



Project Application - Planning Division

Type of Application: ☐ Accessory Dwelling Unit ☐ Conditional Use/Minor Use Permit
☐ Design Review ☐ Hillside Area Construction Permit ☐ Minor Modification
☐ Special Permit ☒ Variance ☒ Other

Project Address: 230 234 Victoria Rd

Assessor's Parcel #: 029-265-170 Zoning: R-1

Project Description:

Lot Line Adjustment

Applicant

Name: Ted Catlin

Address: 1103 Juanita Ave
Burlingame, CA 94010

Phone: (650) 696-1200

E-mail: tc@dtbarch.com

Property Owner

Name: Joshua Einhorn & Melissa Nemer

Address: 230 Victoria Rd
Burlingame, CA 94010

Architect/Designer

Name: Richard Terrones

Address: 1103 Juanita Ave
Burlingame, CA 94010

Phone: (650) 696-1200

E-mail: rt@dtbarch.com

Burlingame Business License #: 06868

* Architect/Designer must have a valid Burlingame Business License.

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.

RT
(Initials of Architect/Designer)

Applicant: I hereby

Applicant's signature

Property Owner: I

Property owner's signature

Date Application Received

given herein is true and correct to the best of my

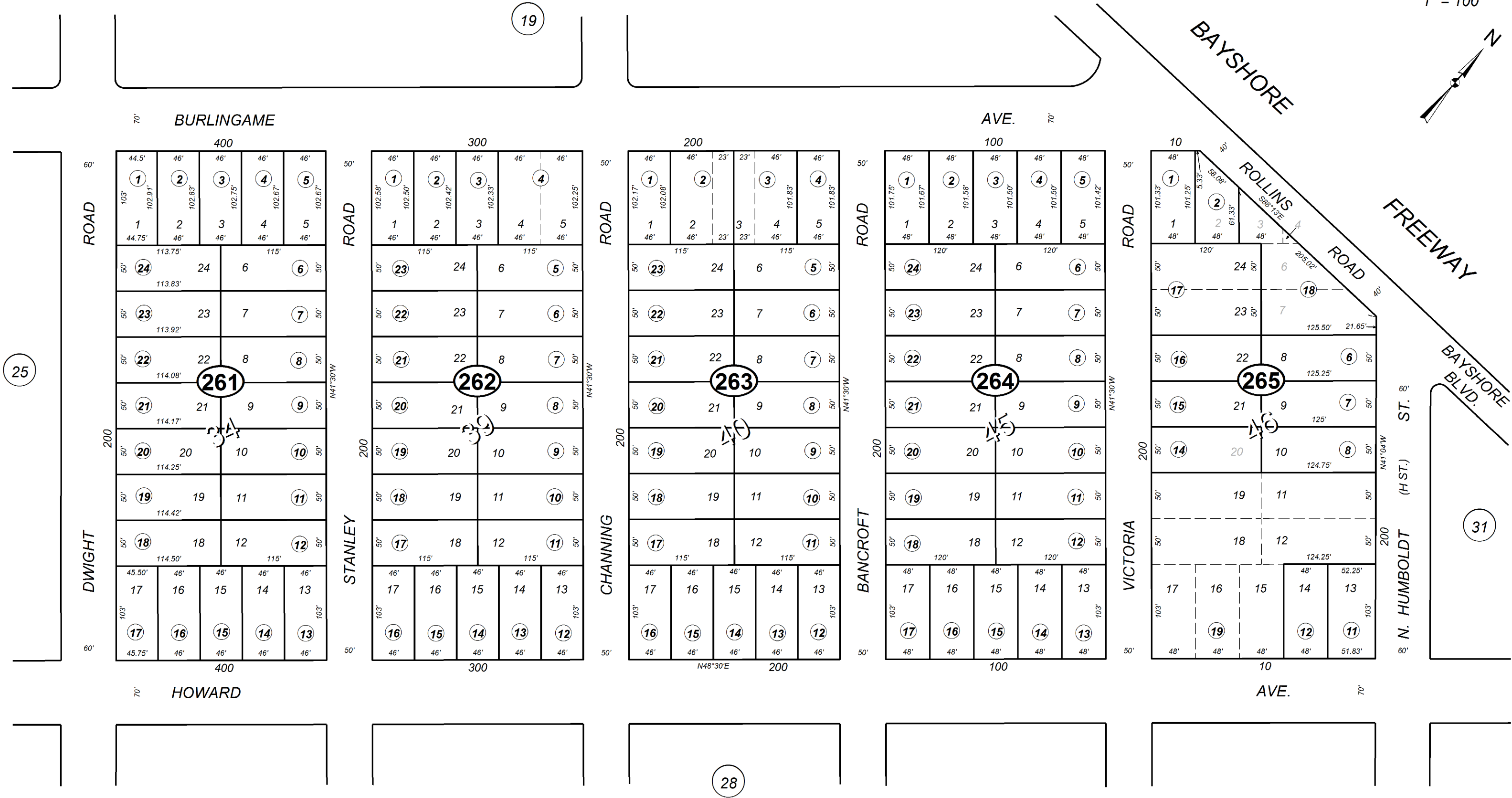
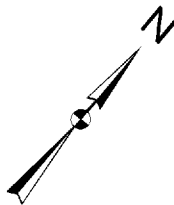
Date: 6/22/2022

