

25 March, 2015

To: Burlingame Planning Commission

RE: 1520 Cypress Ave Drive – Response to Comments, 3/23/15 Study Meeting

Dear Commissioners and Staff

RECEIVED

MAR 26 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

Thank you for your consideration of our project and your comments at the Study Meeting on 3/23/15. We have re-visited the project design with the Applicant (Jeff Hessekiel) and we have made several changes in response to the Commission's comments. These include:

East Elevation:

- Second Floor has been stepped back from the side property line, 1'-0" (making the second floor setback 4'-3" and thus conforming to the required 4'-0" setback.)
- Thus, only the first floor is continuing the existing non-conforming condition and requiring the variance. The exceptional or extraordinary condition is the existing house that was originally built in 1924 with a left side setback of 7'-8" (1'-4" less than the currently required 9'-0" driveway) and 3'-3' setback on the right side (9' less than the currently required 4'-0" setback.)
- This results in a new small section of roof along the first floor of the addition, which helps to break-up the massing along the east elevation.
- We have also added additional windows on the east elevation, as suggested by the Commission. At the First Floor, the new window is into the Family Room area, and at the Second Floor this is into the Walk-in Closet.
- We have also replaced the previously proposed pediments over the windows ("over-sized hats") with a keystone detail that will match the other highlight windows at the first floor.
- Lastly, we have added divided lights to the new windows at the east elevation. The new window sizes/shapes begin to evolve to the more contemporary feel of the rear elevation, but the divided lights ease the transition from the other divided lights along the front and existing east side.

North Elevation

- The north elevation has been revised to reflect the adjustments to the second floor setback along the east elevation. The step-in of the second floor is shown, and the resulting small roof over the first floor is represented.

Second Floor Plan

- The second floor plan has been revised to reflect the relocation of the east wall at the addition area, 1'-0' further setback from the east property line.

Landscape Plan

- The Landscape Plan has been revised to note the specific hedge that has been proposed, to reach a height of approximately 15', between the house and the east property line fence. The specific species is a *Dodonaea viscosa* 'Purpurea' ("Purple Hopseed Bush.")
- We have also made a minor revision to the landscaping adjacent to the pool, to add some synthetic turf in place of some of the pavement. The synthetic turf will have either a sand infill or no infill (but no crumb rubber infill.)

Declining Height Envelope Special Permit

- Because the second floor along the east side has been stepped back 1'-0", the amount of the declining height envelope violation has been reduced. We believe that this meets the intentions of the Special Permit for Declining Height as was mentioned by one of the Commissioners, in that we are harmonizing with the character and form of the existing architecture.

Thank you for your further consideration of our project.

Sincerely,



Wayne Lin, Project Manager



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, March 23, 2015

7:00 PM

Council Chambers

- a. 1520 Cypress Avenue, zoned R-1 - Application for Environmental Review, Design Review, Side Setback Variance and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling and Conditional Use Permits to add a cabana and toilet to an existing detached garage (Dreiling Terrones Architecture, Inc., applicant and architect; Jeffrey Hessekiel, property owner) (72 noticed) Staff Contact: Ruben Hurin

Attachments: [1520 Cypress Ave - Staff Report](#)
[1520 Cypress Ave - Attachments](#)
[1520 Cypress Ave - Historic Resource Study](#)
[1520 Cypress Ave - Received After.pdf](#)

Commissioner Terrones was recused from this item.

Ex-Parte Communications: None.

Visits to Property: All had visited the property.

Senior Planner Barber provided a brief overview of the staff report.

Questions of Staff:

> *None.*

Wayne Lin represented the applicant.

Jeff Hessekiel represented the property owner.

Commission questions/comments:

- > *Rear elevation works well.*
- > *East elevation is a large two-story flat plane with no relief. Could inset to create a shadow line at the gable where the gutter line is.*
- > *Pediments on side elevation windows seem too top heavy.*
- > *Could inset Family Room to create some relief.*
- > *Stepping back first floor could be difficult because it would impact the floorplan, but setting back the second floor from the gable back would provide a roofline that splits the facade. Could also add a transom to the closet.*
- > *Planting will help blank wall.*
- > *High bar to make findings for variance. There is not a unique condition that warrants either variance. Extension of the existing setback is represents a significant addition, particularly the second story. Stepping back the high wall would help.*
- > *Would prefer that the east side setback follow the 4-foot first floor and 7-foot second floor requirements. Would help break the massing up. Could redesign floorplan to have the expansion to the rear.*

> *How tall would the hedge be on the side? (Lin: Tall, either bamboo or tall hedge.) Should clarify height of what is being proposed.*

> *Why include a cabana? (Hessekiel: Related to existing use of pool. Currently kids need to go into the house to use the bathroom. Existing garage is oversized "garage and a half" and doesn't allow as productive a use as is proposed.)*

Public comments:

Pat Giorni, 1445 Balboa Avenue, spoke on this item:

> *In past resistance to cabanas was related to cabanas with full bathrooms and potential to convert to second unit. This is small enough, it is clear it will be used for intended purpose.*

Chair Bandrapalli closed the public hearing.

Commission discussion:

> *Would prefer the side wall not impinge as far into setback, particularly on the upper floor.*

> *Extruding of the form further back is not acceptable.*

> *Suggests relief on both levels. Will add more light and air space.*

Commissioner Yie made a motion, seconded by Commissioner Sargent, to place the item on the Regular Action Calendar when revisions have been made to the plans as directed. The motion carried by the following vote:

Aye: 6 - Bandrapalli, DeMartini, Yie, Loftis, Sargent, and Gum

Recused: 1 - Terrones

COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT

Received After
03.23.15 PC Meeting
Item 9a
1520 Cypress Avenue

DTA Dreiling Terrones Architecture Inc.
Architecture | Infrastructure | Environments

16 March, 2015

RECEIVED

To: Burlingame Planning Commission

MAR 18 2015

RE: 1520 Cypress Ave Drive – **Project Description**

CITY OF BURLINGAME
ODD-PLANNING DIV.

