		EV PARKING (PER CALGREEN 2025)	
	STANDARD	PALLET PARKING	TOTAL	STANDARD ADA	VAN ADA	EV READY WITH RECEPTACLE	EV CHARGER
LEVEL 1	153	53	206	4	1	153	0
LEVEL 2	194	44	238	3	1	145	0
TOTAL	347	97	444	7	2	298	0

RETAIL & GUEST (UNASSIGNED PARKING)

			ADA PARKING (PER CBC CHAPTER 11B)		EV PARKING (PER CALGREEN 2025)	
	STANDARD	TOTAL	STANDARD ADA	VAN ADA	EV READY WITH RECEPTACLE	EV CHARGER
RETAIL PARKING	12	12	0	1	0	6
GUEST PARKING	9	9				
TOTAL	21	21	0	1	0	6

TOTAL PARKING PROVIDED*	465

*PER ASSEMBLY BILL (AB) 2097, NO OFF-STREET PARKING IS REQUIRED AS THE PROJECT MEETS AB 2097 CRITERIA.

BIKE PARKING (LONG-TERM)*

	REQUIRED	PROVIDED
RESIDENTIAL BIKE PARKING	198	200
REQUIRED 0.5 SPACES PER UNIT		
	REQUIRED	PROVIDED
RETAIL BIKE PARKING	1	1
REQUIRED 5% OF REQUIRED VEHICULAR PARKING SPACES		
* REQUIREMENT PER CALGREEN 2025		

BIKE PARKING (SHORT-TERM)*

	REQUIRED	PROVIDED
RESIDENTIAL BIKE PARKING	20	20
REQUIRED 0.05 SPACES PER UNIT		
	REQUIRED	PROVIDED
RETAIL BIKE PARKING	1	1
REQUIRED 5% OF REQUIRED VEHICULAR PARKING SPACES		
* REQUIREMENT PER CALGREEN 2025		

PROJECT INFORMATION

ADDRESS:	1755 ROLLINS ROAD, BURLINGAME
ASSESSOR'S PARCEL NUMBER:	025-166-090
GENERAL PLAN DESIGNATION:	LIVE/WORK
SPECIFIC PLAN/ZONING:	NORTH ROLLINS SPECIFIC PLAN ROLLINS ROAD MIXED USE
EXISTING USE:	OFFICE/WAREHOUSE
PROPOSED USE:	MIXED-USE - MULTIFAMILY RESIDENTIAL & COMMERCIAL/RETAIL
FLOOD ZONE:	ZONE AE AND X
LOT AREA:	2.93 AC± (127,631 SF±)
PERMITTED MAXIMUM DENSITY:	70 BASE DU/AC (TIER 3)
PROPOSED DENSITY:	134.8 DU/AC WITH DENSITY BONUS
PERMITTED MAXIMUM FAR: (NON-RESIDENTIAL)	1.0
PROPOSED FAR: (NON-RESIDENTIAL)	3,203 SF / 127,631 SF = 0.025
CONSTRUCTION TYPE:	5-STORY TYPE III-A OVER 2-STORY TYPE I-A
OCCUPANCY:	R-2, S-2, M, A-3 & B
SPRINKLER SYSTEM:	NFPA 13
PERMITTED MAXIMUM HEIGHT (PER ZONING):	80'-0" (TIER 3)
PROPOSED HEIGHT:	84'-9" TO TOP OF TALLEST PARAPET (SDB WAIVER)
PERMITTED SETBACKS:	PROPOSED SETBACK:
FRONT - 5 FT TO 15 FT (ROLLINS ROAD) SIDE - EXTERIOR - 10 FT MIN. (GUITTARD RD) SIDE - INTERIOR - 10 FT MIN. REAR - 20 FT MIN.	FRONT - 5 FT (ROLLINS ROAD) SIDE - EXTERIOR - 10 FT (GUITTARD RD) SIDE - INTERIOR - 20 FT (PASEO) REAR - 10 FT (SDB WAIVER)
PERMITTED MAXIMUM LOT COVERAGE:	60%
PROPOSED LOT COVERAGE:	107,854 SF / 127,631 SF = 84.5% (SDB WAIVER)
REQUIRED MINIMUM PRIVATE OUTDOOR SPACE:	150 SF PER UNIT (WITHIN FOCUS AREA 3) 150 SF X 395 UNITS = 59,250
PROPOSED PRIVATE OUTDOOR SPACE:	68,757 SF (SEE A613 TO A615)
PROPOSED LANDSCAPE COVERAGE:	22,219 SF & 20.6% (SEE L2.01)

BUILDING GROSS AREA

	RETAIL GSF	RESIDENTIAL RENTABLE GSF*	RESIDENTIAL AMENITY GSF**	RESIDENTIAL CORE GSF***	RESIDENTIAL TOTAL GSF	GARAGE TOTAL GSF***	GRAND TOTAL GSF	RESIDENTIAL COVERED BALCONY GSF
LEVEL 1	3,203	0	7,988	3,045	14,236	89,623	103,859	0
LEVEL 2	0	14,163	1,159	9,935	25,257	77,478	102,735	63
LEVEL 3	0	61,105	3,795	13,722	78,622	0	78,622	4,408
LEVEL 4	0	62,485	1,166	12,855	76,506	0	76,506	4,733
LEVEL 5	0	64,666	0	12,804	77,470	0	77,470	4,863
LEVEL 6	0	64,666	0	12,804	77,470	0	77,470	4,863
LEVEL 7	0	59,443	2,995	13,054	75,492	0	75,492	3,281
TOTAL (SF)	3,203	326,528	17,103	78,219	425,053	167,101	592,154	22,211

NOTES:

* RESIDENTIAL NET RENTABLE GSF CALCULATION INCLUDES EXTERIOR, CORRIDOR AND PARTY WALLS.

**RESIDENTIAL AMENITY GSF INCLUDES ENTRY LOBBY, LEASING OFFICE, CLUB ROOM, FITNESS ROOM, LOUNGE, ETC

***RESIDENTIAL CORE GSF INLCUDE CORRIDORS, STAIRS, ELEVATORS, UTILITY SPACES, ETC.

****GARAGE TOTAL GSF INCLUDES ALL SPACES INSIDE GARAGE FOOTPRINT, SUCH AS BIKE ROOMS, MECHANICAL/UTILITY SPACES, ETC.

PROGRAM SUMMARY

ITEM	AREA	LOCATION
RETAIL	3,203 SF	LEVEL 1
LEASING/LOBBY/MAIL	5,501 SF	LEVEL 1
FITNESS	2,486 SF	LEVEL 1
WFH LOUNGE	1,159 SF	LEVEL 2
CLUBROOM & MEZZANINE	3,177 SF	LEVEL 3 & LEVEL 4. PARTIALLY DOUBLE HEIGHT
POOLHOUSE	1,000 SF	LEVEL 3
ROOF LOUNGE	2,995 SF	LEVEL 7
TOTAL	19,521 SF	

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

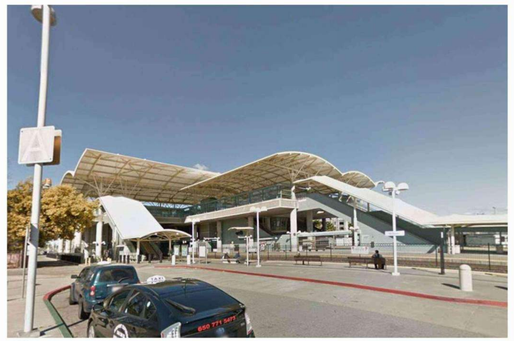
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
PROJECT INFROMATION

Job No. 25029
Date: 08/13/2026
Scale:
Drawn By: Author

Sheet No:
G010



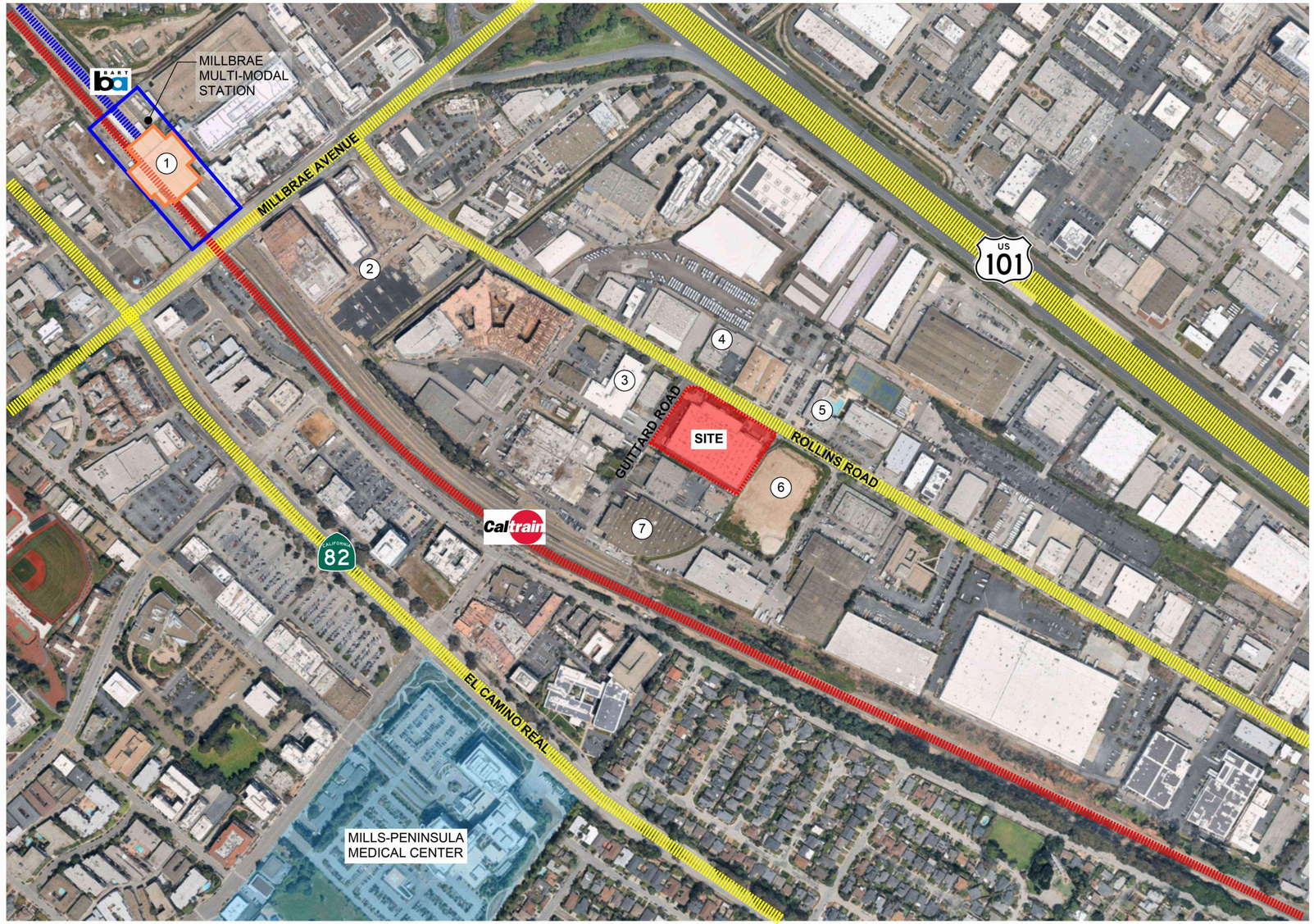
1 MILLBRAE MULTI-MODAL STATION



2 RETAIL PLAZA ON ROLLINS



3 1815 ROLLINS ROAD





4 1760 ROLLINS ROAD



5 PRIME TIME ATHLETIC CLUB



6 30 INGOLD ROAD - FUTURE DEVELOPMENT



7 15 GUITTARD ROAD

STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
SITE CONTEXT

Job No. 25029
Date: 08/13/2026
Scale:
Drawn By: Author

Sheet No:

G100



EXISTING SITE CONDITION | 1" = 20'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

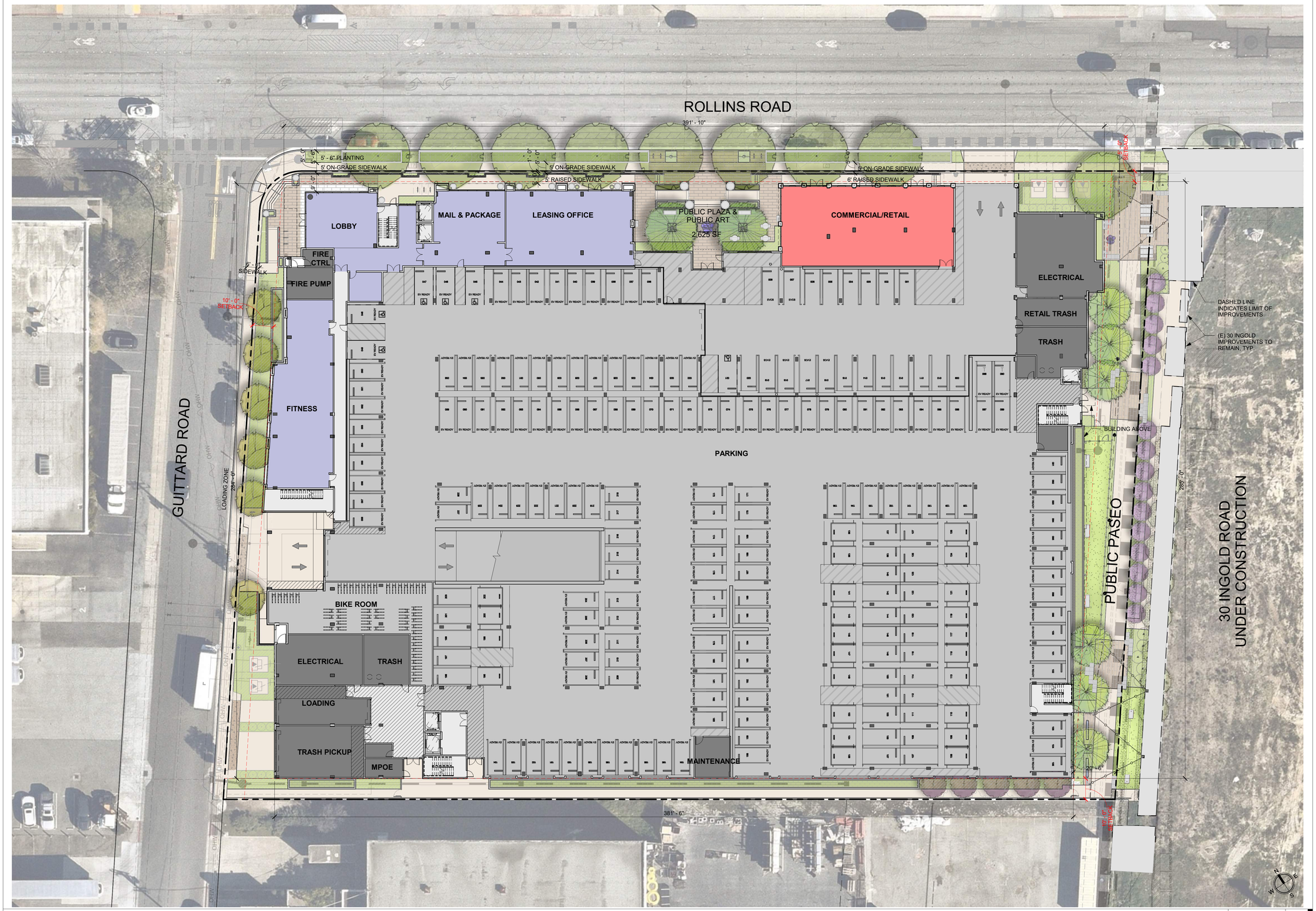
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
EXISTING SITE CONDITION

Job No.	25029
Date:	08/13/2026
Scale:	1" = 20'-0"
Drawn By:	Author

Sheet No:

G101



SITE PLAN - GROUND LEVEL | 1" = 20'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

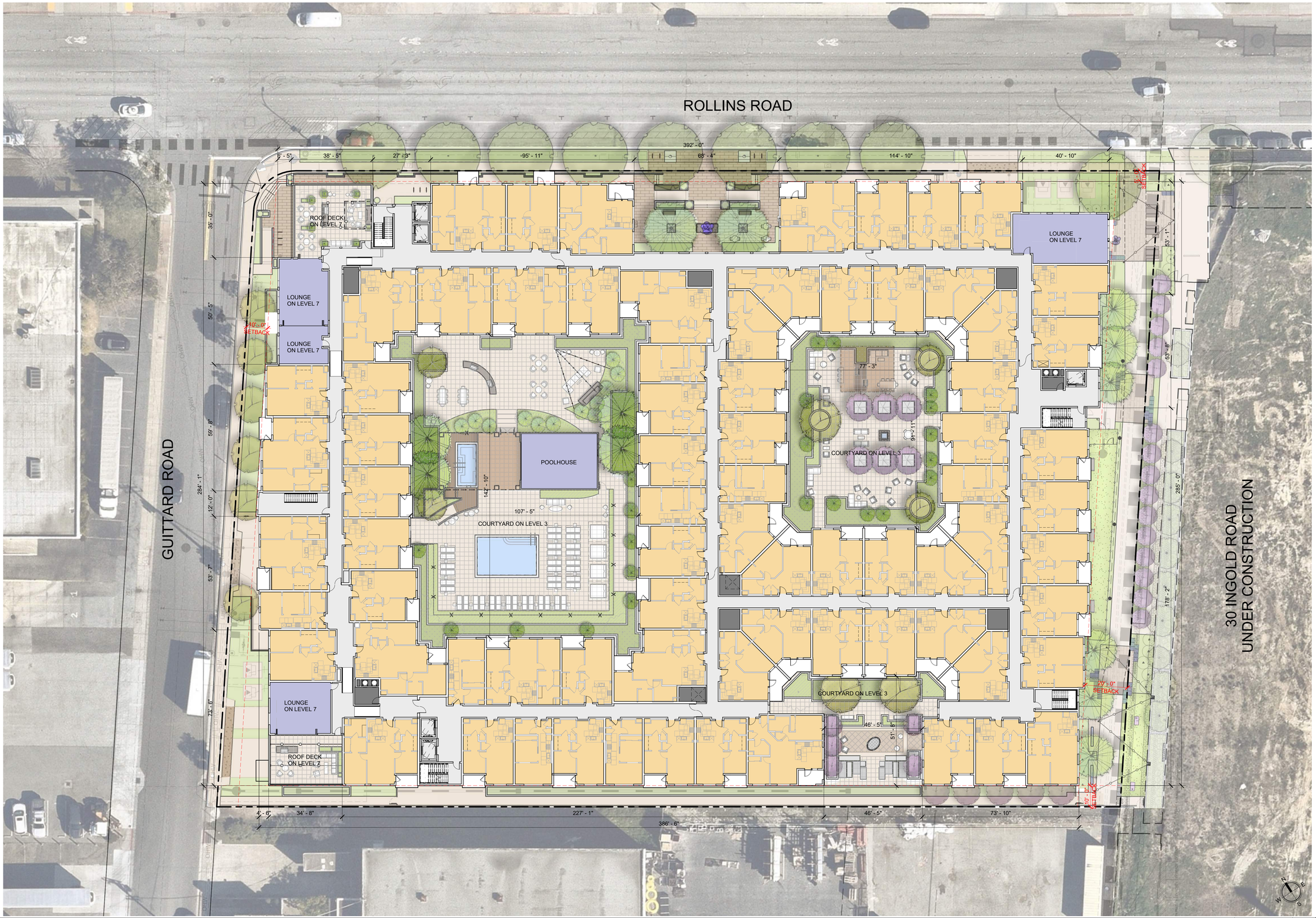
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
SITE PLAN - GROUND LEVEL