by authorize the above applicant to submit this

RECEIVED

JUN 22 2022

CITY OF BURLINGAME
CDD-PLANNING DIV.







City of Burlingame Variance Application

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.84.030). 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. Refer to the end 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 existing property consists of two 50'x120' parcels. PARCEL A (234 Victoria Rd) has a dilapidated 2-bdrm unit w/ garage. PARCEL B (230 Victoria Rd) has the main residence of the current Owners. The exceptional circumstance is that the apparent 100'x120' property is actually two 50'x120' parcels. The City's interpretation of records indicates that the 50' demising property line still exists. The existing house at 230 Victoria Rd was built decades ago by the prior owners, is nonconforming in FAR, and was built across the 50' demising line. This application is to adjust that demising line. This will improve the nonconforming conditions. It will remedy the violation across the property line (creating a new conforming side setback) and this will improve the FAR. Though a variance is required for lot frontage on PARCEL A, the resulting lot (approx 5,000 sf) is developable, just like many lots throughout the City.

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.

Without this variance, the Owners and the Community could not achieve the benefits of a substantially improved potential lot in PARCEL A. This variance would allow PARCEL A to become unencumbered by the intrusion of the house on PARCEL B. This would also allow PARCEL B to become conforming in its side setback to the demising property line. This will then allow for the Owners to either develop PARCEL A with a new single unit dwelling or dispose (sell) the PARCEL for development by others.

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.

Adjusting the lot line will not be detrimental or injurious to any other parcels in the neighborhood. The demising lot line already exists but is at a line of demarcation that creates nonconformities and difficulties in development. The two parcels already have two separate dwelling units on them. By adjusting the lot line for the two parcels, the dilapidated existing structure on PARCEL A can be either renovated or more likely removed - thus eliminating a neighborhood nuisance and potential hazard.

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 current and potential uses on the two parcels will remain residential, and therefore consistent with the neighborhood, and the City's Zoning Ordinances. The mass, bulk and scale of the existing structure on PARCEL B is existing and consistent with the neighborhood. The resulting PARCEL A will be slightly more than 5,000 sf, and therefore similar to many parcels in the neighborhood. In fact, it will be LARGER than most of the small lots around each corner from Victoria Rd, that front Burlingame Ave and Howard Ave. Most of those nearby lots (all less than the required 50' width) are 46' or 48' wide by 101' - 103' deep. Any future development on PARCEL A would be proportionately scaled to the size of the newly sized parcel.

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

Do any conditions exist on the site which make other alternatives to the variance impracticable or impossible and are also not common to other properties in the area? For example, is there a creek cutting through the property, an exceptional tree specimen, steep terrain, odd lot shape or unusual placement of existing structures? How is this property different from others in the neighborhood?

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.*

Would you be unable to build a project similar to others in the area or neighborhood without the exception? (i.e., having as much on-site parking or bedrooms?) Would you be unable to develop the site for the uses allowed without the exception? Do the requirements of the law place an unreasonable limitation or hardship on the development of the property?

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.*

How will the proposed structure or use within the structure affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Think about traffic, noise, lighting, paving, landscaping sunlight/shade, views from neighboring properties, ease of maintenance, etc.