Dear Commissioners and Staff

Thank you for this opportunity to present our project at 1520 Cypress Ave. Our client, Jeff Hessekiel, is a single father with three young children – two sons ages 12 and 8, and one daughter age 10. Jeff would like to expand the lower level of the home to create an eat-in kitchen and adjacent Family Room area, and add a Master Suite above. This will allow for a bedroom for each child. We are also adding a bathroom to his daughter's bedroom, and the boys will share the existing Hall Bathroom.

The existing house is a fairly simple box with a few modest traditional details. The current mass is stretched across the existing property with a narrow driveway on the west side (approx. 7'-8") and a non-conforming side setback on the east (3'-3"). We are asking for some special considerations related to the massing. The existing east facing facade is severely truncated as evidenced in the existing east elevation, and appears fairly "unfinished." We are requesting a variance to extend the non-conforming setback which is only 8" less than the required 4'-0". We are also asking for a special permit for the Declining Height Envelope, in order to keep the massing simplified like the original house. The new gabled roof will slope away from this side of the house. We have extended the simple form, but replicated some of the traditional details (pediments) on the east façade.

As we've extruded the box with the addition to the rear, we have embraced a "contemporary cottage" or "contemporary farmhouse" appearance. Jeff is very interested in a more contemporary feel, and also in maximizing views to the rear yard while minimizing views to the narrow side yards. The contemporary style fenestration has been balanced with fairly traditional roof lines and gabled forms. We believe that the slightly more contemporary feel to the private rear of the house, harmonizes nicely with the more simple form of the original house.

The massing has been pushed away from the already narrow driveway side in order to create some backup and maneuvering space in front of the garage. This will make the garage more useable. The garage itself is an oversized one car garage. We are asking for a conditional use permit to convert a portion of the garage and add a small area for a new Cabana. The Cabana will serve the existing Pool while adding a powder / changing room. The conditional use will not be detrimental to the neighborhood, as the Cabana will simply supplement existing poolside activities that already occur.

The project does include the need to remove one existing protected-size tree, but the site is otherwise heavily landscaped with several other mature landscape trees and plantings. We are replacing the removed tree, with one new 24" box landscape tree along the east side property line.

Jeff has reached out and attempted to contact his neighbors on either side and to the rear, but has not at this time received any response to his letters.

Thank you for your consideration. We look forward to your comments.

Sincerely,

Wayne Lin, Project Manager



COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
 p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 028-29-409-0
 Conditional Use Permit Special Permit Other: 028-294-090

PROJECT ADDRESS: 1520 Cypress Avenue

APPLICANT project contact person
 OK to send electronic copies of documents

Name: Wayne Lin
 Address: 1103 Juanita Avenue
 City/State/Zip: Burlingame, CA 94010
 Phone: (650) 696-1200
 Fax: (650) 343-9685
 E-mail: wl@dtbarch.com

PROPERTY OWNER project contact person
 OK to send electronic copies of documents

Name: Jeff Hessekiel
 Address: 1520 Cypress Avenue
 City/State/Zip: Burlingame, CA 94010
 Phone: (650) 245-6276
 Fax: _____
 E-mail: jhessekiel@gmail.com

ARCHITECT/DESIGNER project contact person
 OK to send electronic copies of documents

Name: Richard Terrones
 Address: 1103 Juanita Avenue
 City/State/Zip: Burlingame, CA 94010
 Phone: (650) 696-1200
 Fax: (650) 343-9685
 E-mail: rt@dtbarch.com

RECEIVED

JAN 16 2015

CITY OF BURLINGAME
 CDD-PLANNING DIV

★ Burlingame Business License #: 06868

PROJECT DESCRIPTION: Addition and alteration to existing house

AFFADAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: Date: 01.15.15

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: Date: 1/15/15

Date submitted: 1-16-15

★ Verification that the project architect/designer has a valid Burlingame business license will be required by the Finance Department at the time application fees are paid.



COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

CITY OF BURLINGAME VARIANCE APPLICATION

EXISTING SETBACK

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- a. ***Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.***

The setback of the existing house is non-conforming at 3'-2" versus the required 4'-0". This application is to extend the non-conforming condition. The existing core stair area limits the amount of space that can be added to the east without extremely extending the existing condition. We are asking for relief from the setback of 4'-0" that would otherwise be a minor modification (less than 1'-0" variance).

- b. ***Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.***

The original house was built in a broad fashion across the property. The driveway on the left side is a non-conforming minimal width. Without this relief it would be difficult to push the new massing more toward the driveway side without a massing that doesn't blend well with the existing simple structure.

- c. ***Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The proposed addition following the existing setback will not be detrimental or injurious to the neighbor to the side. The existing house and the neighbor are separated by planting and a driveway. The addition simply extends an existing condition. Therefore, there will be no detrimental impact on any specific neighbors or the neighborhood in general.

- d. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The proposed addition is consistent with the aesthetics, mass, bulk and character of the existing structure. It is also consistent with the eclectic residential neighborhood in general.

RECEIVED
Handouts\Variance Application.2008

JAN 16 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.



**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION**

DECLINING HEIGHT ENVELOPE

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

1. ***Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.***

Proposed addition follows the existing form of the house. Due to the style of the existing house and the footprint located on the property, the Declining Height Envelope is impacted on the right side of the existing and addition. The new roof addition will slope away from the property line.