Job No.	25029
Date:	08/13/2026
Scale:	1" = 20'-0"
Drawn By:	Author

Sheet No:

A100



SITE PLAN - UPPER LEVEL | 1" = 20'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

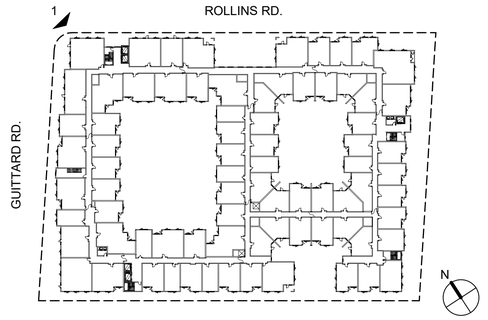
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
SITE PLAN - UPPER LEVEL

Job No.	25029
Date:	08/13/2026
Scale:	1" = 20'-0"
Drawn By:	Author

Sheet No:

A101





NORTH CORNER VIEW FROM ROLLINS ROAD & GUITTARD ROAD | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

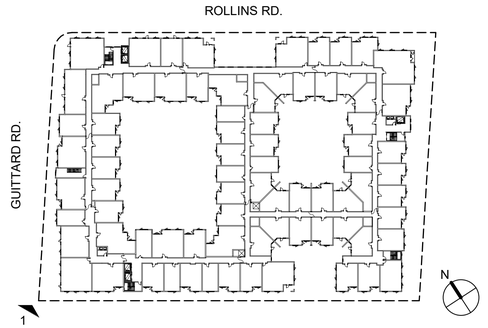
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
EXTERIOR PERSPECTIVE

Job No.	25029
Date:	08/13/2026
Scale:	1" = 80'-0"
Drawn By:	Author

Sheet No:

A110





WEST CORNER VIEW FROM GUITTARD ROAD | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

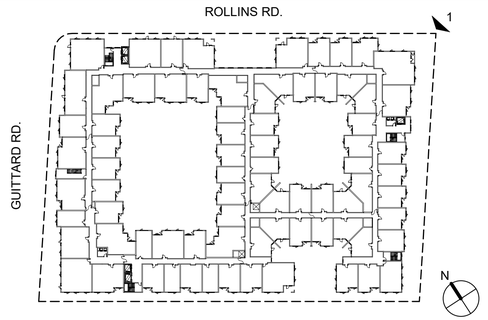
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
EXTERIOR PERSPECTIVE

Job No.	25029
Date:	08/13/2026
Scale:	1" = 80'-0"
Drawn By:	Author

Sheet No:

A111





EAST CORNER VIEW FROM ROLLINS ROAD | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
EXTERIOR PERSPECTIVE

Job No.	25029
Date:	08/13/2026
Scale:	1" = 80'-0"
Drawn By:	Author

Sheet No:

A112



LEVEL 1 | 1/16" = 1'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
FLOOR PLAN - LEVEL 1

Job No.	25029
Date:	08/13/2026
Scale:	1/16" = 1'-0"
Drawn By:	Author

Sheet No:

A201



LEVEL 2 | 1/16" = 1'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

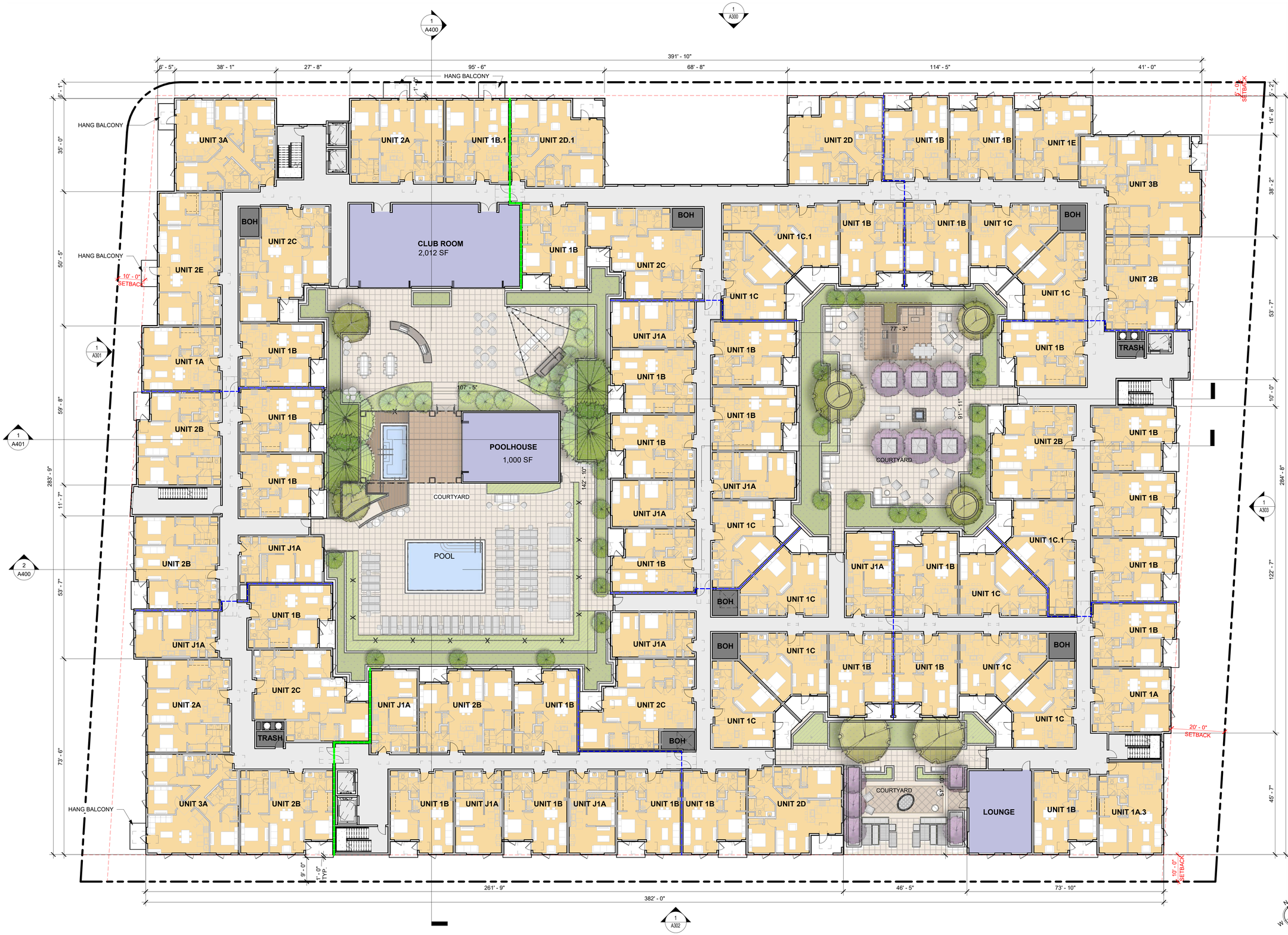
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
FLOOR PLAN - LEVEL 2

Job No.	25029
Date:	08/13/2026
Scale:	1/16" = 1'-0"
Drawn By:	Author

Sheet No:

A202


391' - 10"
6' - 5"
38' - 1"
27' - 8"
95' - 6"
68' - 8"
114' - 5"
41' - 0"
HANG BALCONY
1' - 0"
57.5' SETBACK
5' - 1"
35' - 0"
50' - 5"
59' - 8"
283' - 9"
11' - 7"
53' - 7"
73' - 6"
5' - 2"
14' - 8"
38' - 2"
53' - 7"
10' - 0"
284' - 8"
122' - 7"
45' - 7"
10' - 0" SETBACK
20' - 0" SETBACK
UNIT 3A
UNIT 2A
UNIT 1B.1
UNIT 2D.1
UNIT 2D
UNIT 1B
UNIT 1B
UNIT 1E
UNIT 3B
UNIT 2E
UNIT 1A
UNIT 2B
UNIT 3A
BOH
UNIT 2C
CLUB ROOM
2,012 SF
UNIT 1B
UNIT 2C
UNIT 1C.1
UNIT 1B
UNIT 1B
UNIT 1C
BOH
UNIT 2B
UNIT 1C
UNIT 1B
UNIT 1B
UNIT 1B
UNIT 1B
UNIT J1A
UNIT 1B
UNIT 1B
UNIT 1B
UNIT 1B
UNIT 1C
UNIT 1C
UNIT 1C
UNIT 1C
UNIT 1B
UNIT 1B
UNIT 1B
UNIT 1B



LEVEL 4 | 1/16" = 1'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ., INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
FLOOR PLAN - LEVEL 4

Job No.	25029
Date:	08/13/2026
Scale:	1/16" = 1'-0"
Drawn By:	Author

Sheet No:

A204



LEVEL 5-6 | 1/16" = 1'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ., INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
FLOOR PLAN - LEVEL 5-6

Job No.	25029
Date:	08/13/2026
Scale:	1/16" = 1'-0"
Drawn By:	Author

Sheet No:

A205



LEVEL 7 | 1/16" = 1'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ., INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

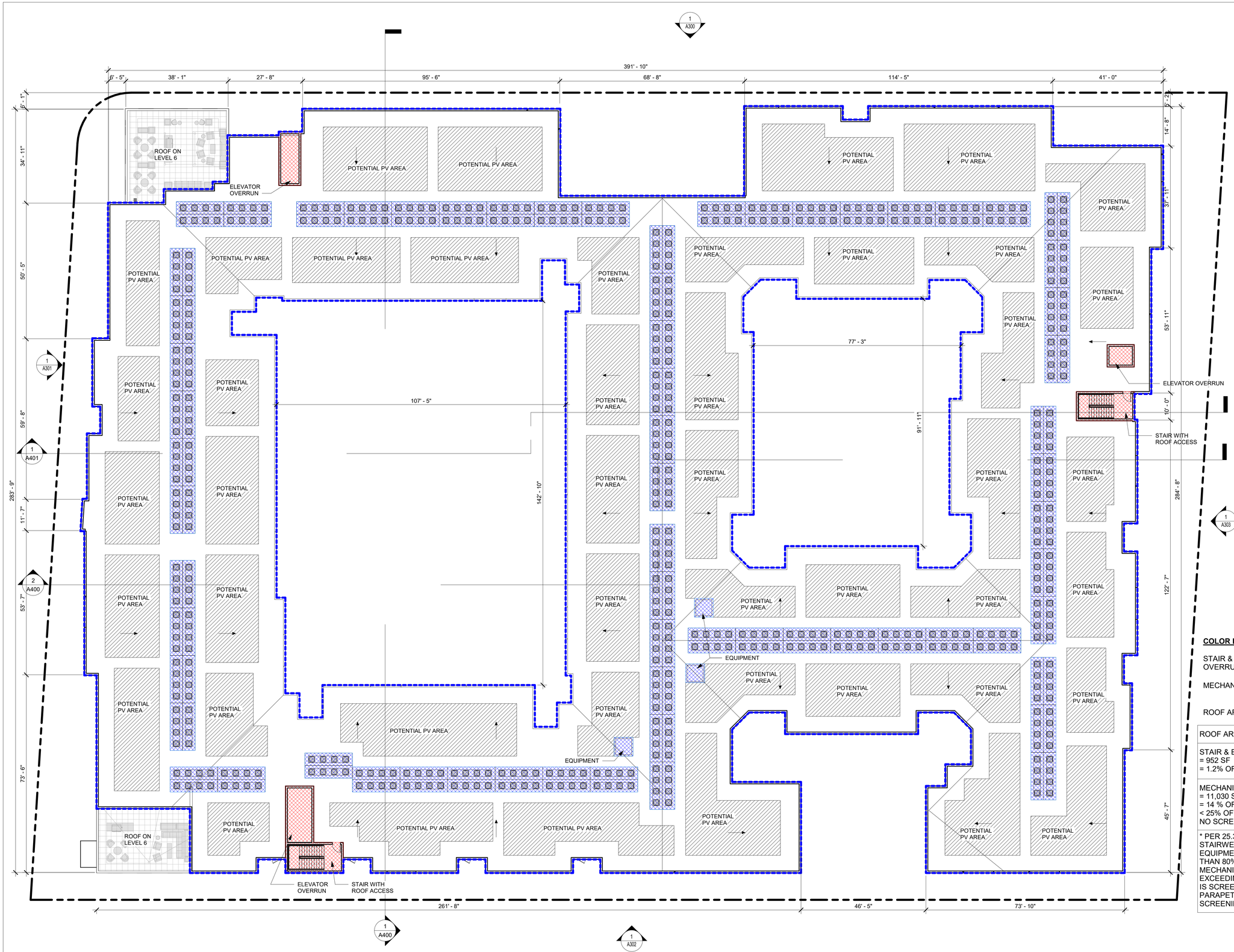
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
FLOOR PLAN - LEVEL 7

Job No. 25029
Date: 08/13/2026
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:
A207



COLOR LEGEND

STAIR & ELEVATOR OVERRUN	
MECHANICAL EQUIPMENT	
ROOF AREA	

ROOF AREA = 78,002 SF
STAIR & ELEVATOR OVERRUN AREA = 952 SF = 1.2% OF ROOF AREA*
MECHANICAL EQUIPMENT AREA = 11,030 SF = 14 % OF ROOF AREA < 25% OF ROOF AREA* NO SCREENING REQUIRED.
* PER 25.30.040.A.5., ELEVATORS, STAIRWELLS, AND MECHANICAL EQUIPMENT DO NOT COVER MORE THAN 80% OF THE ROOF AREA. MECHANICAL EQUIPMENT EXCEEDING 25% OF THE ROOF AREA IS SCREENED BY THE BUILDING PARAPET OR INTEGRATED DESIGN SCREENING.