Public health includes such things as sanitation (garbage), air quality, discharges into sewer and stormwater systems, water supply safety, and things which have the potential to affect public health (i.e., underground storage tanks, storage of chemicals, situations which encourage the spread of rodents, insects or communicable diseases).

Public safety. How will the structure or use within the structure affect police or fire protection? Will alarm systems or sprinklers be installed? Could the structure or use within the structure create a nuisance or need for police services (i.e., noise, unruly gatherings, loitering, and traffic) or fire services (i.e., storage or use of flammable or hazardous materials, or potentially dangerous activities like welding, woodwork, engine removal).

General welfare is a catch-all phrase meaning community good. Is the proposal consistent with the city's policy and goals for conservation and development? Is there a social benefit?

Convenience. How would the proposed structure or use affect public convenience (such as access to or parking for this site or adjacent sites)? Is the proposal accessible to particular segments of the public such as the elderly or handicapped?

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.*

How will the proposed project be compatible with existing and potential uses in the general vicinity? Compare your project with existing uses. State why you feel your project is consistent with other uses in the vicinity, and/or state why your project would be consistent with potential uses in the vicinity.

How does the proposed structure or use compare aesthetically with existing neighborhood? If it does not affect aesthetics, state why. If changes to the structure are proposed, was the addition designed to match existing architecture, pattern of development on adjacent properties in the neighborhood? If a use will affect the way a neighborhood or area looks, such as a long term airport parking lot, compare your proposal to other uses in the area and explain why it fits.

How does the proposed structure compare to neighboring structures in terms of mass or bulk? If there is no change to the structure, say so. If a new structure is proposed, compare its size, appearance, orientation, etc. with other structures in the neighborhood or area.



City of Burlingame Variance Application

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.84.030). 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. Refer to the end 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 existing property consists of two 50'x120' parcels. PARCEL A (234 Victoria Rd) has a dilapidated 2-bdrm unit w/ garage. PARCEL B (230 Victoria Rd) has the main residence of the current Owners. The exceptional circumstance is that the apparent 100'x120' property is actually two 50'x120' parcels. The City's interpretation of records indicates that the 50' demising property line still exists. The existing house at 230 Victoria Rd was built decades ago by the prior owners, is nonconforming in FAR, and was built across the 50' demising line. This application is to adjust that demising line. This will improve the nonconforming conditions. It will remedy the violation across the property line (creating a new conforming side setback) and this will necessarily decrease the lot width of PARCEL A below the existing minimum 50' to 41.25'. Though a variance is required for lot width on PARCEL A, the resulting lot is developable. A number of other lots with lot widths between 40' and 50' feet exist in the neighborhood, and can be seen in the Vicinity Map included as part of this submittal.

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.

Without this variance, the Owners and the Community could not achieve the benefits of a substantially improved potential lot in PARCEL A. This variance would allow PARCEL A to become unencumbered by the intrusion of the house on PARCEL B. This would also allow PARCEL B to become conforming in its side setback to the demising property line. This will then allow for the Owners to either develop PARCEL A with a new single unit dwelling or dispose (sell) the PARCEL for development by others.

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.

Adjusting the lot line will not be detrimental or injurious to any other parcels in the neighborhood. The demising lot line already exists but is at a line of demarcation that creates nonconformities and difficulties in development. The two parcels already have two separate dwelling units on them. By adjusting the lot line for the two parcels, the dilapidated existing structure on PARCEL A can be either renovated or more likely removed - thus eliminating a neighborhood nuisance and potential hazard.

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 current and potential uses on the two parcels will remain residential, and therefore consistent with the neighborhood, and the City's Zoning Ordinances. The mass, bulk and scale of the existing structure on PARCEL B is existing and consistent with the neighborhood. The resulting PARCEL A will be slightly more than 5,000 sf, and therefore similar to many parcels in the neighborhood. In fact, it will be LARGER than most of the small lots around each corner from Victoria Rd, that front Burlingame Ave and Howard Ave. Most of those nearby lots (all less than the required 50' width) are 46' or 48' wide by 101' - 103' deep. Any future development on PARCEL A would be proportionately scaled to the size of the newly sized parcel.

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

Do any conditions exist on the site which make other alternatives to the variance impracticable or impossible and are also not common to other properties in the area? For example, is there a creek cutting through the property, an exceptional tree specimen, steep terrain, odd lot shape or unusual placement of existing structures? How is this property different from others in the neighborhood?