2. ***Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.***

The existing neighborhood is an eclectic mix of finishes and roof structures. The proposed addition harmonizes with the existing, but transitions to a slightly more contemporary feel with the rear window and door vocabulary.

3. ***How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?***

The proposed addition mass, scale, detailing and overall aesthetics are consistent with the intent of the Design Guidelines, in that the addition harmonizes with the mass, bulk and character of the existing house.

4. ***Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.***

One protected size spruce tree will be removed as part of this application. The spruce tree is in the middle of the proposed building. A Protected Tree Removal Permit will be applied for by the applicant. The property is otherwise abundant with existing trees.

RECEIVED
SPECIAL PERMIT

JAN 16 2015



**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION**

RECEIVED

FEB 26 2015

CABANA

CITY OF BURLINGAME
CDD-PLANNING DIV.

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- 1. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The proposed Cabana will serve the rear yard and existing pool, therefore any activities associated with the Cabana will not be detrimental or injurious to properties or improvements in the vicinity or to public health, safety, general welfare or convenience because the activities and uses already exist. The proposed uses will be residential in character, and consistent with the existing neighborhood fabric.

- 2. How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

The proposed Cabana will be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance in the R-1 District. This is an accessory building to serve swimming pools (Section 25.26.020) and the use is allowed by the General Plan, based on the findings of a CUP.

- 3. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The proposed project in regards to aesthetics, mass, bulk and character of the existing and potential uses will not affect the adjoining properties in the general vicinity. The aesthetics, mass, bulk and character will match, and be subordinate to the modified garage structure and will relate to the materials and characters of the house.



**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION**

TOILET IN CABANA

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- 1. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The proposed toilet in the cabana will be used for outdoor activities in the yard and the pool. This will give convenience to people needing to use the restroom without having to travel into the house from the rear/ pool area. This use will not be detrimental or injurious to properties or improvements in the vicinity.

- 2. How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

The proposed toilet will be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance in the R-1 District. This will be part of an accessory building to serve swimming pools (Section 25.26.020).

- 3. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The proposed project in regards to aesthetics, mass, bulk and character of the existing and potential uses will not affect the adjoining properties in the general vicinity. The aesthetics, mass, bulk and character will match, and be subordinate to the modified garage structure.

RECEIVED

JAN 16 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

CUP.FRM

Addition and renovation:
Hessekiel Residence

·
Proposed aluminum window
manufacture brochure

·
Western Window System or equal

western
window systems

RECEIVED

MAR 12 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

multi-slide door & window

series 600

life without
boundaries

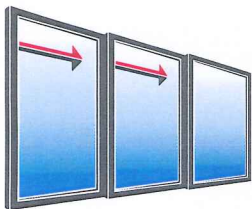
Christy & Co. Architecture
Phoenix, Arizona

thermal break
option is available

Unlimited configurations and widths. Our Multi-Slide Doors can be built as wide as your project needs. Dream big.

series 600 multi-slide door & window

Western's 600 Series Multi-Slide Doors and Windows are the epitome of design and functionality. While in the closed position, our Multi-Slide Systems are aesthetically pleasing with their narrow sight lines and enormous expanses of glass. Customers love the bold vertical lines and massive panel size options. No stacking door system is better for capturing a custom view. However, we know the real reason you will love our Multi-Slide products — they disappear. Every panel can slide and stack to the side or completely vanish into a pocket, opening up entire rooms to the gorgeous weather while you entertain.



Noborikawa and Associates, LLC
Oahu, Hawaii

True to our design intent, everything from handle hardware to track details are clean, minimal, and deliberately disappear. Rolling panels can be stored in pockets or stacked at one or both ends of the opening.