ROOF PLAN | 1/16" = 1'-0" | 1

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ., INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
ROOF PLAN

Job No.	25029
Date:	08/13/2026
Scale:	As indicated
Drawn By:	Author

Sheet No:

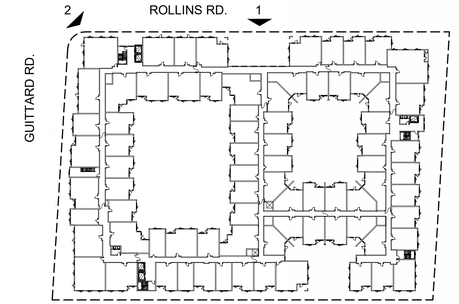
A208



NORTH CORNER VIEW FROM ROLLINS ROAD & GUITTARD ROAD | 2

MATERIAL LEGEND

A1	THIN BRICK - COLOR 1
A2	THIN BRICK - COLOR 2
B1	METAL SIDING
C1	CEMENT PLASTER - COLOR 1
C2	CEMENT PLASTER - COLOR 2
C3	CEMENT PLASTER - COLOR 3
C4	CEMENT PLASTER - COLOR 4
D1	FLEX SCREEN (GRAPHIC TBD)
D2	GARAGE GRILLE
D3	MECHANICAL LOUVER
E1	VINYL WINDOW
F1	ALUMINIUM STOREFRONT
G1	METAL RAILING
G2	GLASS RAILING
H1	METAL CANOPY





NORTHEAST ELEVATION | 1/16" = 1'-0" | 1

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
BUILDING ELEVATION

Job No. 25029
Date: 08/13/2026
Scale: As indicated
Drawn By: Author

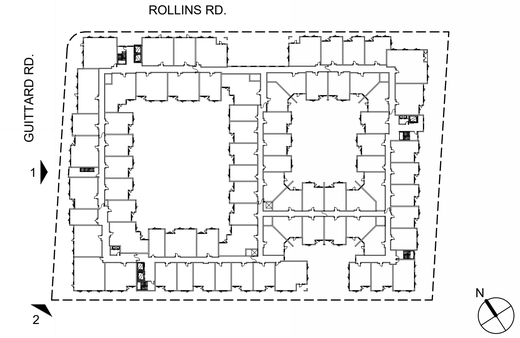
Sheet No:
A300



WEST CORNER VIEW FROM GUITTARD ROAD | 2

MATERIAL LEGEND

A1	THIN BRICK - COLOR 1
A2	THIN BRICK - COLOR 2
B1	METAL SIDING
C1	CEMENT PLASTER - COLOR 1
C2	CEMENT PLASTER - COLOR 2
C3	CEMENT PLASTER - COLOR 3
C4	CEMENT PLASTER - COLOR 4
D1	FLEX SCREEN (GRAPHIC TBD)
D2	GARAGE GRILLE
D3	MECHANICAL LOUVER
E1	VINYL WINDOW
F1	ALUMINIUM STOREFRONT
G1	METAL RAILING
G2	GLASS RAILING
H1	METAL CANOPY





NORTHWEST ELEVATION | 1/16" = 1'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
BUILDING ELEVATION

Job No.	25029
Date:	08/13/2026
Scale:	As indicated
Drawn By:	Author

Sheet No:

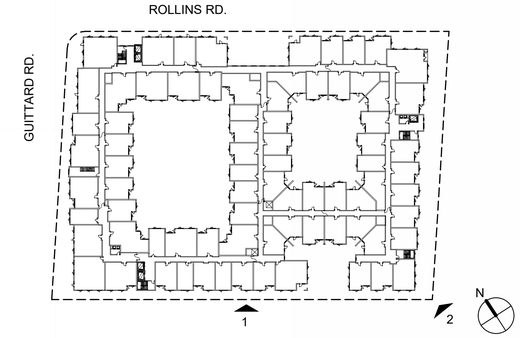
A301



SOUTH CORNER VIEW | 2

MATERIAL LEGEND

A1	THIN BRICK - COLOR 1
A2	THIN BRICK - COLOR 2
B1	METAL SIDING
C1	CEMENT PLASTER - COLOR 1
C2	CEMENT PLASTER - COLOR 2
C3	CEMENT PLASTER - COLOR 3
C4	CEMENT PLASTER - COLOR 4
D1	FLEX SCREEN (GRAPHIC TBD)
D2	GARAGE GRILLE
D3	MECHANICAL LOUVER
E1	VINYL WINDOW
F1	ALUMINIUM STOREFRONT
G1	METAL RAILING
G2	GLASS RAILING
H1	METAL CANOPY





SOUTHWEST ELEVATION | 1/16" = 1'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
BUILDING ELEVATION

Job No.	25029
Date:	08/13/2026
Scale:	As indicated
Drawn By:	Author

Sheet No:

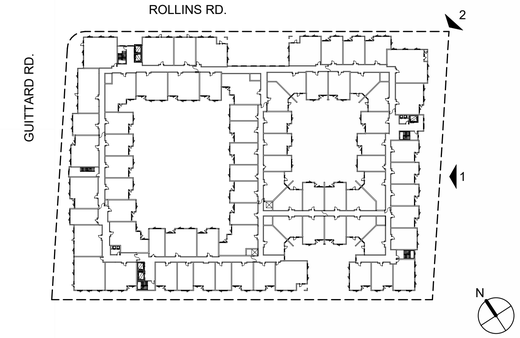
A302

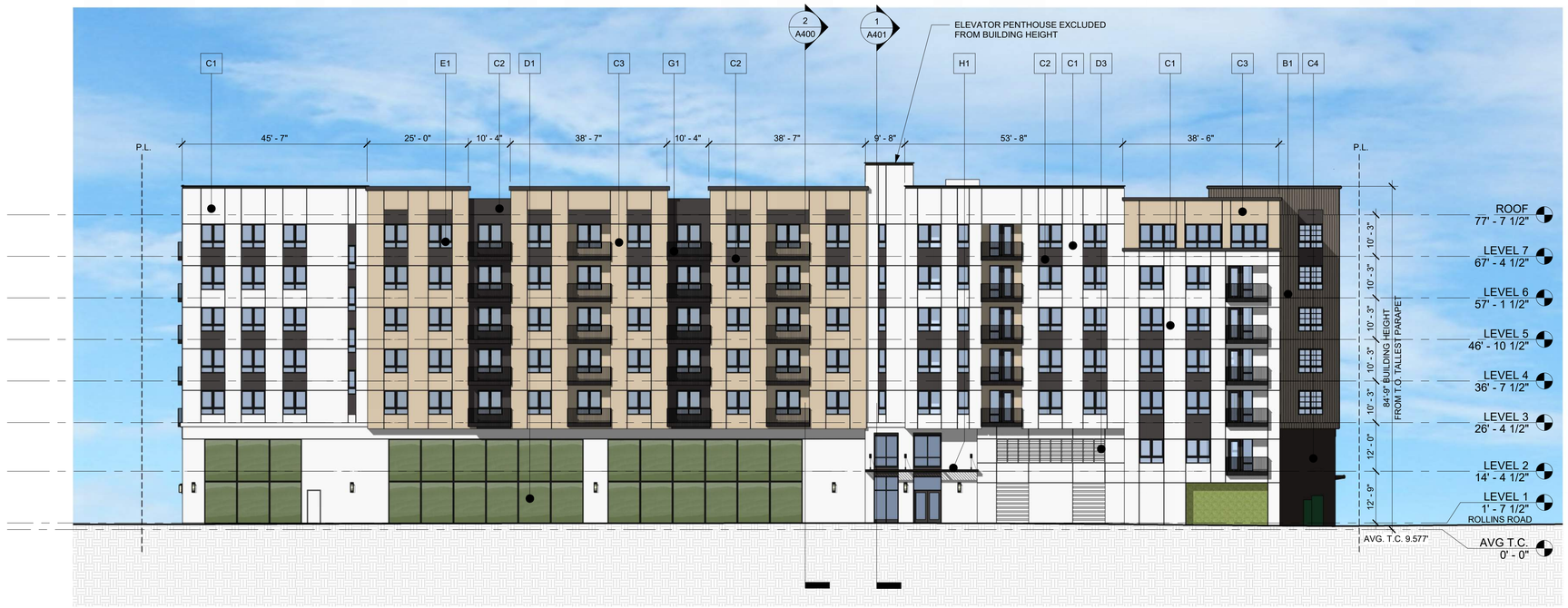


EAST CORNER VIEW FROM ROLLINS ROAD | 2

MATERIAL LEGEND

A1	THIN BRICK - COLOR 1
A2	THIN BRICK - COLOR 2
B1	METAL SIDING
C1	CEMENT PLASTER - COLOR 1
C2	CEMENT PLASTER - COLOR 2
C3	CEMENT PLASTER - COLOR 3
C4	CEMENT PLASTER - COLOR 4
D1	FLEX SCREEN (GRAPHIC TBD)
D2	GARAGE GRILLE
D3	MECHANICAL LOUVER
E1	VINYL WINDOW
F1	ALUMINIUM STOREFRONT
G1	METAL RAILING
G2	GLASS RAILING
H1	METAL CANOPY





SOUTHEAST ELEVATION | 1/16" = 1'-0" | 1

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

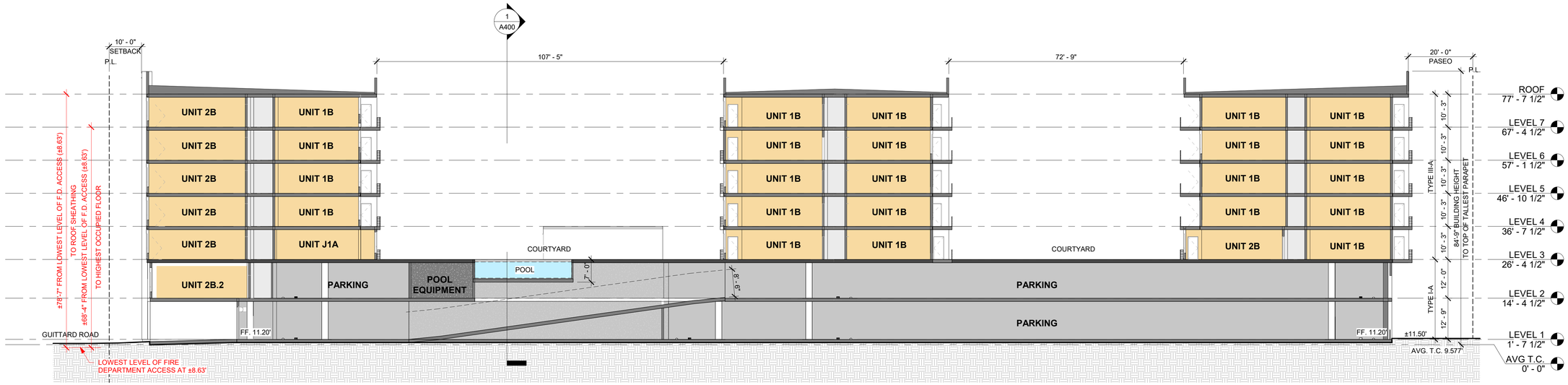
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
BUILDING ELEVATION

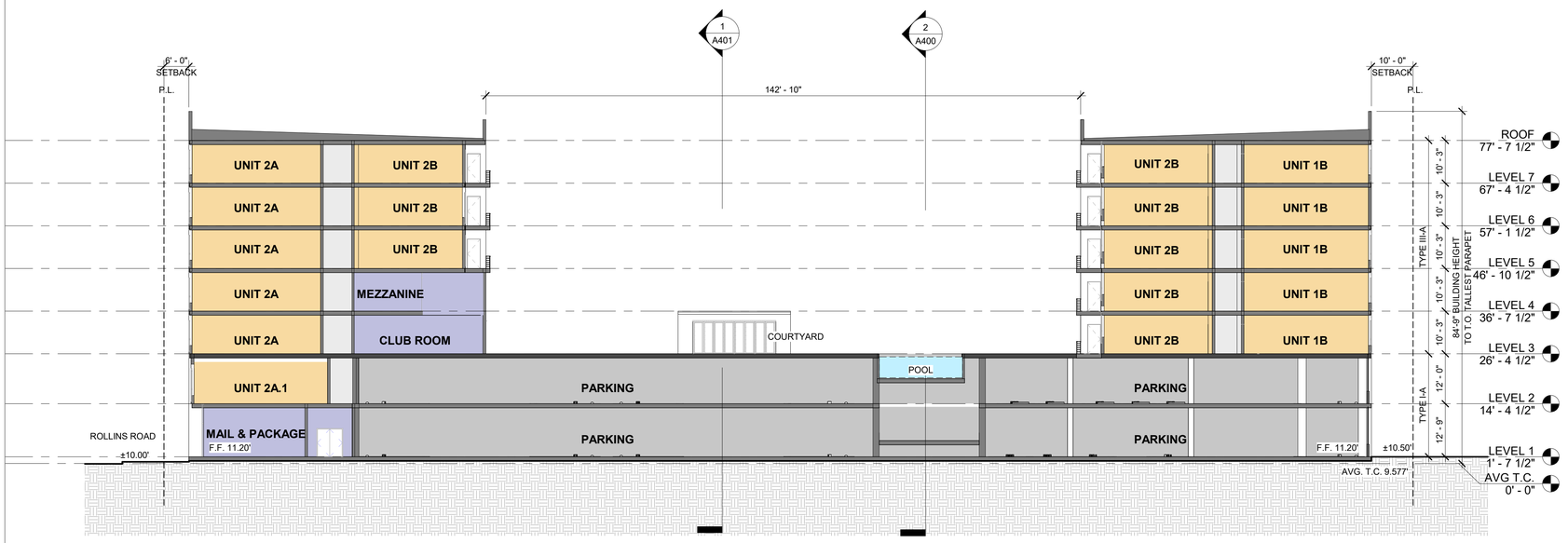
Job No.	25029
Date:	08/13/2026
Scale:	As indicated
Drawn By:	Author

Sheet No:

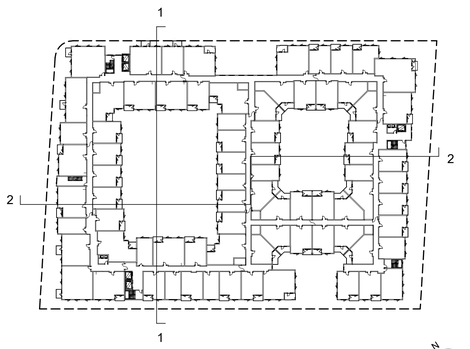
A303



BUILDING SECTION | 1/16" = 1'-0" | 2



BUILDING SECTION | 1/16" = 1'-0" | 1



STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ., INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

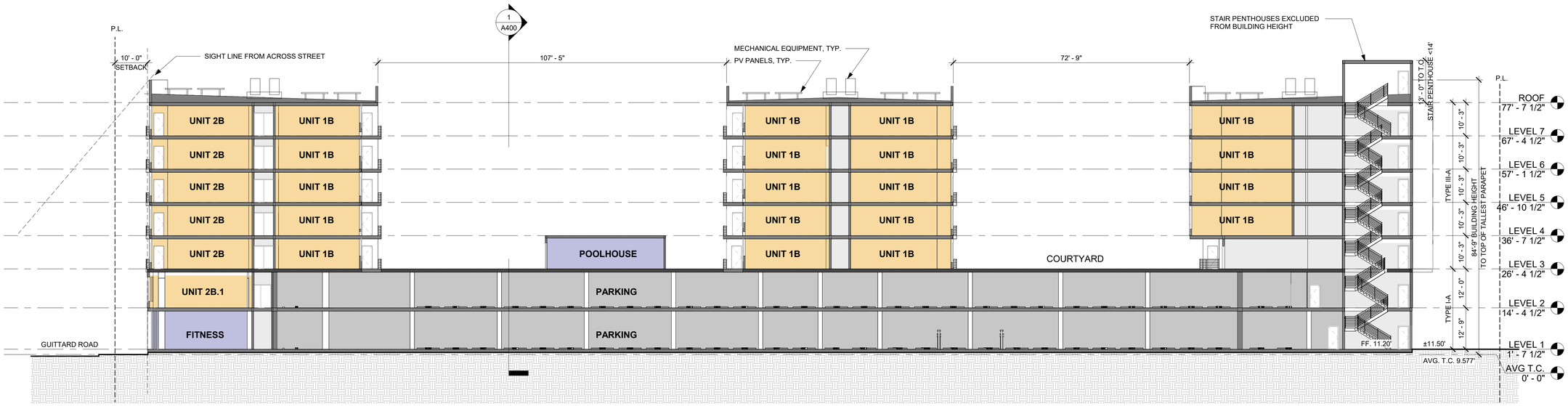
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

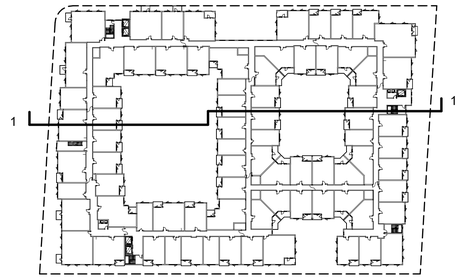
Sheet Title:
BUILDING SECTIONS

Job No. 25029
Date: 08/13/2026
Scale: As indicated
Drawn By: Author

Sheet No:
A400



BUILDING SECTION | 1/16" = 1'-0" | 1



STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

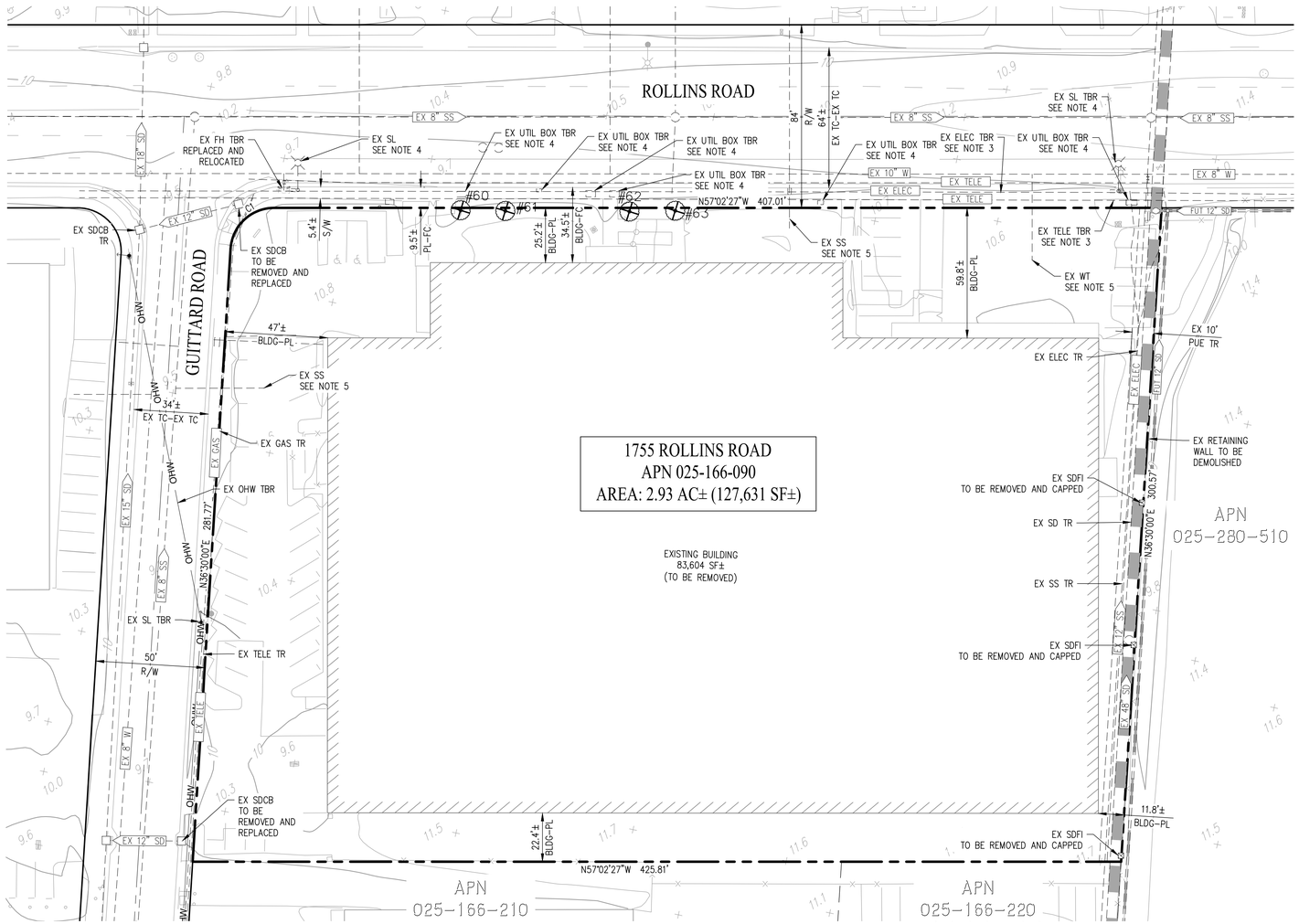
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