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.*

Would you be unable to build a project similar to others in the area or neighborhood without the exception? (i.e., having as much on-site parking or bedrooms?) Would you be unable to develop the site for the uses allowed without the exception? Do the requirements of the law place an unreasonable limitation or hardship on the development of the property?

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.*

How will the proposed structure or use within the structure affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Think about traffic, noise, lighting, paving, landscaping sunlight/shade, views from neighboring properties, ease of maintenance, etc.

Public health includes such things as sanitation (garbage), air quality, discharges into sewer and stormwater systems, water supply safety, and things which have the potential to affect public health (i.e., underground storage tanks, storage of chemicals, situations which encourage the spread of rodents, insects or communicable diseases).

Public safety. How will the structure or use within the structure affect police or fire protection? Will alarm systems or sprinklers be installed? Could the structure or use within the structure create a nuisance or need for police services (i.e., noise, unruly gatherings, loitering, and traffic) or fire services (i.e., storage or use of flammable or hazardous materials, or potentially dangerous activities like welding, woodwork, engine removal).

General welfare is a catch-all phrase meaning community good. Is the proposal consistent with the city's policy and goals for conservation and development? Is there a social benefit?

Convenience. How would the proposed structure or use affect public convenience (such as access to or parking for this site or adjacent sites)? Is the proposal accessible to particular segments of the public such as the elderly or handicapped?

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.*

How will the proposed project be compatible with existing and potential uses in the general vicinity? Compare your project with existing uses. State why you feel your project is consistent with other uses in the vicinity, and/or state why your project would be consistent with potential uses in the vicinity.

How does the proposed structure or use compare aesthetically with existing neighborhood? If it does not affect aesthetics, state why. If changes to the structure are proposed, was the addition designed to match existing architecture, pattern of development on adjacent properties in the neighborhood? If a use will affect the way a neighborhood or area looks, such as a long term airport parking lot, compare your proposal to other uses in the area and explain why it fits.

How does the proposed structure compare to neighboring structures in terms of mass or bulk? If there is no change to the structure, say so. If a new structure is proposed, compare its size, appearance, orientation, etc. with other structures in the neighborhood or area.



City of Burlingame Variance Application

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.84.030). 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. Refer to the end 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 existing property consists of two 50'x120' parcels. PARCEL A (234 Victoria Rd) has a dilapidated 2-bdrm unit w/ garage. PARCEL B (230 Victoria Rd) has the main residence of the current Owners. The exceptional circumstance is that the apparent 100'x120' property is actually two 50'x120' parcels. The City's interpretation of records indicates that the 50' demising property line still exists. The existing house at 230 Victoria Rd was built decades ago by the prior owners, is nonconforming in FAR, and was built across the 50' demising line. This application is to adjust that demising line. This will improve the nonconforming conditions. It will remedy the violation across the property line (creating a new conforming side setback) and this will improve the FAR. Though a variance for FAR is required, the FAR nonconformance would be substantially improved.

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.

Without this variance, the Owners and the Community could not achieve the benefits of a substantially improved potential lot in PARCEL A. This variance would allow PARCEL A to become unencumbered by the intrusion of the house on PARCEL B. This would also allow PARCEL B to become conforming in its side setback to the demising property line. This will then allow for the Owners to either develop PARCEL A with a new single unit dwelling or dispose (sell) the PARCEL for development by others.

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.

Adjusting the lot line will not be detrimental or injurious to any other parcels in the neighborhood. The demising lot line already exists but is at a line of demarcation that creates nonconformities and difficulties in development. The two parcels already have two separate dwelling units on them. By adjusting the lot line for the two parcels, the existing structure on PARCEL B can achieve a conforming side setback to the new demising line between the two parcels..

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 current and potential uses on the two parcels will remain residential, and therefore consistent with the neighborhood, and the City's Zoning Ordinances. The mass, bulk and scale of the existing structure on PARCEL B is existing and consistent with the neighborhood. The resulting PARCEL A will be slightly more than 5,000 sf, and therefore similar to many parcels in the neighborhood. In fact, it will be LARGER than most of the small lots around each corner from Victoria Rd, that front Burlingame Ave and Howard Ave. Most of those nearby lots (all less than the required 50' width) are 46' or 48' wide by 101' - 103' deep. Any future development on PARCEL A would be proportionately scaled to the size of the newly sized parcel.