window wall
series 600

expansive
openings

thermal break
option is available

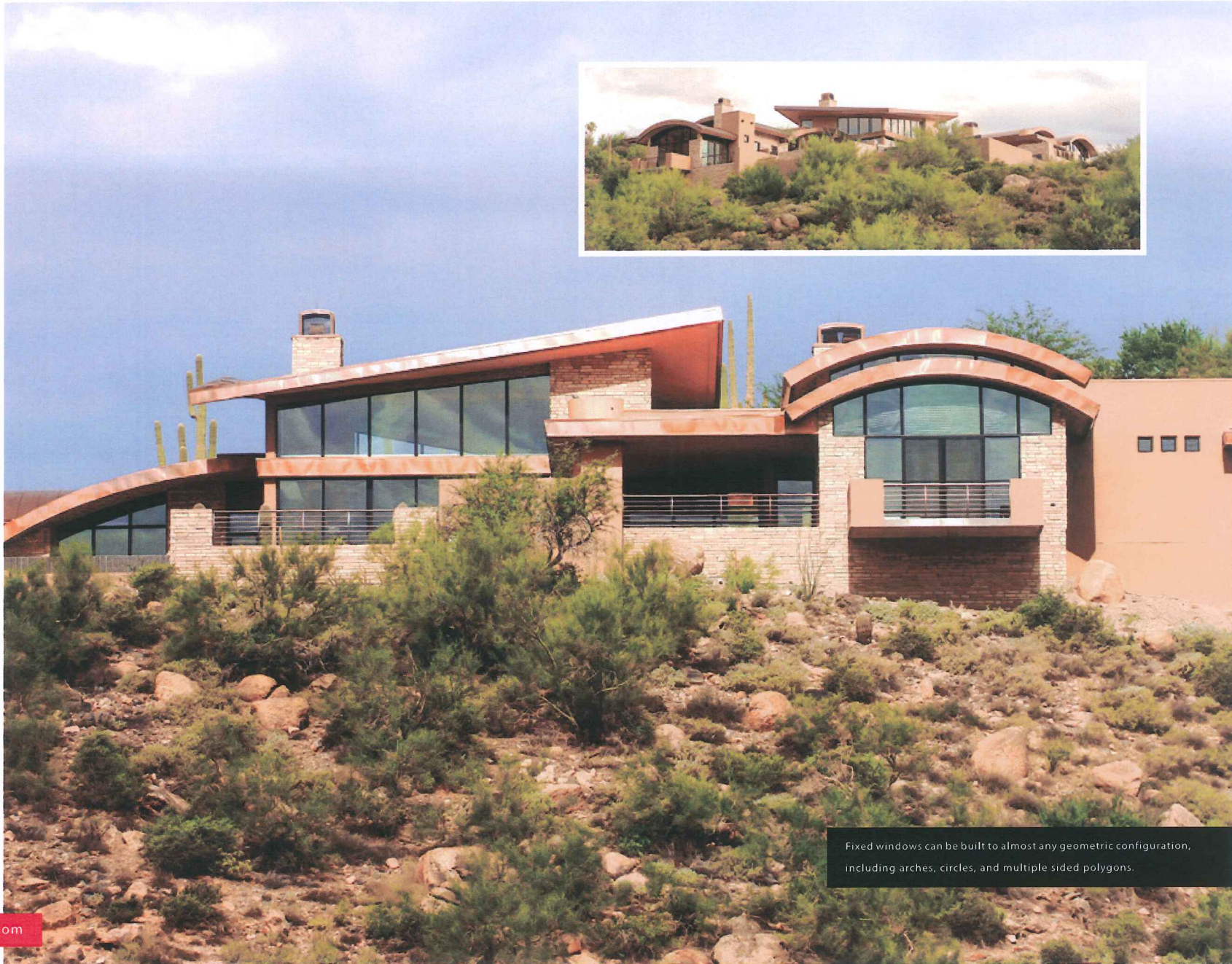
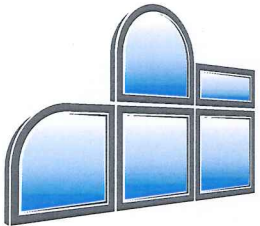
Utilizes a versatile 4.5" deep framing system, allowing our 900 Series Hinged Doors and 600 Series Sliding Glass Doors to directly mull to any combination of windows and create a seamless appearance.

We have countless extrusions available to achieve any configuration desired: T-bar for true divided lites; 1.75" high base for windows sitting on the finished floor; another extrusion which allows us to stack transoms directly on sliding glass doors; and many more.

Olson Kundig Architects
Santa Barbara, California

series 600 window wall

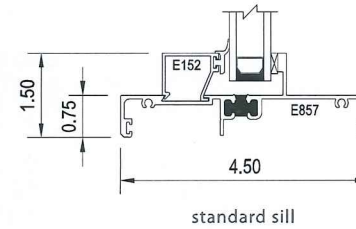
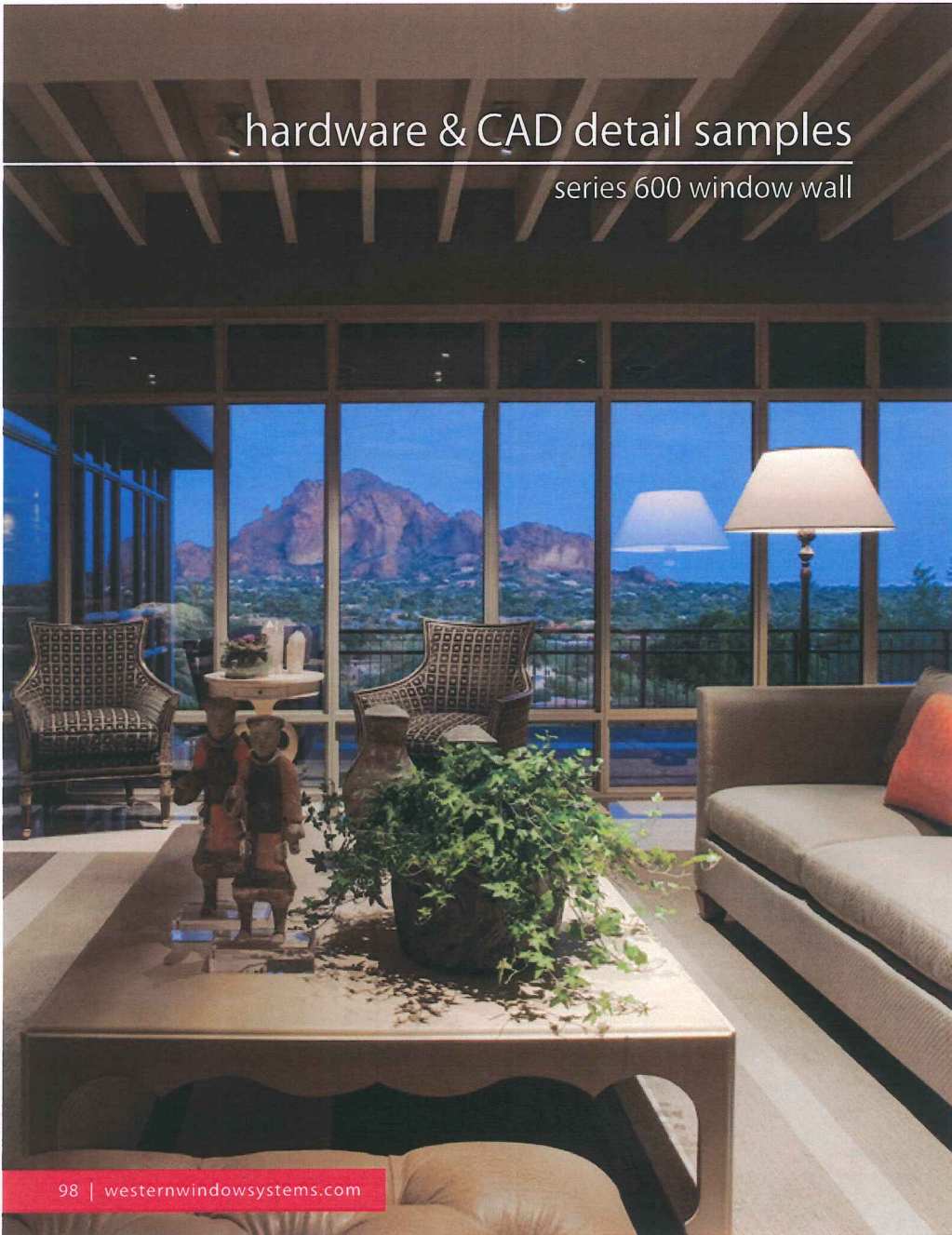
Western's 600 Series Window Wall accomplishes exactly what its name implies by replacing exterior walls with large expanses of glass. Our Window Wall system was designed to be able to integrate all of our products (hinged windows, operable sliders, hinged doors, sliding doors, etc.) into one continuous wall of glass. Western's 600 Series Window Walls are built and glazed to meticulous standards in a factory condition that allow them to perfectly capture the custom view of even the most detailed observer.