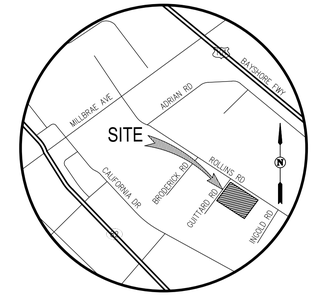
Sheet Title:
BUILDING SECTIONS

Job No. 25029
Date: 08/13/2026
Scale: As indicated
Drawn By: Author

Sheet No:
A401



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	86°27'33"	30.18'



VICINITY MAP

NOT TO SCALE

LEGEND

- EXISTING BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EX 12" SD — EXISTING STORM DRAIN MAIN
- EX SD — EXISTING STORM DRAIN MAIN
- EX 8" W — EXISTING WATER MAIN
- EX 8" SS — EXISTING SANITARY SEWER MAIN
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING UNDERGROUND ELECTRIC
- EX TELE — EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN FIELD INLET
- EXISTING FIRE HYDRANT
- EXISTING BACK FLOW
- EXISTING PRESSURE INDICATOR VALVE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING UTILITY BOX/VAULT
- EXISTING STREET LIGHT
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING STREET SIGN
- OHW — EXISTING OVERHEAD WIRE

BLDG	BUILDING
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
DWY	DRIVEWAY
ELEC	ELECTRIC
FI	FIELD DRAINAGE INLET
ELEC	ELECTRICAL
EX	EXISTING
FH	FIRE HYDRANT
MH	MANHOLE
ML	MONUMENT LINE
PL	PROPERTY LINE
PP	POWER POLE
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
TBR	TO BE REMOVED
TELE	TELEPHONE/COMMUNICATION
TBR	TO BE REMOVED
TBQ	TO BE QUITCLAIMED
TR	TO REMAIN
TRANS	TRANSFORMER
UTIL	UTILITY
VLT	VAULT
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

CONTACTS

1. OWNER/DEVELOPER: SUMMERHILL APARTMENT COMMUNITIES
ELAINE BREEZE
777 S. CALIFORNIA AVE
PALO ALTO, CA 94304
(650) 842-2404

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
RYAN HANSEN
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
RCE #80557

3. ARCHITECT STUDIO T-SQ, INC.
CHEK-FONG TANG
1970 BROADWAY, SUITE 408
OAKLAND, CA 94612
(510) 451-2850

GENERAL NOTES

1. AERIAL TOPOGRAPHY: BY GEOMAPS DATED MARCH 9, 2026
2. CONTOUR INTERVAL: 1 FOOT
3. ASSESSORS PARCEL NO: 025-166-090
4. SITE ADDRESS: 1755 ROLLINS ROAD
5. EXISTING ZONING: RRMU – ROLLINS ROAD MIXED USE
6. PROPOSED ZONING: RRMU – ROLLINS ROAD MIXED USE
7. EXISTING LAND USE: OFFICE/WAREHOUSE
8. PROPOSED LAND USE: MIXED USE – MULTIFAMILY RESIDENTIAL & COMMERICAL/RETAIL
9. SITE AREA: 2.93 AC± (127,631 SF±)
10. DWELLING UNITS: 395 UNITS
11. DENSITY: 134.8 DU/AC
12. EXISTING STRUCTURES: EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
13. STREET LIGHTS: STREET LIGHTS ON PRIVATE PROPERTY WILL BE PRIVATELY MAINTAINED.
14. UTILITY PROVIDERS:
    - WATER: CITY OF BURLINGAME
    - SANITARY SEWER: CITY OF BURLINGAME
    - GAS & ELECTRIC: PG&E
    - TELEPHONE: AT&T
    - CABLE TV: TBD
    - SOLIDWASTE/TRASH: RECOLOGY SAN MATEO COUNTY
15. TRASH: TRASH COLLECTION AREA TO BE PRIVATELY MAINTAINED ON-SITE. STAGING AREA TO BE PLACED ALONG ROLLINS ROAD.
16. WELLS ONSITE: NONE
17. FLOOD ZONE:
    - ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION = 10 FEET
    - ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
18. BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG ROLLINS ROAD, THE BEARING BEING N57°02'27"W AS SHOWN ON 39 M 49.
19. BENCHMARK: CITY OF BURLINGAME BENCHMARK CONTROL POINT 1009 (53 RS 89): BEING A 2" BRONZE ALLOY DISC WITH PUNCH LS 7616 IN THE TOP OF CURB ON THE NORTHERLY SIDE OF ROLLINS ROAD, DIRECTLY ABOVE BAY INLET CHANNEL BOX CULVERT BETWEEN 1492 AND 1510 ROLLINS ROAD, BURLINGAME, CALIFORNIA. ELEVATION=10.74'(NAVD88).
20. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP.
21. GRADING: ALL GRADING AS SHOWN IS SUBJECT TO FINAL DESIGN. GRADING WILL NOT BE PHASED.
22. TREES: ALL ONSITE TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
23. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS.
24. PHASING: PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES.

NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
3. REMOVAL AND REROUTING OF EXISTING ELECTRICAL LINES TO BE COORDINATED WITH JOINT TRENCH.
4. REMOVAL AND OR RELOCATION OF EXISTING STREET LIGHTS AND UTILITY BOXES TO BE COORDINATED WITH JOINT TRENCH.
5. EXISTING WATER LATERALS TO BE CUT & CAPPED AT THE PROPERTY LINE.
6. EXISTING SANITARY SEWER LATERALS TO BE CUT & CAPPED AT THE PROPERTY LINE.
7. ALL ONSITE TREES ARE TO BE REMOVED. SEE ARBORIST REPORT DATED MARCH 2026 AND PREPARED BY HORT SCIENCE BARTLETT CONSULTING.
8. THIS PROJECT WILL 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.

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SUMMERHILL APARTMENT COMMUNITIES

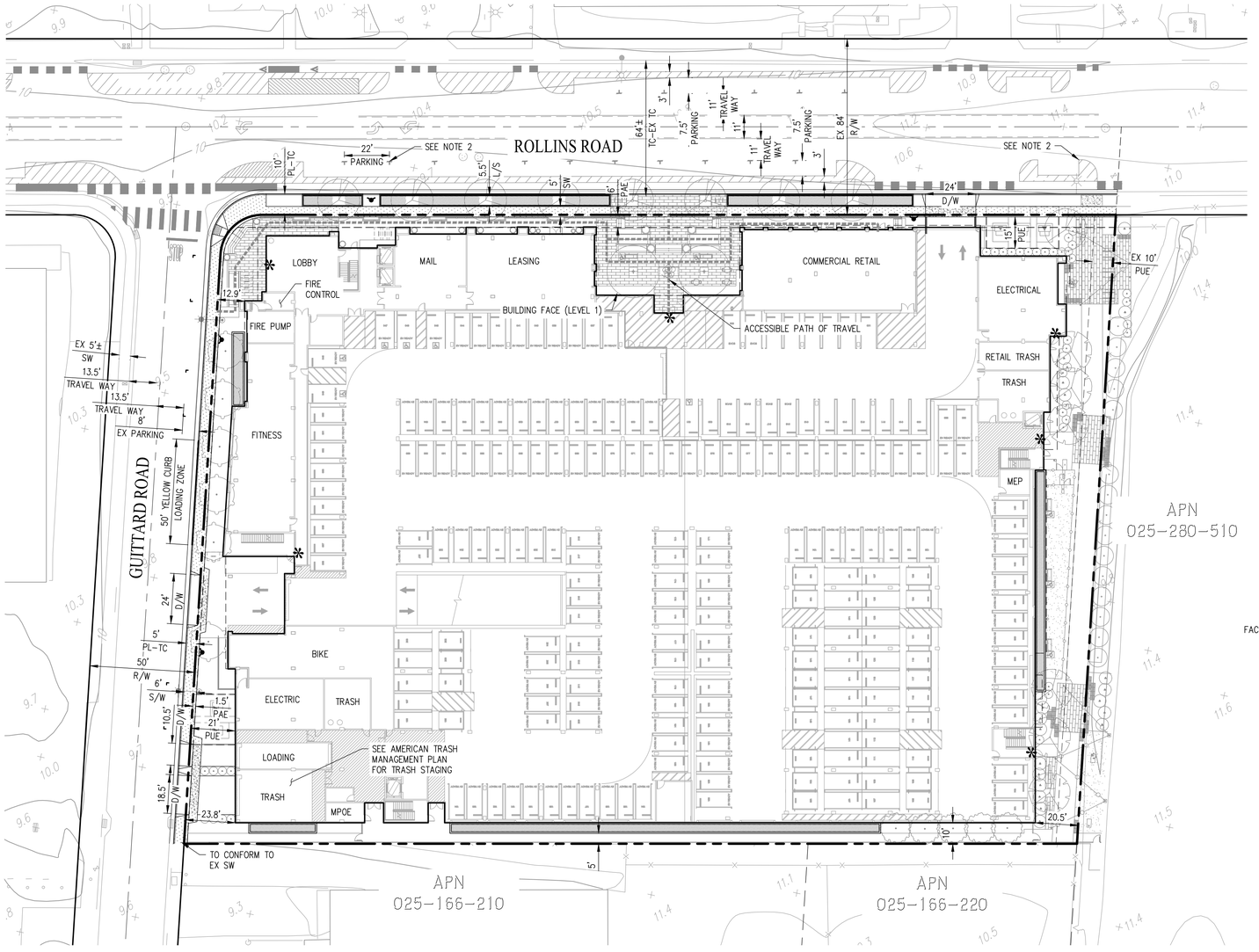
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
EXISTING BOUNDARY AND DEMOLITION PLAN

Job No. 4181-000
Date: 08/13/2026
Scale:
Drawn By: ASL

Sheet No:
C1.0

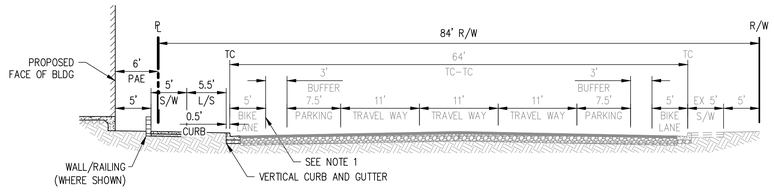


LEGEND

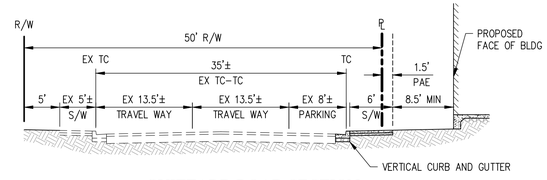
- EXISTING BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- ACCESSIBLE ACCESS
- ACCESSIBLE PATH OF TRAVEL
- PROPOSED TRANSFORMER
- PROPOSED TREE
- FIRE HYDRANT

ABBREVIATIONS

BC	BACK OF CURB
BLDG	BUILDING
DWY	DRIVEWAY
EX	EXISTING
L/S	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB



ROLLINS ROAD SECTION
NOT TO SCALE



GUITTARD ROAD SECTION
NOTE TO SCALE

NOTES:
1. ROLLINS ROAD STRIPING AND ASSOCIATED FUTURE CITY IMPROVEMENTS ARE TO BE COMPLETED BY OTHERS. SHOWN FOR REFERENCE ONLY.
2. RE-DO OF CITY IMPROVEMENTS MAY BE REQUIRED.

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SUMMERHILL APARTMENT COMMUNITIES

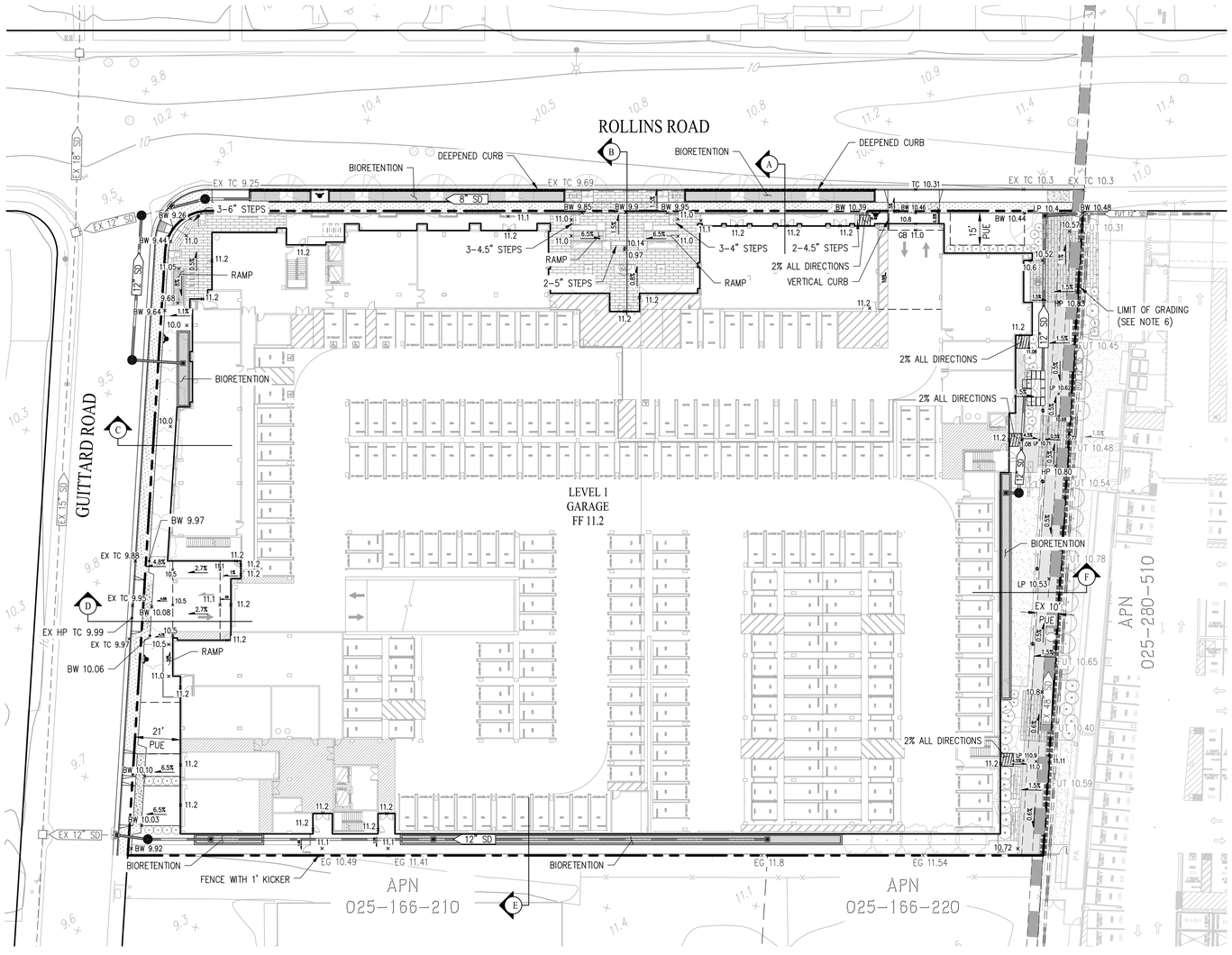
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
PRELIMINARY SITE PLAN

Job No. 4181-000
Date: 08/13/2026
Scale:
Drawn By: ASL

Sheet No:
C2.0



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING STORM DRAIN (EX 12" SD / EX SD)
- PROPOSED STORM DRAIN (12" SD)
- PROPOSED MANHOLE
- PROPOSED FIELD INLET
- PROPOSED AREA DRAIN
- PROPOSED AT GRADE BIO RETENTION
- PROPOSED RAISED FLOW THROUGH BIO RETENTION PLANTER
- PROPOSED UNDERGROUND TREATMENT SYSTEM
- ACCESSIBLE ACCESS
- DEEPENED CURB AND OR SIDEWALK
- LIMIT OF GRADING

ABBREVIATIONS

BLDG	BUILDING
BW	BACK OF WALK
DWY	DRIVEWAY
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FUT	FUTURE
PV	PAVEMENT
TC	TOP OF CURB

ESTIMATED EARTHWORK

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
BUILDING	0	5,000	5,000 (F)

EARTHWORK ASSUMPTIONS:

1. ROUGH GRADING REFLECTS STREET SUBGRADE COMPARED TO EXISTING SUBGRADE. PROPOSED STREET SECTION ASSUMED TO BE 12". OFF HAUL QUANTITY OF EXISTING PAVEMENT AND BUILDING FOUNDATION NOT INCLUDED.
2. ASSUMED FOUNDATION THICKNESS OF 12".
3. ROUGH GRADING EARTHWORK QUANTITIES ARE SUBJECT TO FINAL DESIGN.
4. THE SD SYSTEM UPSTREAM FROM THE BACK OF THE PUBLIC INLETS SHALL BE PRIVATELY MAINTAINED.
5. FINISH FLOOR ELEVATIONS ARE BASED ON THE SPECIAL FLOOD HAZARD ZONE AE (EL 10). 3
6. LIMITS OF GRADING/IMPROVEMENTS ON THE EAST SIDE OF THE PROPERTY IS ASSUMED TO BE ALONG THE PROPERTY LINE. GRADING AND IMPROVEMENTS WITH THE ADJACENT 30 INGOLD PROJECT TO BE COORDINATED.