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

Do any conditions exist on the site which make other alternatives to the variance impracticable or impossible and are also not common to other properties in the area? For example, is there a creek cutting through the property, an exceptional tree specimen, steep terrain, odd lot shape or unusual placement of existing structures? How is this property different from others in the neighborhood?

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.*

Would you be unable to build a project similar to others in the area or neighborhood without the exception? (i.e., having as much on-site parking or bedrooms?) Would you be unable to develop the site for the uses allowed without the exception? Do the requirements of the law place an unreasonable limitation or hardship on the development of the property?

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.*

How will the proposed structure or use within the structure affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Think about traffic, noise, lighting, paving, landscaping sunlight/shade, views from neighboring properties, ease of maintenance, etc.

Public health includes such things as sanitation (garbage), air quality, discharges into sewer and stormwater systems, water supply safety, and things which have the potential to affect public health (i.e., underground storage tanks, storage of chemicals, situations which encourage the spread of rodents, insects or communicable diseases).

Public safety. How will the structure or use within the structure affect police or fire protection? Will alarm systems or sprinklers be installed? Could the structure or use within the structure create a nuisance or need for police services (i.e., noise, unruly gatherings, loitering, and traffic) or fire services (i.e., storage or use of flammable or hazardous materials, or potentially dangerous activities like welding, woodwork, engine removal).

General welfare is a catch-all phrase meaning community good. Is the proposal consistent with the city's policy and goals for conservation and development? Is there a social benefit?

Convenience. How would the proposed structure or use affect public convenience (such as access to or parking for this site or adjacent sites)? Is the proposal accessible to particular segments of the public such as the elderly or handicapped?

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.*

How will the proposed project be compatible with existing and potential uses in the general vicinity? Compare your project with existing uses. State why you feel your project is consistent with other uses in the vicinity, and/or state why your project would be consistent with potential uses in the vicinity.

How does the proposed structure or use compare aesthetically with existing neighborhood? If it does not affect aesthetics, state why. If changes to the structure are proposed, was the addition designed to match existing architecture, pattern of development on adjacent properties in the neighborhood? If a use will affect the way a neighborhood or area looks, such as a long term airport parking lot, compare your proposal to other uses in the area and explain why it fits.

How does the proposed structure compare to neighboring structures in terms of mass or bulk? If there is no change to the structure, say so. If a new structure is proposed, compare its size, appearance, orientation, etc. with other structures in the neighborhood or area.



871 Woodside Way
San Mateo, CA 94401
(650) 212-1030

**LEGAL DESCRIPTION
ADJUSTED PARCEL A
234 Victoria Ave., Burlingame, California**

Situate in the City of Burlingame, County of San Mateo, State of California, and being a portion of Lot 24, Block 46, as shown on that certain subdivision map entitled, "Lyon and Hoag Subdivision of the Town of Burlingame," which was filed for record in Book 4 Maps page 26 on July 16, 1906, San Mateo County Records, being more particularly described as follows:

BEGINNING at the most westerly corner of said Lot 24;

1. Thence along the northwesterly line of said Lot, North 49°30'00" East, a distance of 120.44 feet (being 120 feet of record), to the most northerly corner of said Lot;
2. Thence along the northeasterly line of said Lot, South 40°33'09" East, a distance of 41.75 feet;
3. Thence South 49°30'00" West, a distance of 120.46 feet, to the southwesterly line of said Lot 24;
4. Thence along said southwesterly line, North 40°31'49" West, a distance of 41.75 feet, to the **POINT OF BEGINNING**.

Containing an area of 5,029 square feet, more or less

[Bearings shown hereon taken from Record of Survey No. 2207 by BGT which was filed for record in Volume 35 of LLS maps pages 97-98 on April 7, 2011, San Mateo County records.

END OF DESCRIPTION

The herein described parcel is shown on the attached Plat, Exhibit B, of this legal description, and is made a part hereof.