Fixed windows can be built to almost any geometric configuration, including arches, circles, and multiple sided polygons.

hardware & CAD detail samples

series 600 window wall



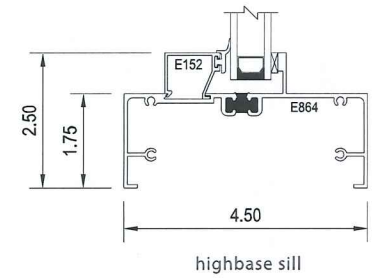
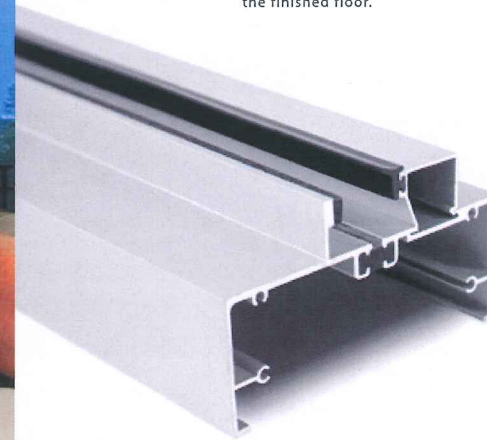
standard base sill

The Standard Base of the 600 Series Window Wall is .75" tall and is used around the perimeter of all 600 Series Fixed Windows.



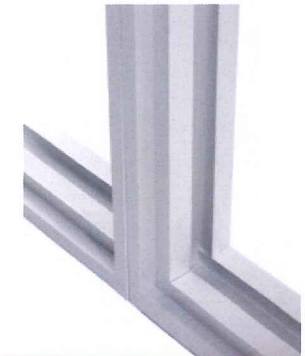
high base sill

The High Base of 600 Series Window Wall is 1.75" tall and is a perfect choice for Fixed Windows that will sit directly on the finished floor.



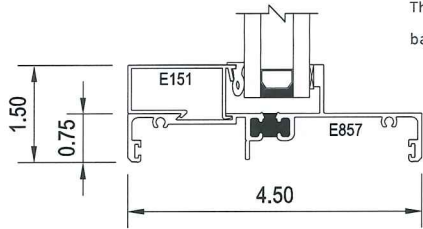
window wall mull

Our 600 Series Window Wall Mull allows customers to mull together two 600 Series Windows and still keep a narrow sightline. The male/female extrusions mull together for a clean look that can be replicated through an entire wall of glass.



flush stop

The Flush Stop of the 600 Series Window Wall has a flush look that more closely matches the feel of a typical storefront system. The stop flushes out to the exterior of the frame, weeps at the base, and works exclusively with 1" overall glass.

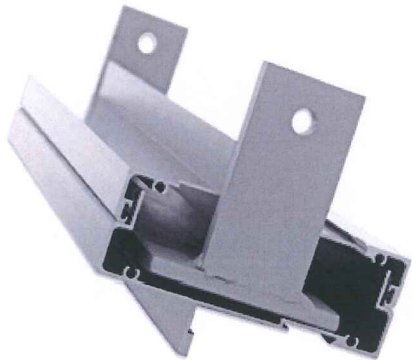


standard sill with flush stop



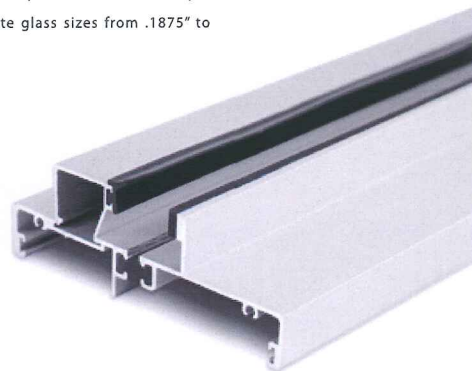
standard stop

The Standard Stop of the 600 Series Window Wall has a classic stepped profile with removable stops (for re-glazes) and weeps at the base. The Standard Stop is available in multiple dimensions and can accommodate glass sizes from .1875" to 1" overall.