30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

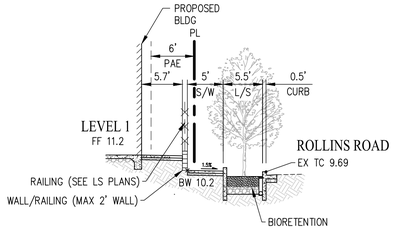
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
PRELIMINARY GRADING AND DRAINAGE PLAN

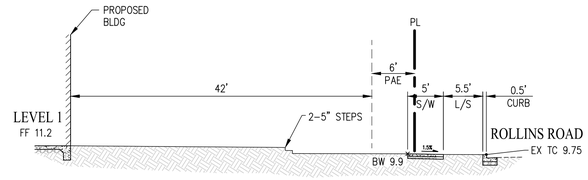
Job No. 4181-000
Date: 08/13/2026
Scale:
Drawn By: ASL

Sheet No:

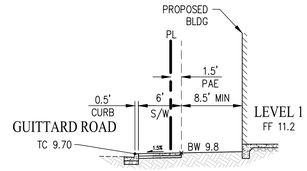
C3.0



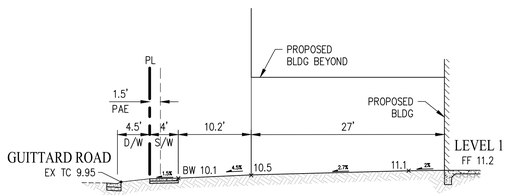
SECTION A
NOT TO SCALE



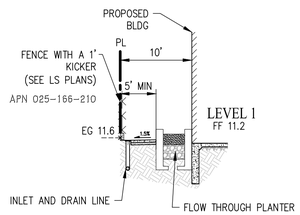
SECTION B
NOT TO SCALE



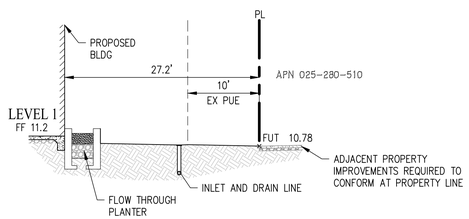
SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



SECTION F
NOT TO SCALE

10' 0' 5' 10' 20' 40'
GRAPHIC SCALE

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SUMMERHILL APARTMENT COMMUNITIES

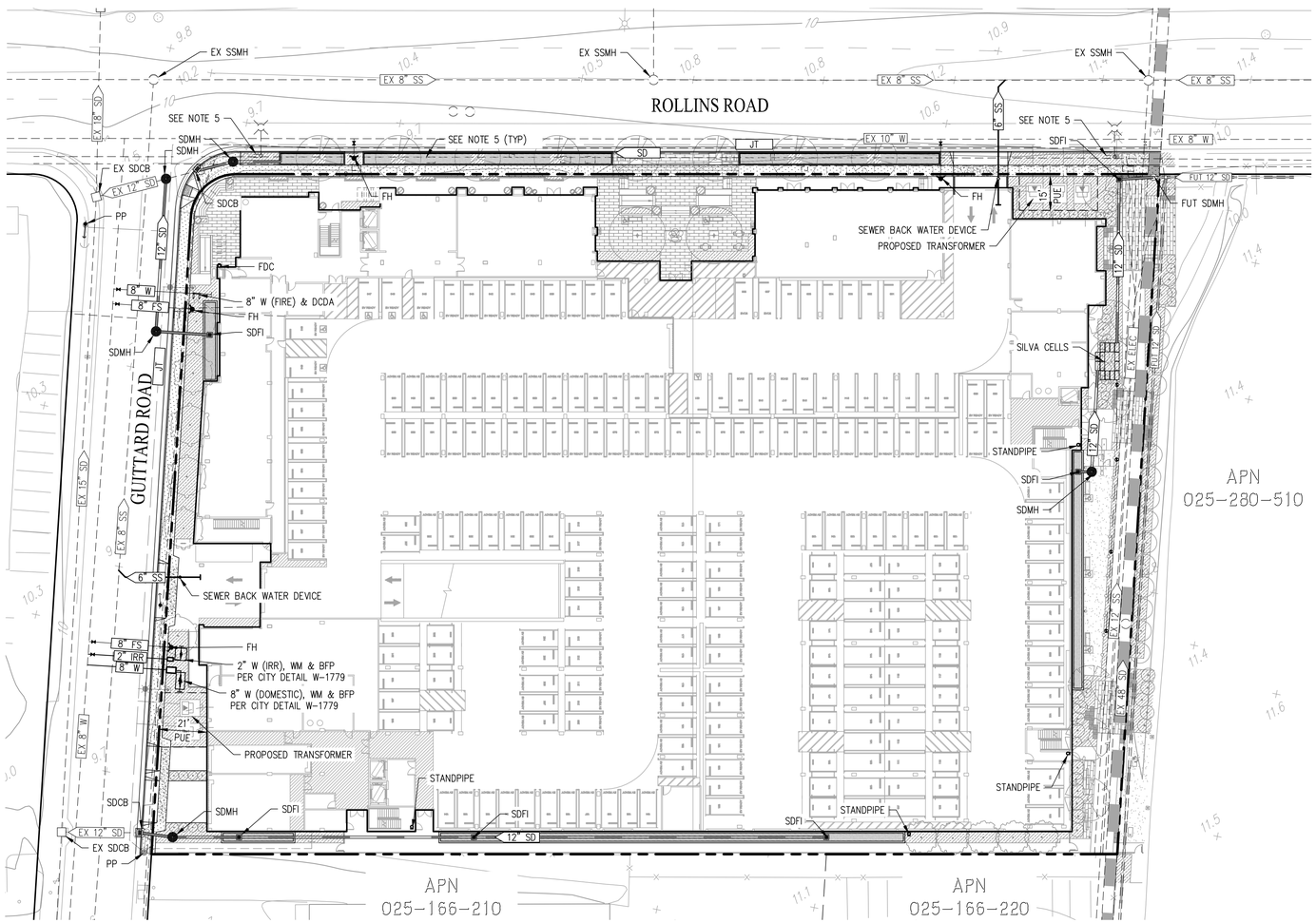
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

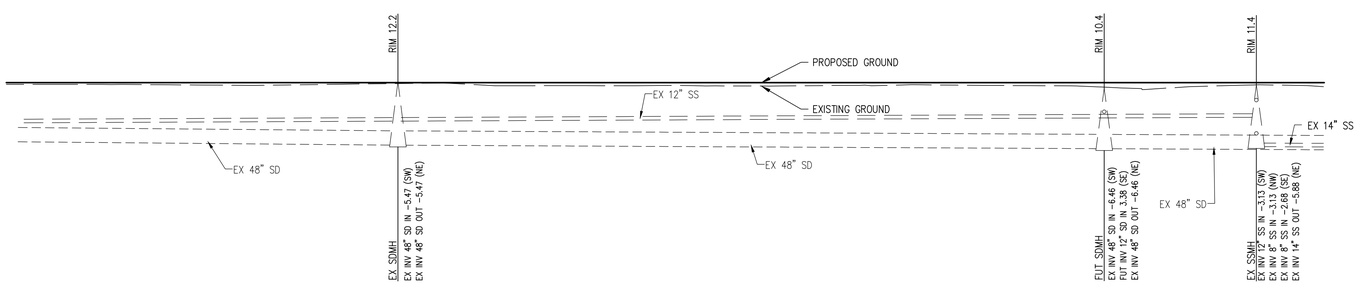
SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
PRELIMINARY GRADING SECTIONS

Job No. 4181-000
Date: 08/13/2026
Scale:
Drawn By: ASL

Sheet No:
C4.0





EXITSING STORMDRAIN AND SEWER (ALONG EAST PROPERTY LINE)

NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EX SD — EXISTING STORM DRAIN
- EX SD — EXISTING STORM DRAIN
- EX SS — EXISTING SANITARY SEWER MAIN
- EX W — EXISTING WATER MAIN
- EX ELEC — EXISTING ELECTRIC LINE
- EX GAS — EXISTING GAS LINE
- EX TELE — EXISTING TELEPHONE LINE
- OHW — EXISTING OVERHEAD WIRE
- 12" SD — PROPOSED STORM DRAIN
- 8" SS — PROPOSED SANITARY SEWER MAIN
- 8" W — PROPOSED WATER MAIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM FIELD INLET
- PROPOSED STORM FIELD INLET
- PROPOSED FLOW-THROUGH PLANTER
- PROPOSED AT GRADE BIO RETENTION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
- PROPOSED BACKFLOW PREVENTOR
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- PROPOSED POWER POLE & GUY WIRE
- PROPOSED GUY WIRE
- EXISTING UTILITY BOX
- PROPOSED TRANSFORMER (SEE NOTE 6)

ABBREVIATIONS

BFP	BACKFLOW PREVENTOR
BW	BACK OF WALK
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
EX	EXISTING
FH	FIRE HYDRANT
FF	FINISH FLOOR
FNC	FENCE
FS	FIRE SERVICE
FUT	FUTURE
IRR	IRRIGATION
MH	MANHOLE
PAE	PUBLIC ACCESS EASEMENT
℄	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
S/W	SIDEWALK
TC	TOP OF CURB
WM	WATER METER

NOTE:

1. UTILITY LAYOUT, AND POINT OF CONNECTIONS AS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.ALL UTILITY POINT OF CONNECTIONS AND SIZES ARE SUBJECT TO MEP COORDINATION.
2. NOT ALL EXISTING UTILITIES HAVE BEEN SURVEYED AND SOME INFORMATION IS BASED ON AVAILABLE BASE MAPS AND GOOGLE STREET VIEW. SUBJECT TO FIELD VERIFICATION.
3. METER PLACEMENT IS SUBJECT TO MEP COORDINATION.
4. EXISTING STORMDRAIN STRUCTURES AND POINT OF CONNECTION TO BE CONFIRMED TO DETERMINE ROUTING OF STORM DRAIN.
5. REMOVAL AND RELOCATION OF EXISTING STREET LIGHTS, UTILITY BOXES, POWER POLES, AND OVERHANG WIRES TO BE COORDINATED WITH JOINT TRENCH.
6. TRANSFORMER LOCATIONS TO BE COORDINATED WITH JOINT TRENCH.
7. FIRE HYDRANT QUANTITY SUBJECT TO FINAL DEMAND CALCULATIONS.

30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SUMMERHILL APARTMENT COMMUNITIES

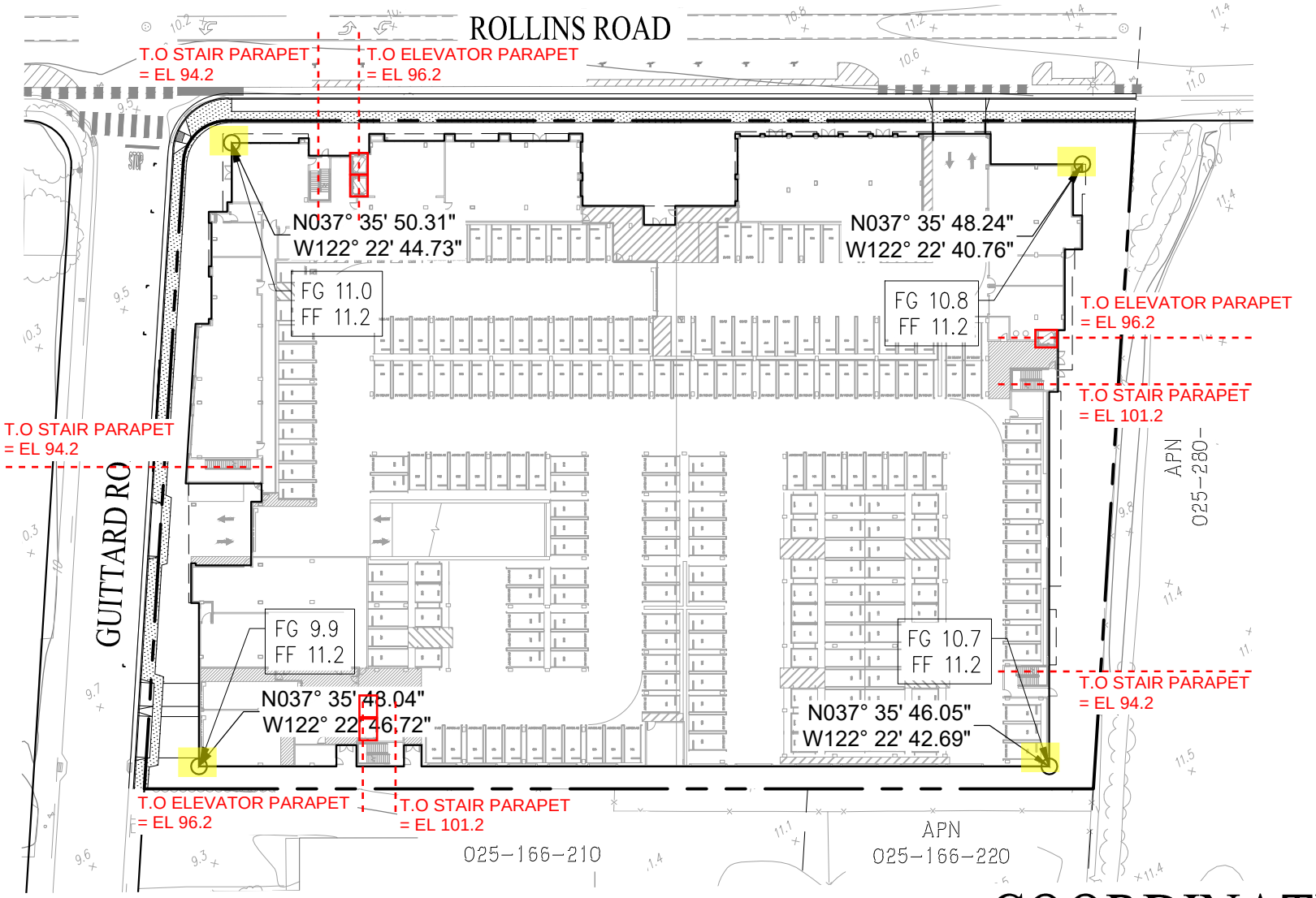
1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
PRELIMINARY UTILITY PLAN

Job No. 4181-000
Date: 08/13/2026
Scale:
Drawn By: ASL

Sheet No:
C5.0



LEGEND

———	PROPERTY LINE
———	RIGHT OF WAY LINE
FF	FINISH FLOOR
FG	FINISH GRADE

COORDINATES

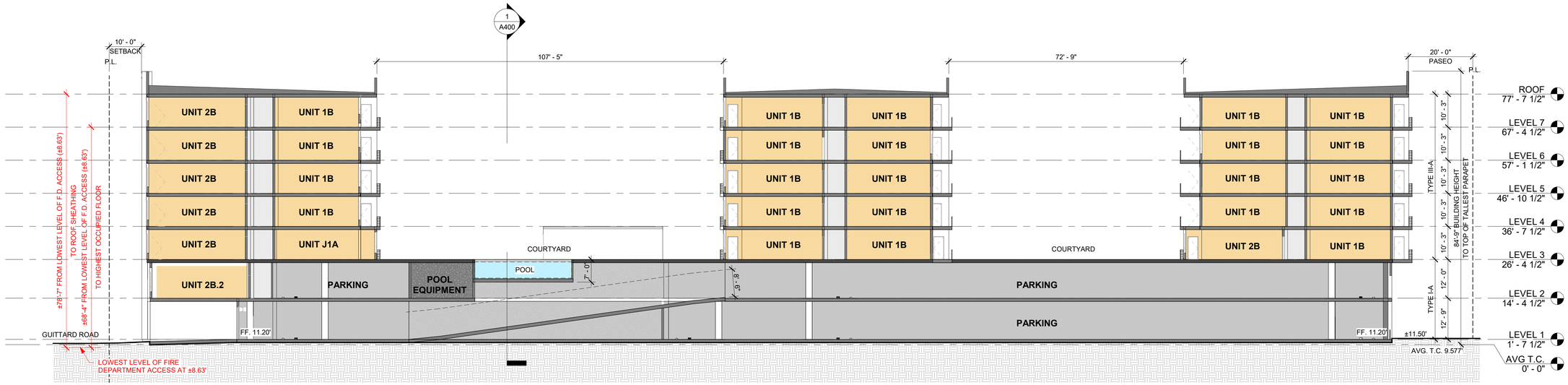
1755 ROLLINS ROAD

CITY OF BURLINGAME SAN MATEO COUNTY CALIFORNIA

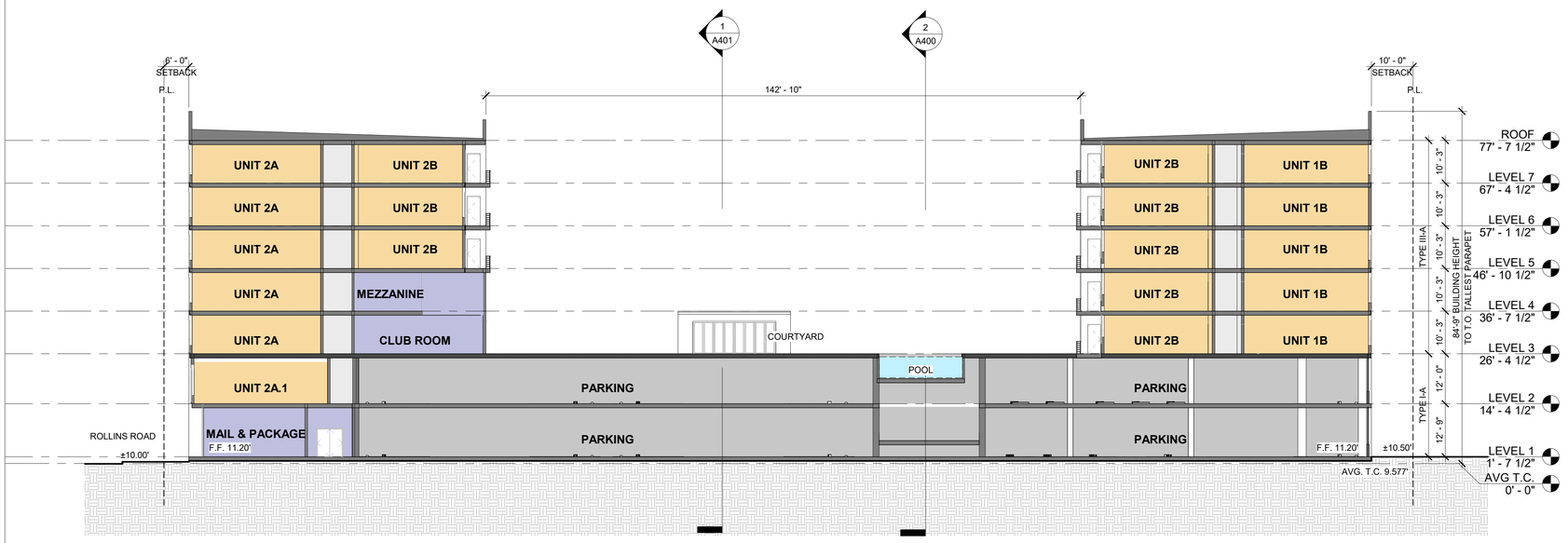
DATE: AUGUST 19, 2026 SCALE: 1" = 70'

cbg
SAN RAMON (925) 866-0322
ROSEVILLE (916)788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

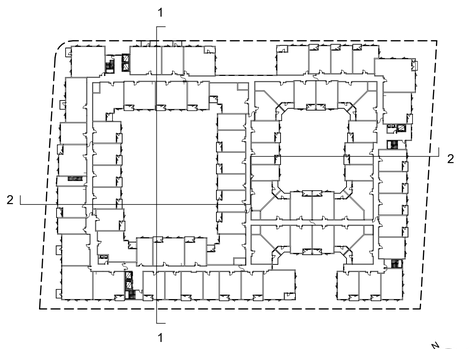
H:\4181-000\ACAD\EXHIBITS\XB-021_COORDINATES.DWG



BUILDING SECTION | 1/16" = 1'-0" | 2



BUILDING SECTION | 1/16" = 1'-0" | 1



STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ., INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED, COPYRIGHT 2016.