Bryan G. Taylor, PLS
License No. 7551, Expires 12/31/23



Date: 06/06/2022

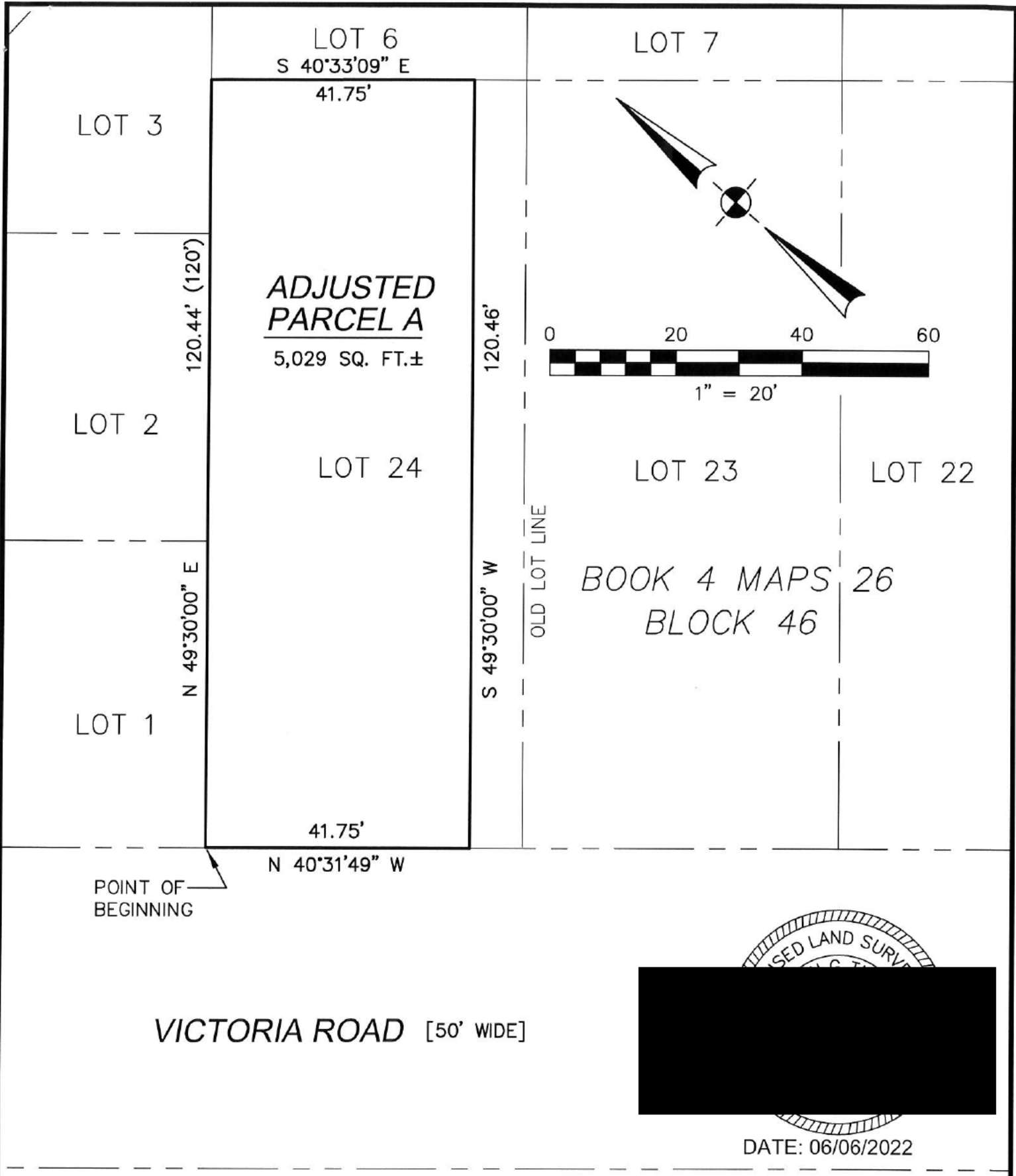


EXHIBIT "B" - PLAT ACCOMPANYING LEGAL DESCRIPTION			
	PARCEL A		SCALE 1"=20'
	APN 029-265-170 (PORTION)		PAGE 1 OF 1
	234 VICTORIA ROAD		DATE 06/2022
	BURLINGAME, CALIFORNIA		JOB 22-073



871 Woodside Way
San Mateo, CA 94401
(650) 212-1030

**LEGAL DESCRIPTION
ADJUSTED PARCEL B
230 Victoria Ave., Burlingame, California**

Situate in the City of Burlingame, County of San Mateo, State of California, and being Lot 23 and a portion of Lot 24, Block 46, as shown on that certain subdivision map entitled, "Lyon and Hoag Subdivision of the Town of Burlingame," which was filed for record in Book 4 Maps page 26 on July 16, 1906, San Mateo County Records, being more particularly described as follows:

COMMENCING at the most westerly corner of said Lot 24;

1. Thence along the southwesterly line of said Lot, South $40^{\circ}31'49''$ East, a distance of 41.75 feet, to the **POINT OF BEGINNING** of this Description;
2. Thence North $49^{\circ}30'00''$ East, a distance of 120.46 feet, to the northeasterly line of said Lot 24;
3. Thence along the northeasterly line of Lots 24 and 23, South $40^{\circ}33'09''$ East, a distance of 58.25 feet, to the most easterly corner of said Lot 23;
4. Thence along the southeasterly line of said Lot, South $49^{\circ}30'00''$ West, a distance of 120.48 feet (being 120 feet of record), to the most southerly corner of said Lot;
5. Thence along the southwesterly line of Lots 23 and 24, North $40^{\circ}31'49''$ West, a distance of 58.25 feet, to the **POINT OF BEGINNING**.

Containing an area of 7,017 square feet, more or less

[Bearings shown hereon taken from Record of Survey No. 2207 by BGT which was filed for record in Volume 35 of LLS maps pages 97-98 on April 7, 2011, San Mateo County records.

END OF DESCRIPTION

The herein described parcel is shown on the attached Plat, Exhibit B, of this legal description, and is made a part hereof.

Bryan G. Taylor, PLS
License No. 7551, Expires 12/31/23



Date: 06/06/2022



871 Woodside Way
San Mateo, CA 94401
(650) 212-1030

**LEGAL DESCRIPTION
TRANSFER PARCEL**

From 234 Victoria Ave. to 230 Victoria Ave., Burlingame, California

Situate in the City of Burlingame, County of San Mateo, State of California, and being a portion of Lot 24, Block 46, as shown on that certain subdivision map entitled, "Lyon and Hoag Subdivision of the Town of Burlingame," which was filed for record in Book 4 Maps page 26 on July 16, 1906, San Mateo County Records, being more particularly described as follows:

COMMENCING at the most westerly corner of said Lot 24;

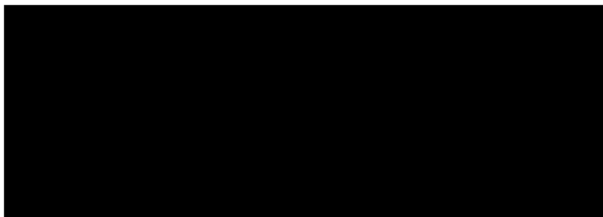
1. Thence along the southwesterly line of said Lot, South 40°31'49" East, a distance of 41.75 feet, to the **POINT OF BEGINNING** of this Description;
2. Thence North 49°30'00" East, a distance of 120.46 feet, to the northeasterly line of said Lot 24;
3. Thence along the northeasterly line of said Lot, South 40°33'09" East, a distance of 8.25 feet, to the most easterly corner of said Lot;
4. Thence along the southeasterly line of said Lot, South 49°30'00" West, a distance of 120.46 feet (being 120 feet of record), to the most southerly corner of said Lot;
5. Thence along the southwesterly line of said Lot, North 40°31'49" West, a distance of 8.25 feet, to the **POINT OF BEGINNING**.

Containing an area of 994 square feet, more or less

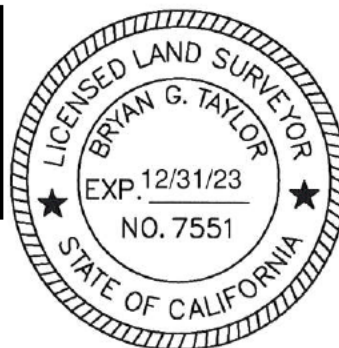
[Bearings shown hereon taken from Record of Survey No. 2207 by BGT which was filed for record in Volume 35 of LLS maps pages 97-98 on April 7, 2011, San Mateo County records.

END OF DESCRIPTION

The herein described parcel is shown on the attached Plat, Exhibit B, of this legal description, and is made a part hereof.