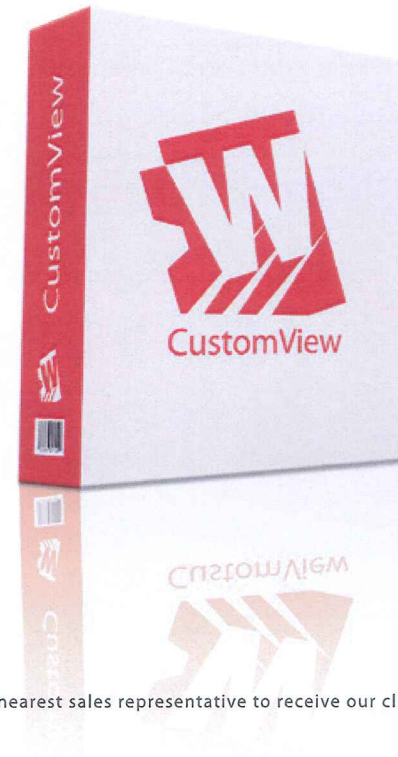
steel support

The cavity of the mull is often reinforced with steel by Western when specific internal load requirements or a certain windload requirement must be met. Western engineers calculate this steel dimensioning and ship it loose with materials.



CustomView™

introducing our new, computer-generated quoting system



contact your nearest sales representative to receive our client version today

sliding glass door & window

series 600

modern space
exploration

thermal break
option is available

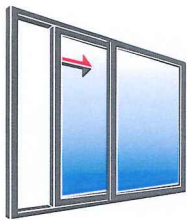
Western's 600 Series Sliding Glass Doors are designed and manufactured specifically for each application with virtually no limit in width.

The use of full-hollow, tubular extrusions at the interlocking and lock stiles provides the necessary structural integrity while minimizing sight lines.

CM Peck Inc.
Los Angeles, California

series 600 sliding glass door & window

Western's 600 Series Sliding Glass Doors have redefined quality and expectations. In lieu of difficult to slide panels with flimsy screens, Western's Sliding Glass Doors are renowned for their quality, ease of operation, and structural integrity. Western's 600 Series Sliding Glass Door has been a favorite choice of homeowners and commercial property developers for homes, hotels, condos, and other projects for years. You will love the custom hardware choices, precision tandem rollers, and the heavy-duty extruded aluminum screen. Feel the ease of a door that glides away with the push of a finger and let Western's 600 Series Sliding Glass Doors open your world.



PB Development
Bay Area, California



1528 Cypress Avenue



1524 Cypress Avenue



1520 Cypress Avenue
(Subject Property)



1516 Cypress Avenue

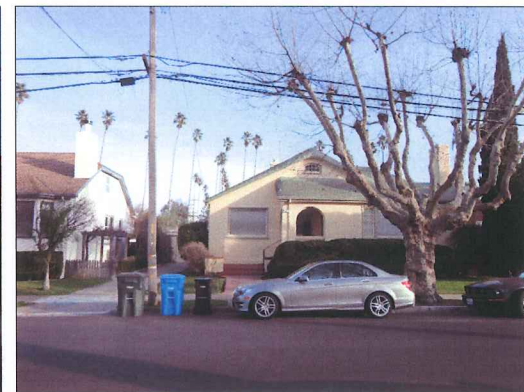


1510 Cypress Avenue

Properties on Applicant Side of Cypress Avenue



1525 Cypress Avenue



1521 Cypress Avenue



1517 Cypress Avenue

Properties on Opposite Side of Cypress Avenue

DTA
Dreiling Terrones Architecture Inc.

Architecture
Infrastructure
Environments

1100 Junitia Avenue
Burlingame, California
94010
650 696 1200

814 Center Street #220
Burlingame, California
94010
707 343 1305

Addition and Renovation
Hesekiel Residence

1520 Cypress Avenue
Burlingame, California

APN: 028-294-090

2015-01-16 Planning Submittal

RECEIVED

JAN 16 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

Neighborhood Photos

PH1.1

Project Comments

Date: March 2, 2015

To:

<input type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Side Setback Variance, Special Permits and Conditional Use Permit for a first and second story addition to an existing single family dwelling and renovations to an accessory structure at **1520 Cypress Avenue, zoned R-1, APN: 028-294-090.**

Staff Review:

No further comments.

All conditions of approval as stated in the review dated 1-20-2015 will apply to this project.

Reviewed by: _____

Date: 3-9-2015

Project Comments

Date: January 20, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input checked="" type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review, Side Setback Variance, Special Permit for Declining Height Envelope & Parking Reduction for 1st & 2nd story addition and Conditional Use Permit for plumbing in an accessory structure at **1520 Cypress Avenue, zoned R-1, APN: 028-294-090**

Staff Review: January 20, 2015

- 1) On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2013 then this project must comply with the 2013 California Building Codes.
- ② As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. This law applies to all residential and commercial property built prior to January 1, 1994. Details can be found at http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.html. **Revise the plans to show compliance with this requirement.**
- 3) Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.
Go to <http://www.energy.ca.gov/title24/2013standards/> for publications and details.
- 4) Provide two completed copies of the attached *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found.

- 5) Place the following information on the first page of the plans:

“Construction Hours”

Weekdays: 7:00 a.m. – 7:00 p.m.

Saturdays: 9:00 a.m. – 6:00 p.m.

Sundays and Holidays: 10:00 a.m. – 6:00 p.m.

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

Note: Construction hours for work in the public right of way must now be included on the plans.

- 6) On the first page of the plans specify the following: “Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission.” The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- 7) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 8) Provide a fully dimensioned site plan which shows the true property boundaries, the location of all structures on the property, existing driveways, and on-site parking.
- 9) Provide existing and proposed elevations.
- 10) This project will be considered a New Building because, according to the City of Burlingame Municipal code, “when additions, alterations or repairs within any twelve-month period exceed fifty percent of the current replacement value of an existing building or structure, as determined by the building official, such building or structure shall be made in its entirety to conform with the requirements for new buildings or structures.” This building must comply with the 2013 California Building Code for new structures. BMC 18.07.020

Note: Any revisions to the plans approved by the Building Division must be submitted to, and approved by, the Building Division *prior to the implementation of any work not specifically shown on the plans*. Significant delays can occur if changes made in the field, without City approval, necessitate further review by City departments or the Planning Commission. Inspections cannot be scheduled and will not be performed for work that is not shown on the Approved plans.