SUMMERHILL APARTMENT COMMUNITIES

1755 ROLLINS ROAD MIXED-USE
BURLINGAME, CALIFORNIA

SUMMERHILL APARTMENT COMMUNITIES

Sheet Title:
BUILDING SECTIONS

Job No. 25029
Date: 08/13/2026
Scale: As indicated
Drawn By: Author

Sheet No:
A400

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Attachment 2e

Aeronautical Study No.
2026-AWP-7934-OE

Issued Date: 08/13/2026

SUMMERHILL APARTMENT COMMUNITIES
MICHELLE MARKIEWICZ
777 California Ave
Palo Alto, CA 94304-1102

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Multi-unit Housing 1755 Rollins Road
County, State: San Mateo, California

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
Finished Grade: pt-1	37-35-50.31N	122-22-44.72W	11 Ft	85 Ft	96 Ft
Finished Grade: pt-2	37-35-48.33N	122-22-40.93W	11 Ft	85 Ft	96 Ft
Finished Grade: pt-3	37-35-46.05N	122-22-42.69W	11 Ft	85 Ft	96 Ft
Finished Grade: pt-4	37-35-48.04N	122-22-46.72W	10 Ft	85 Ft	95 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/13/2028 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

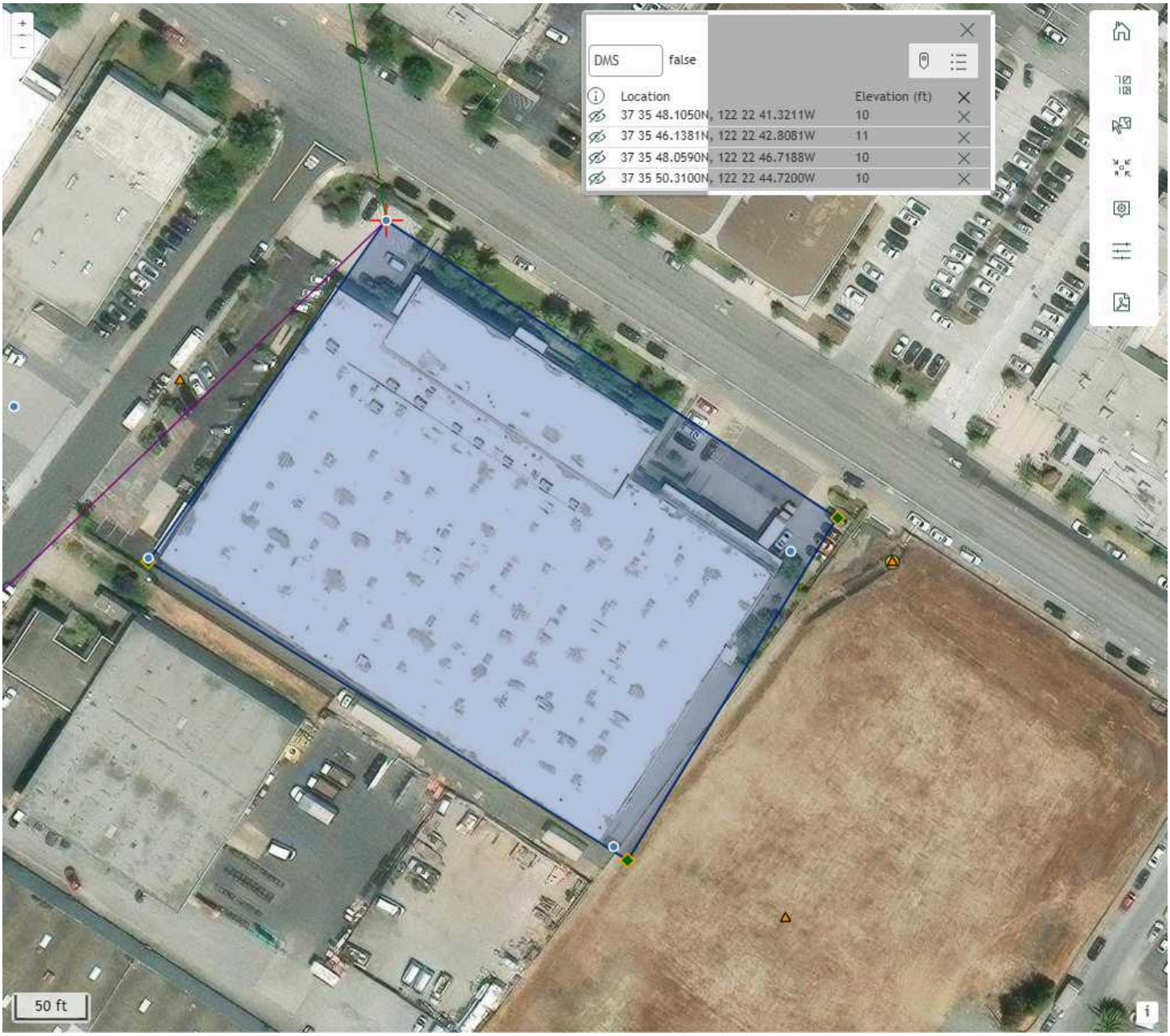
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at 1-817-222-5935, or kenneth.patterson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-AWP-7934-OE.

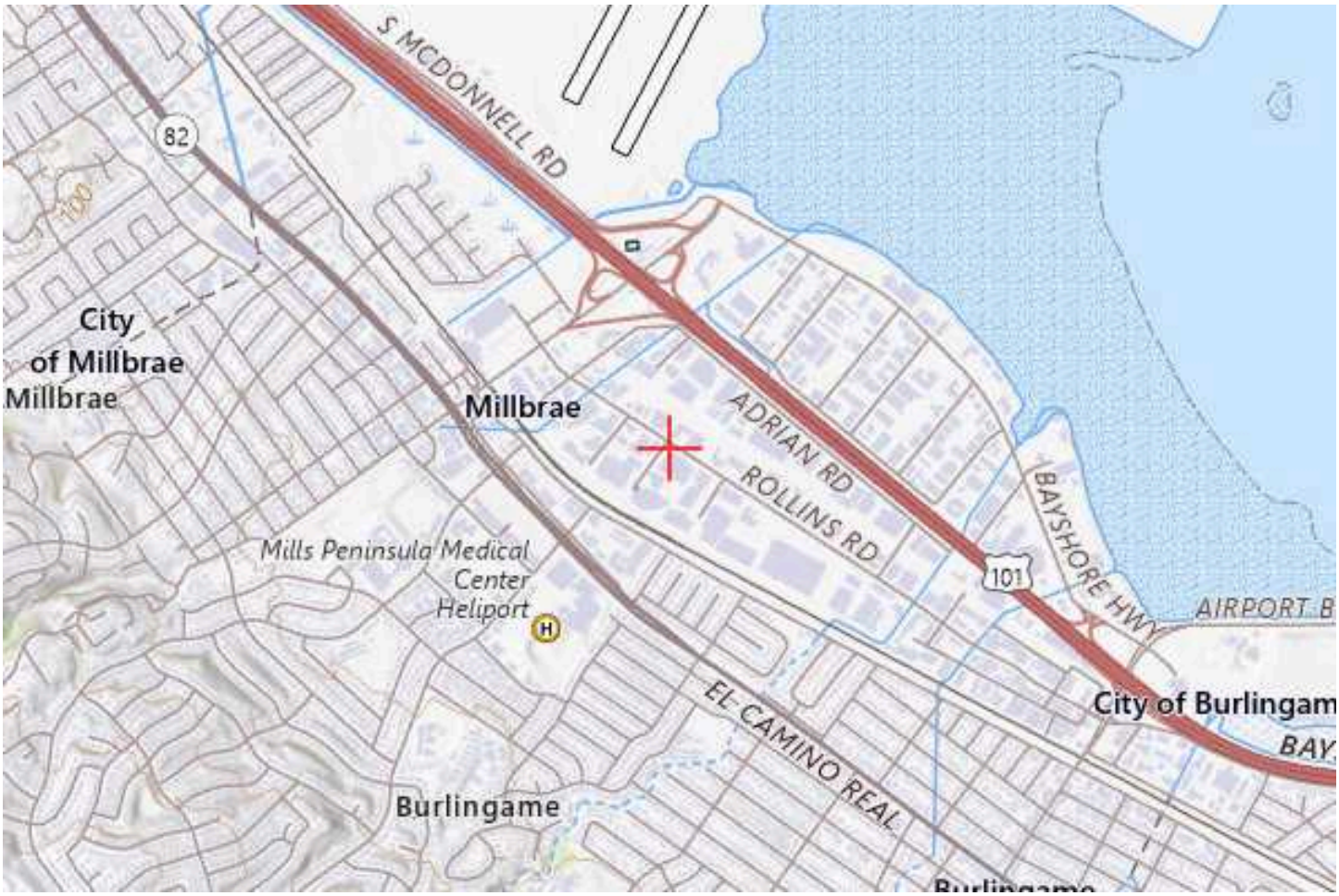
Signature Control No: 702123374-718728276 (DNE)
Ken Patterson
Specialist

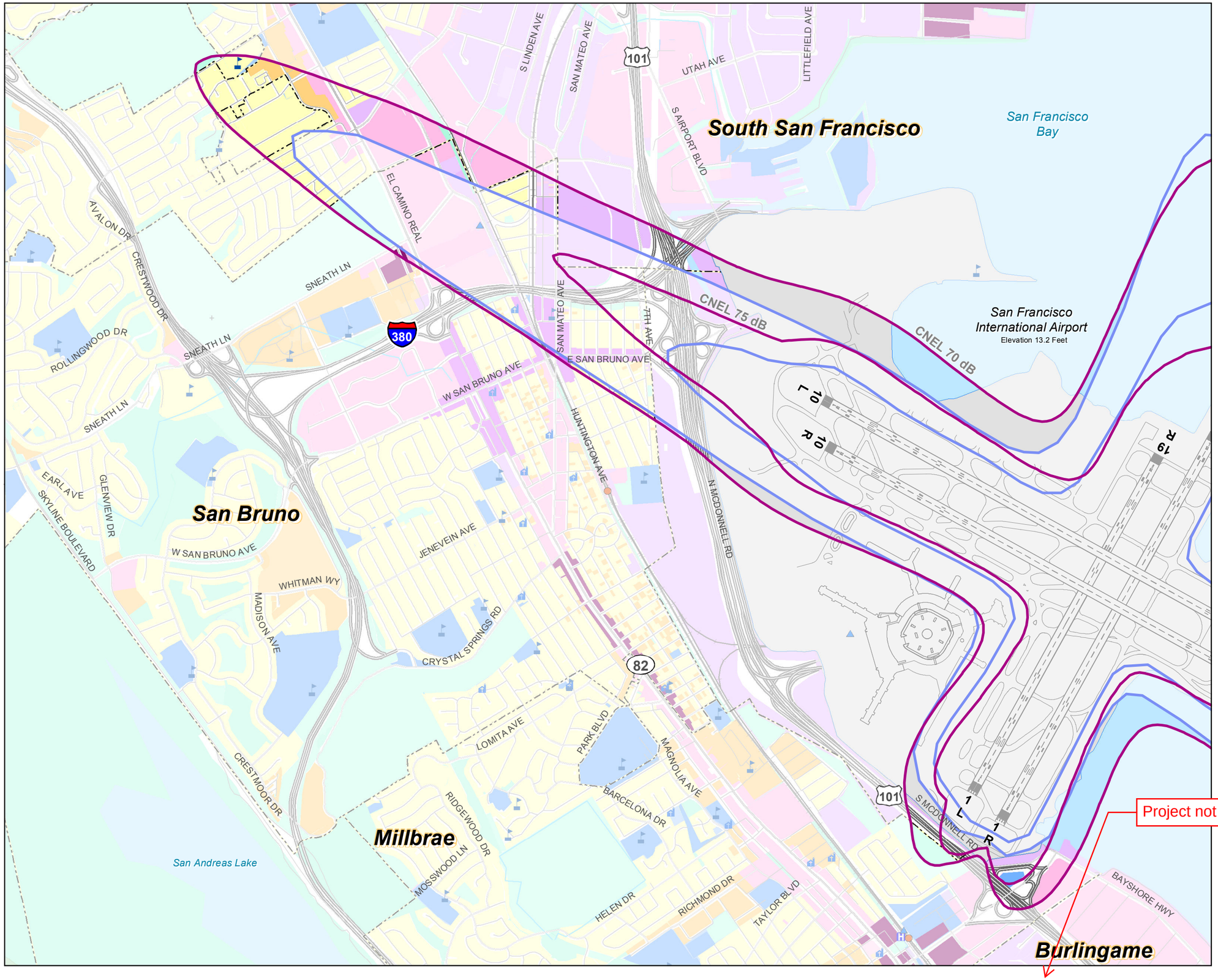
Attachment(s)
Map(s)

Verified Map for ASN 2026-AWP-7934-OE



TOPO Map for ASN 2026-AWP-7934-OE





LEGEND

- Updated Noise Compatibility Zone Boundary Forecast 2020
- 1996 CLUP Noise Compatibility Zone Boundary Forecast 2006 NEM
- Airport Property
- BART Station
- CALTRAIN Station
- School
- Place of Worship
- Hospital
- Municipal Boundary
- Railroad
- Freeway
- Road

Planned Land Use Per General Plans:

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space
- Planned use not mapped

Sources:

2020 Noise Contours:
- Draft Environmental Assessment, Proposed Runway Safety Area Program, San Francisco International Airport. URS Corporation and BridgeNet International, June 2011

2006 Noise Contours:
- San Francisco International Airport, Noise Exposure Map Update, September 17, 2001

County Base Maps:
- San Mateo County Planning & Building Department, 2007

Local Plans:
- Burlingame Bayfront Specific Area Plan, August 2006
- Burlingame Downtown Specific Plan, January 2009
- Burlingame General Map, September 1984
- North Burlingame/ Rollins Road Specific Plan, February 2007
- Colma Municipal Code Zoning Maps, December 2003
- Daly City General Plan Land Use Map, 1987
- Hillsborough General Plan, March 2005
- Millbrae Land Use Plan, November 1998
- Pacifica General Plan, August 1996
- San Bruno General Plan, December 2008
- San Mateo City Land Use Plan, March 2007
- San Mateo County Zoning Map, 1992
- South San Francisco General Plan, 1998

NORTH

0 0.075 0.15 0.3 Miles

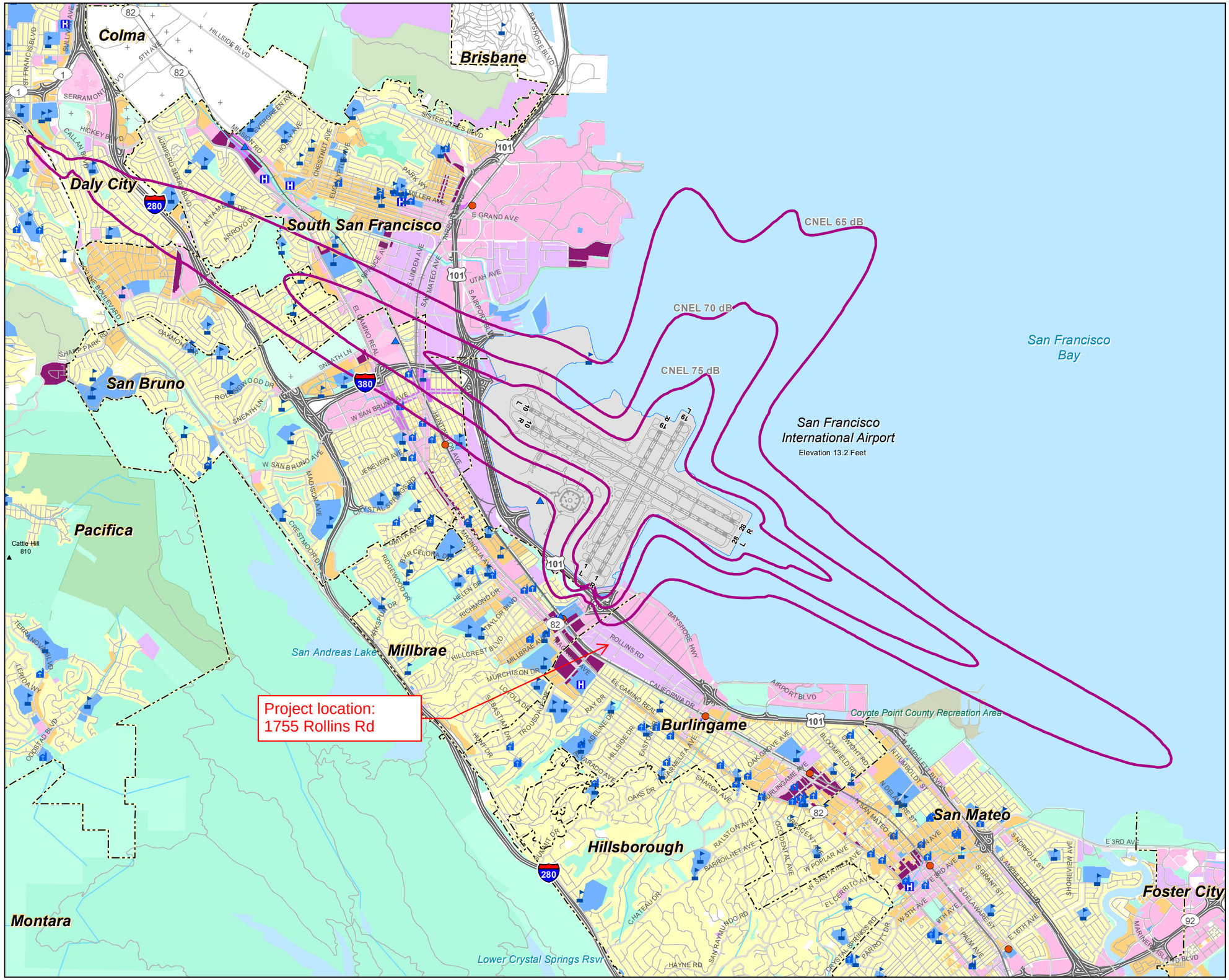
Exhibit III-1

AREA AFFECTED BY UPDATED CNEL 70 dB CONTOUR

Comprehensive Airport Land Use Plan
for the Environs of San Francisco International Airport

C/CAG

City/County Association of Governments
of San Mateo County, California



LEGEND

- CNEL Contour, 2020 Forecast
- Airport Property
- BART Station
- CALTRAIN Station
- School
- Place of Worship
- Hospital
- Municipal Boundary
- Railroad
- Freeway
- Road

Planned Land Use Per General Plans:

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space
- Planned use not mapped

Sources:

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

County Base Maps:
- San Mateo County Planning & Building Department, 2007

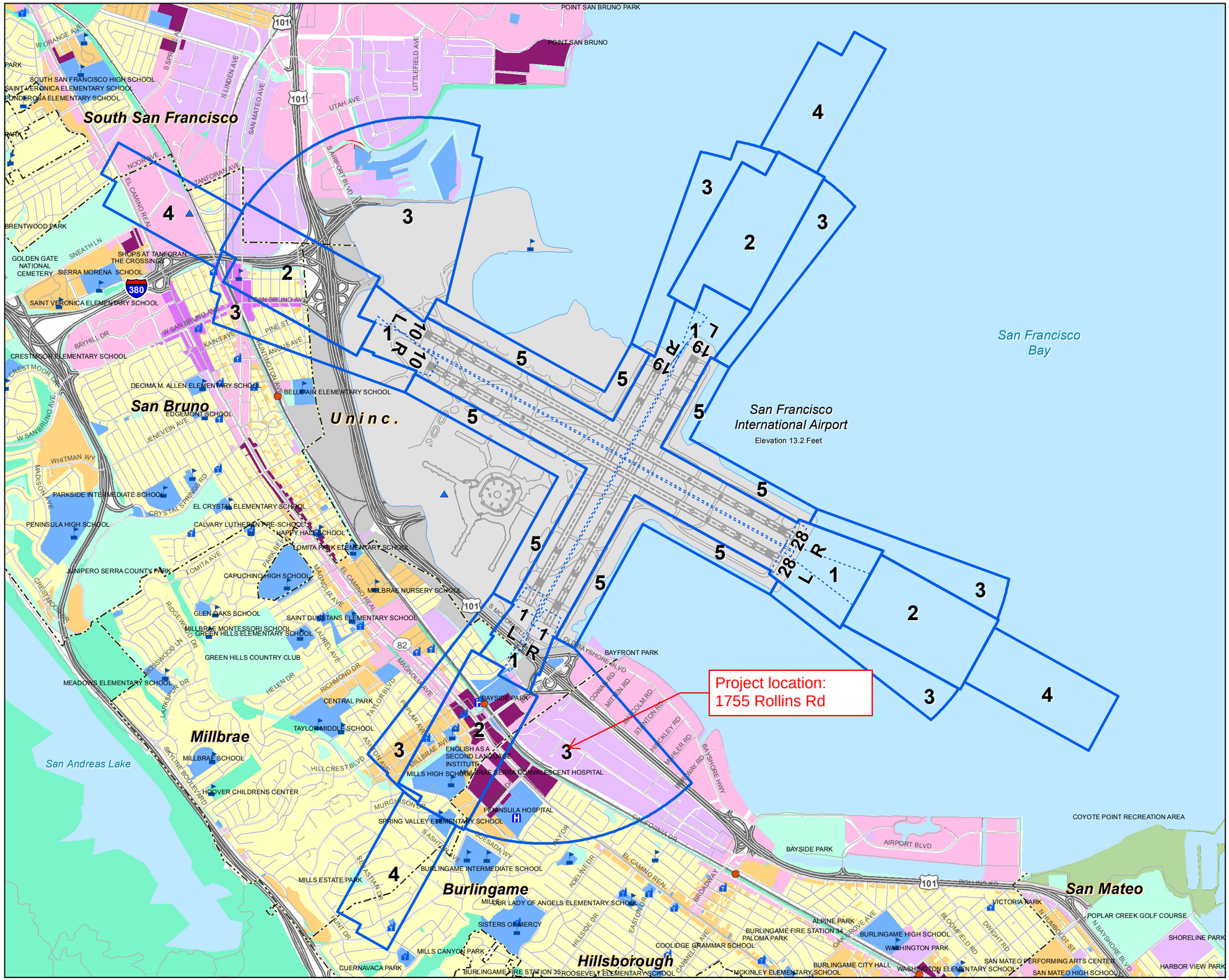
Local Plans:
- Burlingame Bayfront Specific Area Plan, August 2006
- Burlingame Downtown Specific Plan, January 2009
- Burlingame General Map, September 1984
- North Burlingame/ Rollins Road Specific Plan, February 2007
- Colma Municipal Code Zoning Maps, December 2003
- Daly City General Plan Land Use Map, 1987
- Hillsborough General Plan, March 2005
- Millbrae Land Use Plan, November 1998
- Pacifica General Plan, August 1996
- San Bruno General Plan, December 2008
- San Mateo City Land Use Plan, March 2007
- San Mateo County Zoning Map, 1992
- South San Francisco General Plan, 1998

NORTH

0 0.275 0.55 1.1 Miles

Exhibit IV-5
NOISE COMPATIBILITY ZONES
Comprehensive Airport Land Use Plan
for the Environs of San Francisco International Airport

C/CAG
City/County Association of Governments
of San Mateo County, California



LEGEND

Safety Compatibility Zones

- 1 - Runway Protection Zone-Object Free Area
- 2 - Inner Approach/Departure Zone
- 3 - Inner Turning Zone
- 4 - Outer Approach/Departure Zone
- 5 - Sideline Zonee

Internal boundaries of ALP-defined areas

Airport Property

BART Station

CALTRAIN Station

School

Place of Worship

Hospital

Municipal Boundary

Railroad

Freeway

Road

Planned Land Use Per General Plans:

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space
- Planned use not mapped

Sources:

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

County Base Maps:
- San Mateo County Planning & Building Department, 2007

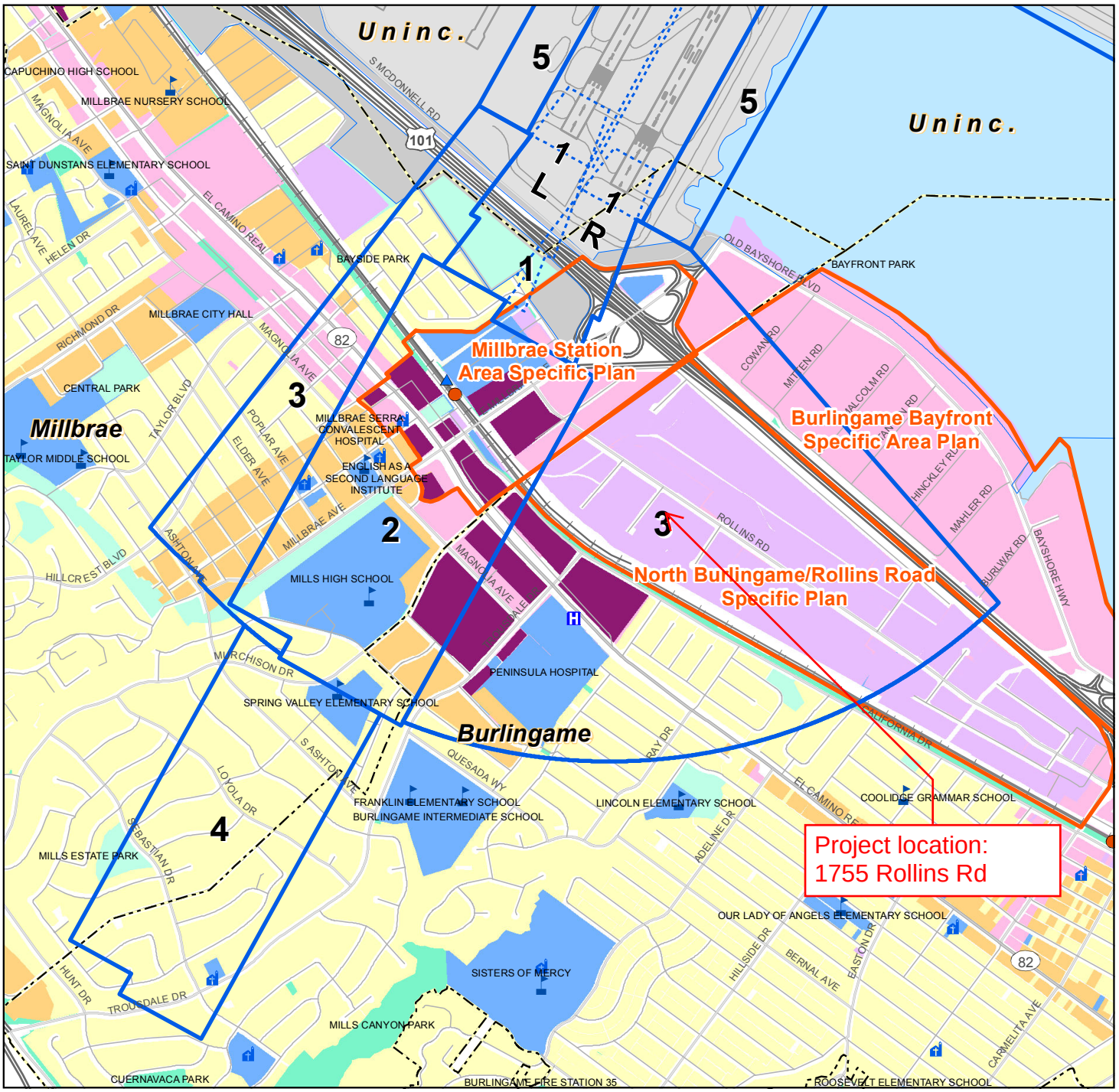
Local Plans:
- Burlingame Bayfront Specific Area Plan, August 2006
- Burlingame Downtown Specific Plan, January 2009
- Burlingame General Map, September 1984
- North Burlingame/ Rollins Road Specific Plan, February 2007
- Colma Municipal Code Zoning Maps, December 2003
- Daly City General Plan Land Use Map, 1987
- Hillsborough General Plan, March 2005
- Millbrae Land Use Plan, November 1998
- Pacifica General Plan, August 1996
- San Bruno General Plan, December 2008
- San Mateo City Land Use Plan, March 2007
- San Mateo County Zoning Map, 1992
- South San Francisco General Plan, 1998

NORTH

0 0.125 0.25 0.5 Miles

Exhibit IV-7
SAFETY COMPATIBILITY ZONES
Comprehensive Airport Land Use Plan
for the Environs of San Francisco International Airport

C/CAG
City/County Association of Governments
of San Mateo County, California



LEGEND

Safety Compatibility Zones

- 1 - Runway Protection Zone-Object Free Area
- 2 - Inner Approach/Departure Zone
- 3 - Inner Turning Zone
- 4 - Outer Approach/Departure Zone
- 5 - Sideline Zones
- Internal boundaries of ALP-defined areas
- Specific Plan Area
- Airport Property
- BART Station
- CALTRAIN Station
- School
- Place of Worship
- Hospital
- Municipal Boundary
- Railroad
- Freeway
- Major Road
- Road

Planned Land Use Per General Plans

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space

NORTH

0 0.125 0.25 0.5 Miles

Sources:

Local Plans:
- San Bruno General Plan, December 2008
- South San Francisco General Plan, 1998

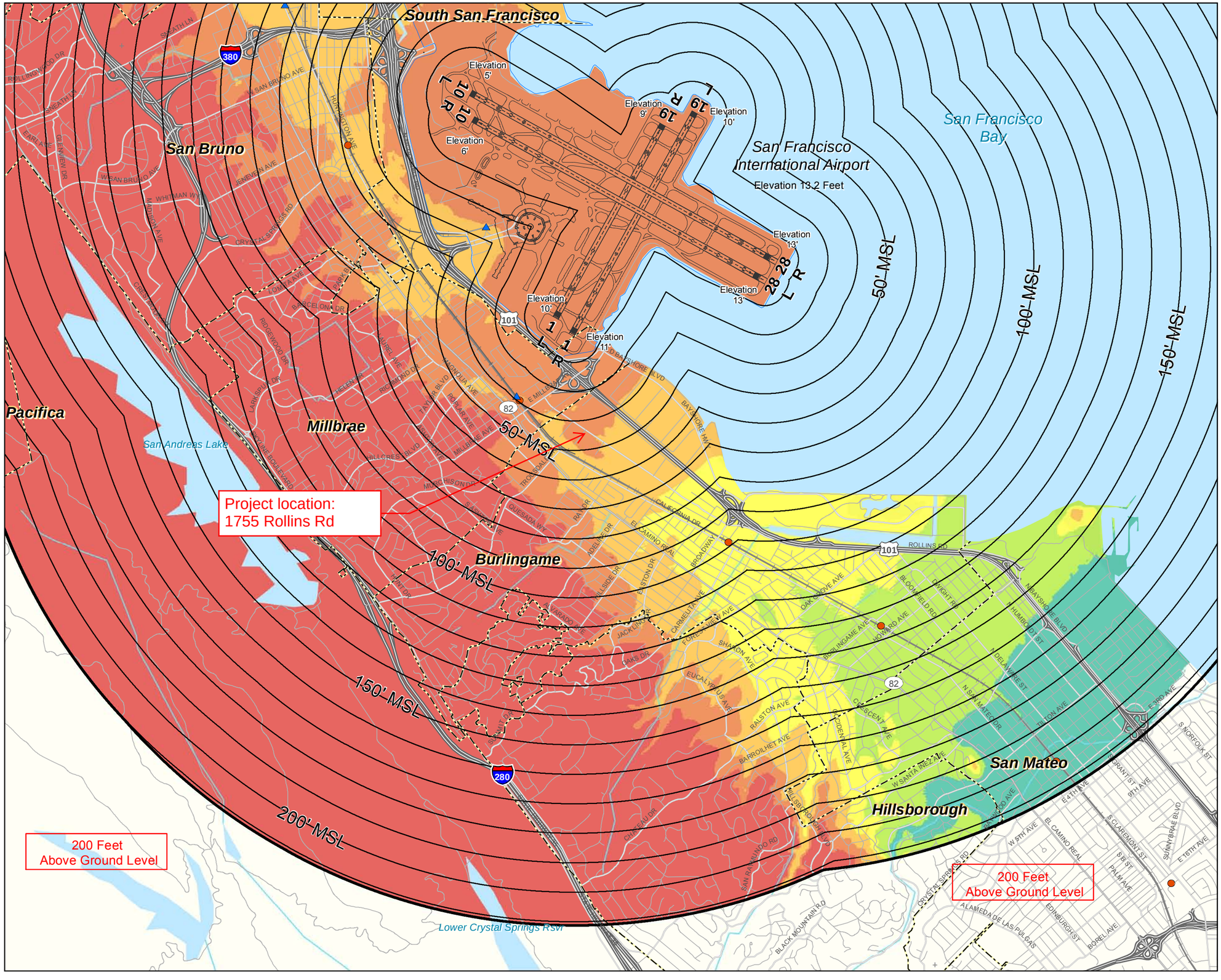
ExhibitIV-9

SAFETY COMPATIBILITY ZONES IN THE CITIES OF BURLINGAME AND MILLBRAE

Comprehensive Airport Land Use Plan
for the Environs of San Francisco International Airport

C/CAG

City/County Association of Governments
of San Mateo County, California



FAA NOTIFICATION REQUIREMENTS

A structure proponent must file FAA Form 7460-1, Notice of Proposed Construction or Alteration, for any proposed construction or alteration that meets any of the following Notification Criteria described in 14 CFR Part 77.9:

§77.9(a) - A height more than 200 feet above ground level (AGL) at its site;

§77.9(b) - Within 20,000 feet of a runway more than 3,200 feet in length, and exceeding a 100:1 slope imaginary surface (i.e., a surface rising 1 foot vertically for every 100 feet horizontally) from the nearest point of the nearest runway. The 100:1 surface is shown as follows:

20,000 Feet Limit From Nearest Runway

~~100~~ Elevation Above Mean Sea Level

Heights of 100:1 Surface Above Ground (AGL)

- Terrain Penetrations of Airspace Surface
- Less than 30
- 30-65
- 65-100
- 100-150
- 150-200
- 200 and more

§77.9(c) - Roadways, railroads, and waterways are evaluated based on heights above surface providing for vehicles; by specified amounts or by the height of the highest mobile object normally traversing the transportation corridor;

§77.9(d) - Any construction or alteration on any public-use or military airport (or heliport).