- 11) Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been finished. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**
- 12) Provide a complete demolition plan that includes a legend and indicates existing walls and features to remain, existing walls and features to be demolished, and new walls and features.

NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.

13) Show the distances from all exterior walls to property lines or to assumed property lines

14) Show the dimensions to adjacent structures.

15) Indicate on the plans that exterior bearing walls less than five feet from the property line will be built of one-hour fire-rated construction. (2013 CBC, Table 602)

16) Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***Specify the location and the net clear opening height and width of all required egress windows on the elevation drawings.*** 2013 California Residential Code (CRC) §R310.

Note: The area labeled "Office" is a room that can be used for sleeping purposes and, as such, must comply with this requirement.

17) On all pages where the "Garage / Cabana" is shown provide the following statement: "The Garage / Cabana is not to be used as a secondary dwelling unit."

18) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.

19) Provide guardrails at all landings. NOTE: All landings more than 30" in height at any point are considered in calculating the allowable lot coverage. Consult the Planning Department for details if your project entails landings more than 30" in height.

20) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.

21) Provide lighting at all exterior landings.

NOTE: A written response to the items noted here and plans that specifically address items 2, 15, 16, 17, and 18 must be re-submitted before this project can move forward for Planning Commission action. The written response must include clear direction regarding where the requested information can be found on the plans.

Reviewed by:

Joe Cyr, CBO

650-558-7270

Date: 1-20-2015

Project Comments

Date: March 2, 2015

To: Engineering Division (650) 558-7230
 Building Division (650) 558-7260
 Parks Division (650) 558-7334
 Fire Division (650) 558-7600
 Stormwater Division (650) 342-3727
 City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Side Setback Variance, Special Permits and Conditional Use Permit for a first and second story addition to an existing single family dwelling and renovations to an accessory structure at **1520 Cypress Avenue, zoned R-1, APN: 028-294-090.**

Staff Review:

- ① Obtain permit from Parks Division for removal of protected spruce. (Parks Division 558-7330).
- ② New replacement tree must be a 24" box landscape tree and approved prior to Build Permit submittals.
3. Landscape to remain the same, Water Conservation Ordinance not required.

Reviewed by: BD

Date: 3/9/15

Project Comments

Date: January 20, 2015

To: Engineering Division (650) 558-7230
 Building Division (650) 558-7260
 Parks Division (650) 558-7334
 Fire Division (650) 558-7600
 Stormwater Division (650) 342-3727
 City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review, Side Setback Variance, Special Permit for Declining Height Envelope & Parking Reduction for 1st & 2nd story addition and Conditional Use Permit for plumbing in an accessory structure at **1520 Cypress Avenue, zoned R-1, APN: 028-294-090**

Staff Review: January 20, 2015

1. No existing tree over 48 inches in circumference at 54 inches form base of tree may be removed without a Protected Tree Permit from the Parks Division. (558-7330).
2. Please indicate on plans if landscape will remain or be rehabilitated.
3. If Public Works requires sidewalk replacement, **Policy for Expanding Width of Planter Strip** needs to be implemented.

Reviewed by: BD

Date: 1/27/15

Project Comments

Date: March 2, 2015

To:

<input checked="" type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Environmental Review, Design Review, Side Setback Variance, Special Permits and Conditional Use Permit for a first and second story addition to an existing single family dwelling and renovations to an accessory structure at **1520 Cypress Avenue, zoned R-1, APN: 028-294-090.**

Staff Review:

Responses to comments #1,2,5 and 6 are acceptable.

Reviewed by: V V

Date: 3/13/2015

Project Comments

Date: January 20, 2015

To:

<input checked="" type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review, Side Setback Variance, Special Permit for Declining Height Envelope & Parking Reduction for 1st & 2nd story addition and Conditional Use Permit for plumbing in an accessory structure at **1520 Cypress Avenue, zoned R-1, APN: 028-294-090**

Staff Review: January 20, 2015

1. The proposed addition to the garage will remove the existing catchbasin from the site. Please show how the post-construction will address the additional stormoff due to the remodel. Please be aware that no additional storm runoff is allowed from post-construction project site.
2. Please show all existing and proposed new utility locations (PG&E, water, sewer, sewer cleanout) on the site plan.
3. Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit.
4. The sanitary sewer lateral (building sewer) shall be tested per ordinance code chapter 15.12. Testing information is available at the Building department counter. A Sewer Lateral Test encroachment permit is required.
5. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update_0.pdf#overlay-context=construction
6. Please update the Construction Hours to state - Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

Reviewed by: M. Quan

Date: 1/23/15

Project Comments

Date: January 20, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review, Side Setback Variance, Special Permit for Declining Height Envelope & Parking Reduction for 1st & 2nd story addition and Conditional Use Permit for plumbing in an accessory structure at **1520 Cypress Avenue, zoned R-1, APN: 028-294-090**

Staff Review: January 20, 2015

Provide a residential fire sprinkler system throughout the residence:

1. Provide a minimum 1-inch water meter.
2. Provide a backflow prevention device/double check valve assembly – A schematic of water lateral line after meter **shall be shown on Building Plans prior to approval** indicating location of the device after the split between domestic and fire protection lines.
3. Drawings submitted to Building Department for review and approval shall clearly indicate fire sprinklers shall be installed under a separate deferred fire permit, approved by the Fire Department prior to installation.