Structure proponents or their representatives may file via traditional paper forms via US mail, or online at the FAA's OE/AAA website, http://oeaaa.faa.gov

LEGEND

- BART Station
- CALTRAIN Station
- Municipal Boundary
- Railroad
- Freeway
- Road

Note:

Per 14 CFR Part 77, developers proposing structures taller than the indicated elevations must file Form 7460-1 with the FAA at least 30 days before the proposed construction. However, due to local requirements for a favorable FAA determination as a contingency for project approval, it is advisable to file the Form 7460-1 as soon as possible because the FAA can take several months to undertake aeronautical reviews.

Source:

Ricondo & Associates, Inc. and Jacobs Consultancy, based on 14 CFR Part 77, Subpart B, Section 77.9.

NORTH

0 0.15 0.3 0.6 Miles

Exhibit IV-12
FAA NOTIFICATION FORM 7460-1
FILING REQUIREMENTS -- SOUTH SIDE
Comprehensive Airport Land Use Plan
for the Environs of San Francisco International Airport

C/CAG
City/County Association of Governments
of San Mateo County, California

South San Francisco

San Francisco Bay

San Francisco International Airport
Elevation 13.2 Feet

San Bruno

Millbrae

Burlingame

Hillsborough

San Mateo

San Andreas Lake

10L = 5.4' MSL

10R = 5.9' MSL

19R = 8.8' MSL

19L = 10.0' MSL

28R = 13.1' MSL

28L = 12.7' MSL

1L = 10.3' MSL

1R = 11.3' MSL

Horizontal Surface
163.2' MSL

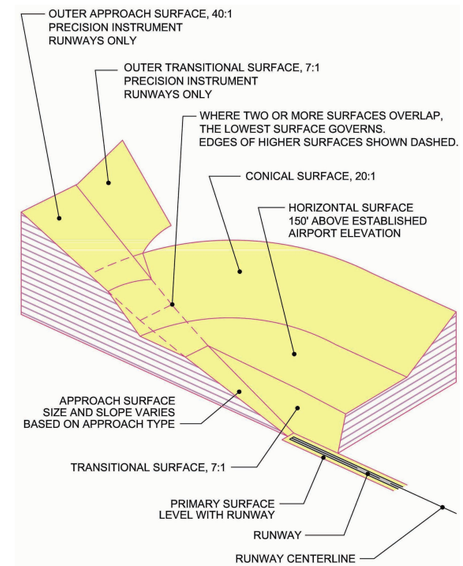
Project location:
1755 Rollins Rd

50' MSL
100' MSL
150' MSL
163.2' MSL
200' MSL
250' MSL
300' MSL
350' MSL
363.2' MSL

LEGEND

- 14 CFR Part 77 Civil Airport Imaginary Surfaces
- ~~100' MSL~~ Elevation Contour, feet AMSL
- BART Stations
- CALTRAIN Stations
- Regional Park or Recreation Area
- Municipal Boundary
- Railroads
- Freeways
- Roads

Isometric Drawing of 14 CFR Part 77, Section 77.19 Civil Airport Imaginary Surfaces



Sources:

14 CFR Part 77 Surfaces: City and County of San Francisco, Ricondo & Associates, Inc., 2010

NORTH

0 0.125 0.25 0.5 Miles

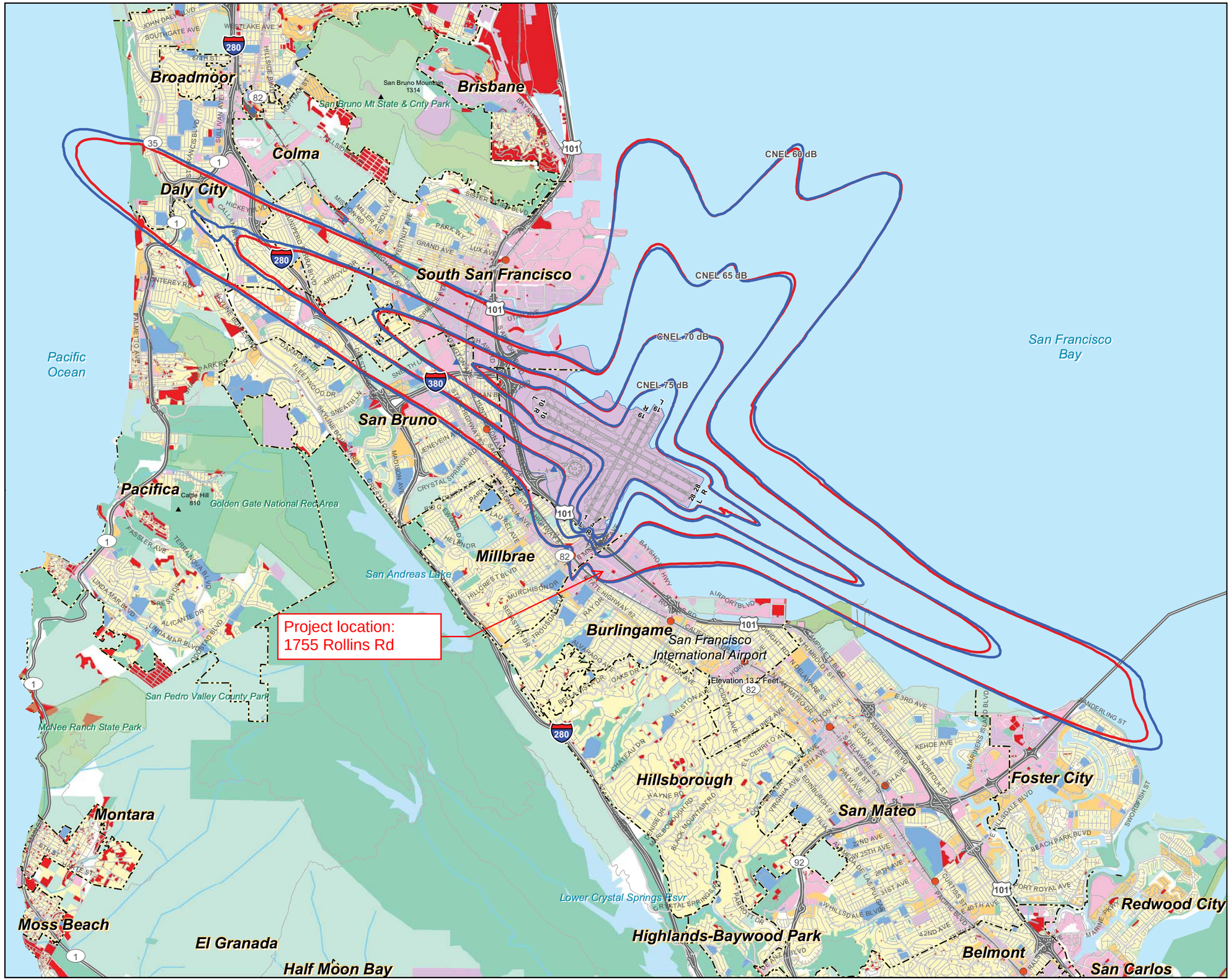
Exhibit IV-15

14 CFR PART 77 AIRPORT IMAGINARY SURFACES -- SOUTH SIDE

Comprehensive Airport Land Use Plan
for the Environs of San Francisco International Airport

C/CAG

City/County Association of Governments
of San Mateo County, California



LEGEND

- Forecast 2020 CNEL Contours
- Forecast 2015 CNEL Contours
- Airport Property
- BART Stations
- CALTRAIN Stations
- Municipal Boundary
- Railroads
- Freeways
- Roads

Generalized Existing Land Use - 2007:

- Vacant
- Public
- Multi-Family Residential
- Single Family Residential
- Mixed use
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space

Sources:

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

County Base Maps:
- San Mateo County Planning & Building Department, 2007

Prepared by: Ricondo & Associates, Inc. 2011.

NORTH

0 0.3 0.6 1.2 Miles

Figure D-3
FORECAST 2015 AND 2020 NOISE EXPOSURE
Comprehensive Airport Land Use Plan
for the Environs of San Francisco International Airport

C/CAG
City/County Association of Governments
of San Mateo County, California

CHAPTER 25.24
COMPREHENSIVE AIRPORT LAND USE COMPATIBILITY PLAN CONSISTENCY

§ 25.24.010. Purpose.

This chapter establishes the standards and requirements related to consistency with the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (ALUCP). The following requirements shall be incorporated into all applicable projects.
(Ord. 2000, 2021; Ord. 2046, 3/2/2026)

§ 25.24.020. Airport Disclosure Notices.

All new development is required to comply with the real estate disclosure requirements of State law. The following statement must be included in the notice of intention to offer the property for sale:

"Notice of Airport in Vicinity

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

(Ord. 2000, 2021; Ord. 2046, 3/2/2026)

§ 25.24.030. Airport Noise Evaluation and Mitigation.

All projects shall comply with the Noise Compatibility Policies of the ALUCP. Uses shall be reviewed per the Noise/Land Use Compatibility Criteria listed in Table IV-1 of the ALUCP. Project applicants shall be required to evaluate potential airport noise impacts if the project is located within the 65 CNEL contour line of San Francisco International Airport (as mapped in the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport). All projects shall be required to mitigate impacts to comply with the interior (CNEL 45 dB or lower, unless otherwise stated) and exterior noise standards established by the Airport Land Use Compatibility Plan or Burlingame General Plan, whichever is more restrictive.
(Ord. 2000, 2021; Ord. 2046, 3/2/2026)

§ 25.24.040. Avigation Easement.

Any action that would either permit or result in the development or construction of a land use considered to be conditionally compatible with aircraft noise of CNEL 65 dB or greater (as mapped in the Airport Land Use Compatibility Plan) shall include the grant of an avigation easement to the City and County of San Francisco prior to issuance of a

Downloaded from https://ecode360.com/BU4910 on 2026-10-16

building permit(s) for any proposed buildings or structures, consistent with Airport Land Use Compatibility Plan Policy NP-3 Grant of Avigation Easement.
(Ord. 2000, 2021; Ord. 2046, 3/2/2026)

§ 25.24.050. Safety Compatibility Evaluation.

All uses must comply with Safety Compatibility Policies of the ALUCP. Project applicants shall be required to evaluate potential safety issues if the property is located within any of the Safety Compatibility Zones established in ALUCP Policy SP-1 and depicted in Exhibit IV-8 of the ALUCP. All projects located within a Safety Compatibility Zone shall be required to determine if the proposed land use is compatible with the Safety Compatibility Land Use Criteria as noted in ALUCP Policy SP-2 and listed in Table IV-2 of the ALUCP.
(Ord. 2046, 3/2/2026)

§ 25.24.060. Airspace Protection Evaluation.

All projects shall comply with the Airspace Protection Policies of the ALUCP.

A. Notice of Proposed Construction or Alteration. Project applicants shall be required to file Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration (FAA) for any proposed new structure and/or alterations to existing structures (including ancillary antennae, mechanical equipment, and other appurtenances) that would exceed the FAA notification heights as depicted in ALUCP Exhibit IV-12. Any project that would exceed the FAA notification heights shall submit a copy of the findings of the FAA's aeronautical study, or evidence demonstrating exemption from having to file FAA Form 7460-1, as part of the development permit application.

B. Maximum Compatible Building Height. All projects shall comply with the maximum building height requirements noted in ALUCP Policy AP-3 and depicted in Exhibit IV-18 of the ALUCP. For avoidance of doubt, the lower of the two heights identified by the ALUCP and the FAA shall be the controlling maximum height. Maximum building height includes all parapets, elevator overruns, stair towers, antennae, etc.

C. Other Flight Hazards. Within Airport Influence Area (AIA) B, certain land use characteristics are recognized as hazards to air navigation and, per SFO ALUCP Policy AP-4, need to be evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:

    1. Sources of glare, such as highly reflective buildings, building features, or blight lights including search lights, or laser displays, which would interfere with the vision of pilots in command of an aircraft in flight.

    2. Distracting lights that could be mistaken for airport identification lightings, runway edge lighting, runway end identification lighting, or runway approach lighting.

Downloaded from https://ecode360.com/BU4910 on 2026-10-16

3. Sources of dust, smoke, water vapor, or steam that may impair the visibility of a pilot in command of an aircraft in flight.

4. Sources of electrical/electronic interference with aircraft communications/ navigation equipment.

5. Any use that creates an increased attraction for wildlife, particularly large flocks of birds, that is inconsistent with FAA rules and regulations, including, but not limited to, FAA Order 5200.5A, Waste Disposal Site On or Near Airports and FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports, and any successor or replacement orders or advisory circulars.

(Ord. 2046, 3/2/2026)

Downloaded from https://ecode360.com/BU4910 on 2026-10-16

CHAPTER 25.24
COMPREHENSIVE AIRPORT LAND USE COMPATIBILITY PLAN CONSISTENCY

§ 25.24.010. Purpose.

This chapter establishes the standards and requirements related to consistency with the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (ALUCP). The following requirements shall be incorporated into all applicable projects.
(Ord. 2000, 2021; Ord. 2046, 3/2/2026)

§ 25.24.020. Airport Disclosure Notices.

All new development is required to comply with the real estate disclosure requirements of State law. The following statement must be included in the notice of intention to offer the property for sale:

"Notice of Airport in Vicinity

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

(Ord. 2000, 2021; Ord. 2046, 3/2/2026)

§ 25.24.030. Airport Noise Evaluation and Mitigation.

All projects shall comply with the Noise Compatibility Policies of the ALUCP. Uses shall be reviewed per the Noise/Land Use Compatibility Criteria listed in Table IV-1 of the ALUCP. Project applicants shall be required to evaluate potential airport noise impacts if the project is located within the 65 CNEL contour line of San Francisco International Airport (as mapped in the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport). All projects shall be required to mitigate impacts to comply with the interior (CNEL 45 dB or lower, unless otherwise stated) and exterior noise standards established by the Airport Land Use Compatibility Plan or Burlingame General Plan, whichever is more restrictive.
(Ord. 2000, 2021; Ord. 2046, 3/2/2026)

§ 25.24.040. Avigation Easement.

Any action that would either permit or result in the development or construction of a land use considered to be conditionally compatible with aircraft noise of CNEL 65 dB or greater (as mapped in the Airport Land Use Compatibility Plan) shall include the grant of an avigation easement to the City and County of San Francisco prior to issuance of a

Downloaded from https://ecode360.com/BU4910 on 2026-10-16

building permit(s) for any proposed buildings or structures, consistent with Airport Land Use Compatibility Plan Policy NP-3 Grant of Avigation Easement.
(Ord. 2000, 2021; Ord. 2046, 3/2/2026)

§ 25.24.050. Safety Compatibility Evaluation.

All uses must comply with Safety Compatibility Policies of the ALUCP. Project applicants shall be required to evaluate potential safety issues if the property is located within any of the Safety Compatibility Zones established in ALUCP Policy SP-1 and depicted in Exhibit IV-8 of the ALUCP. All projects located within a Safety Compatibility Zone shall be required to determine if the proposed land use is compatible with the Safety Compatibility Land Use Criteria as noted in ALUCP Policy SP-2 and listed in Table IV-2 of the ALUCP.
(Ord. 2046, 3/2/2026)

§ 25.24.060. Airspace Protection Evaluation.

All projects shall comply with the Airspace Protection Policies of the ALUCP.

A. Notice of Proposed Construction or Alteration. Project applicants shall be required to file Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration (FAA) for any proposed new structure and/or alterations to existing structures (including ancillary antennae, mechanical equipment, and other appurtenances) that would exceed the FAA notification heights as depicted in ALUCP Exhibit IV-12. Any project that would exceed the FAA notification heights shall submit a copy of the findings of the FAA's aeronautical study, or evidence demonstrating exemption from having to file FAA Form 7460-1, as part of the development permit application.

B. Maximum Compatible Building Height. All projects shall comply with the maximum building height requirements noted in ALUCP Policy AP-3 and depicted in Exhibit IV-18 of the ALUCP. For avoidance of doubt, the lower of the two heights identified by the ALUCP and the FAA shall be the controlling maximum height. Maximum building height includes all parapets, elevator overruns, stair towers, antennae, etc.

C. Other Flight Hazards. Within Airport Influence Area (AIA) B, certain land use characteristics are recognized as hazards to air navigation and, per SFO ALUCP Policy AP-4, need to be evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:

    1. Sources of glare, such as highly reflective buildings, building features, or blight lights including search lights, or laser displays, which would interfere with the vision of pilots in command of an aircraft in flight.

    2. Distracting lights that could be mistaken for airport identification lightings, runway edge lighting, runway end identification lighting, or runway approach lighting.

Downloaded from https://ecode360.com/BU4910 on 2026-10-16

3. Sources of dust, smoke, water vapor, or steam that may impair the visibility of a pilot in command of an aircraft in flight.

4. Sources of electrical/electronic interference with aircraft communications/ navigation equipment.

5. Any use that creates an increased attraction for wildlife, particularly large flocks of birds, that is inconsistent with FAA rules and regulations, including, but not limited to, FAA Order 5200.5A, Waste Disposal Site On or Near Airports and FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports, and any successor or replacement orders or advisory circulars.

(Ord. 2046, 3/2/2026)

Downloaded from https://ecode360.com/BU4910 on 2026-10-16