Reviewed by:  Christine Reed

Date: 1/26/15

Project Comments

Date: January 20, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input checked="" type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review, Side Setback Variance, Special Permit for Declining Height Envelope & Parking Reduction for 1st & 2nd story addition and Conditional Use Permit for plumbing in an accessory structure at **1520 Cypress Avenue, zoned R-1, APN: 028-294-090**

Staff Review: January 20, 2015

Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent construction activity stormwater pollution. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. When submitting plans for a building permit, please include a list of construction BMPs as project notes, preferably, on a separate full size (2'x 3' or larger), plan sheet. A downloadable electronic file is available at: <http://www.flowstobay.org/Construction>

Please contact Kiley Kinnon, Stormwater Coordinator, for assistance at: (650) 342-3727.

Reviewed by: KJK

Date: 01/22/15



SAN MATEO COUNTYWIDE

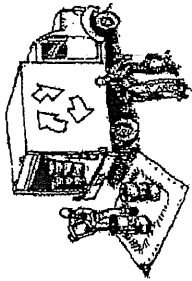
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

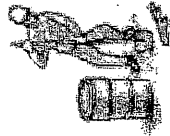
Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



- Non-Hazardous Materials**
 - Bern and cover stockpiles of sand, dirt or other construction material with rags when rain is forecast or if not actively being used within 14 days.
 - Use (don't overuse) reclaimed water for dust control.
- Hazardous Materials**
 - Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water-tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

Equipment Management & Spill Control



- Maintenance and Parking**
 - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids.
 - Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Spill Prevention and Control**
 - Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled.
 - Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7530 (24 hours).

Earthwork & Contaminated Soils

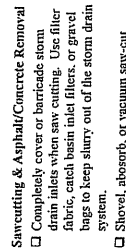


- Erosion Control**
 - Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber mats) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
 - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel-bags, fiber rolls, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.



- Sawcutting & Asphalt/Concrete Removal**
 - Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



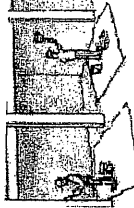
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



- Painting cleanup**
 - Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residues and unusable thinners/solvents as hazardous waste.
- Paint removal**
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURLINGAME FINDING THAT THERE IS NO SUBSTANTIAL EVIDENCE THAT THE APPROVAL OF A REQUEST FOR DESIGN REVIEW, SIDE SETBACK VARIANCE AND SPECIAL PERMIT FOR DECLINING HEIGHT ENVELOPE FOR A FIRST AND SECOND STORY ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND CONDITIONAL USE PERMITS TO ADD A CABANA AND TOILET TO AN EXISTING DETACHED GARAGE LOCATED AT 1520 CYPRESS AVENUE WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 6 OF THE CEQA GUIDELINES

THE PLANNING COMMISSION OF THE CITY OF BURLINGAME hereby finds as follows:

Section 1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and a Negative Declaration, per Negative Declaration ND-582-P, is hereby approved.

Section 2. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chairman

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 27th day of April, 2015 by the following vote:

Secretary

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURLINGAME, APPROVING A REQUEST FOR DESIGN REVIEW, SIDE SETBACK VARIANCE AND SPECIAL PERMIT FOR A FIRST AND SECOND STORY ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND CONDITIONAL USE PERMITS TO ADD A CABANA AND TOILET TO AN EXISTING DETACHED GARAGE AT 1520 CYPRESS AVENUE, ON PROPERTY SITUATED WITHIN THE R-1 ZONE

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, an application has been made for Design Review, Side Setback Variance and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling and Conditional Use Permits to add a cabana and toilet to an existing detached garage at 1520 Cypress Avenue, Zoned R-1, Jeffrey Hessekiel, 1520 Cypress Avenue, Burlingame, CA, 94010, property owner, APN: 028-294-090;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on April 27, 2015, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

1. Said Design Review, Side Setback Variance, Special Permit and Conditional Use Permits are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review, Side Setback Variance, Special Permit and Conditional Use Permits are set forth in the staff report, minutes, and recording of said meeting.
2. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chairman

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 27th day of April, 2015, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Design Review, Side Setback Variance, Special Permit and Conditional Use Permits

1520 Cypress Avenue

Effective **May 7, 2015**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped March 25, 2015, sheets A0.0 through A5.1, L1.1, GP1 and BMP1.1;
2. that if the accessory structure is demolished or the envelope changed at a later date the Conditional Use Permits, as well as any other exceptions to the code granted here, will become void;
3. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
4. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
5. that the conditions of the Building Division's March 9, 2015 and January 1, 2015 memos, the Parks Division's March 9, 2015 and January 27, 2015 memos, the Engineering Division's March 13, 2015 and January 23, 2015 memos, the Fire Division's January 26, 2015 memo and the Stormwater Division's January 22, 2015 memo shall be met;
6. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
7. that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
8. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
9. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
10. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;

EXHIBIT "A"

Conditions of Approval for Design Review, Side Setback Variance, Special Permit and Conditional Use Permits
1520 Cypress Avenue
Effective **May 7, 2015**

11. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2013 Edition, as amended by the City of Burlingame;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

12. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
13. prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled; and
14. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org



949-88053394

\$00.340

04/17/2015

Mailed From 94010
US POSTAGE

Site: 1520 CYPRESS AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, APRIL 27, 2015 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Mitigated Negative Declaration, Design Review, Side Setback Variance and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling and Conditional Use Permits to add a cabana and toilet to an existing detached garage at **1520 CYPRESS AVENUE** zoned R-1. APN 028-294-090

Mailed: April 17, 2015

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)



R-1

EL CAMINO REAL

NEWLANDS AVE

CYPRESS AVE

CENTRAL AVE

E. CAROL AVE

1520 Cypress Avenue



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community