Bryan G. Taylor, PLS
License No. 7551, Expires 12/31/23



Date: 06/06/2022

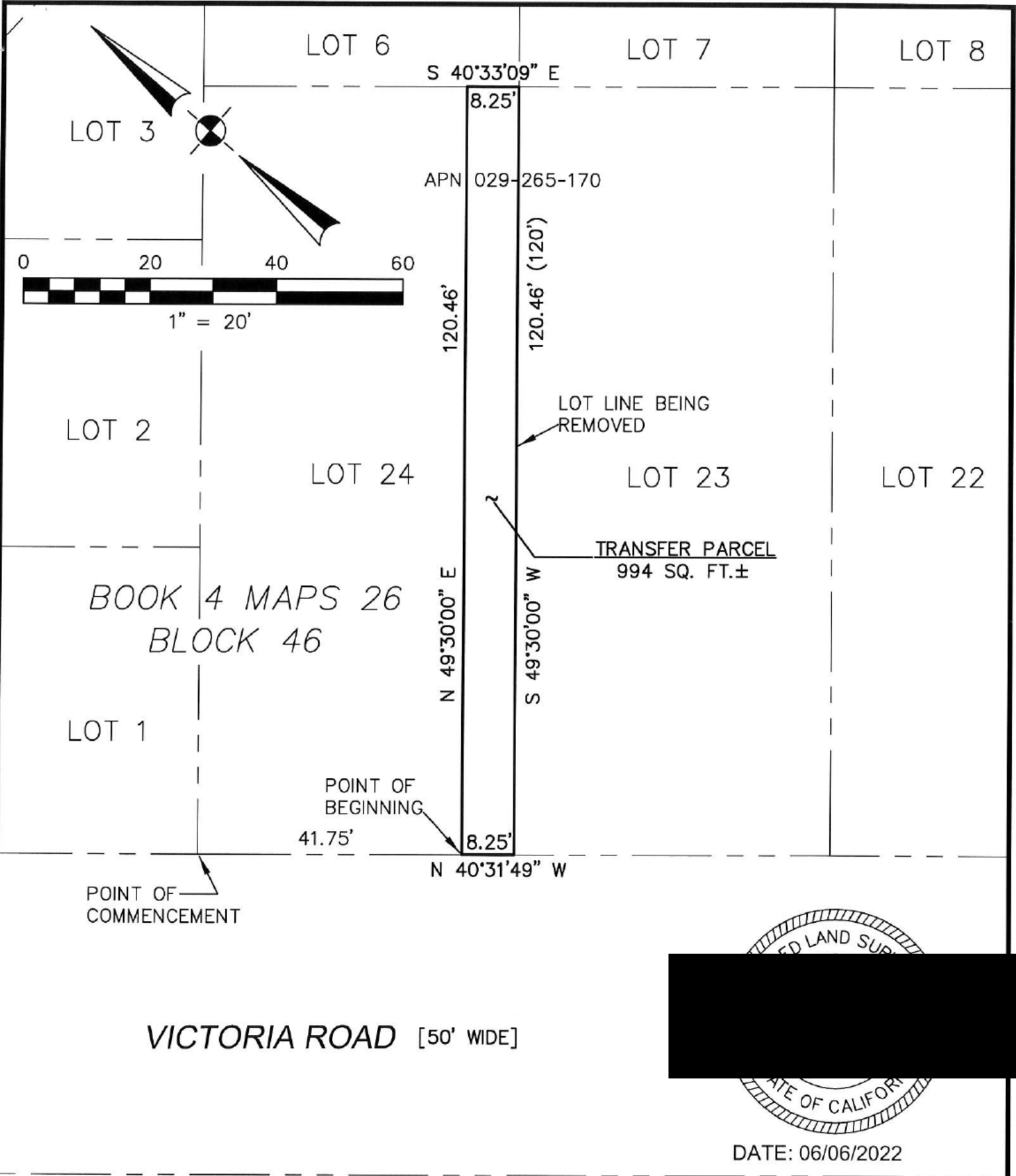


EXHIBIT "B" - PLAT ACCOMPANYING LEGAL DESCRIPTION			
	TRANSFER PARCEL		SCALE 1"=20'
	LANDS GRANTED TO 230 VICTORIA ROAD		PAGE 1 OF 1
	APN 029-265-170 (PORTION)		DATE 06/2022
	BURLINGAME, CALIFORNIA		JOB 22-073

PARCEL A

Sun Jun 5 10:50:14 2022

Northing	Easting	Bearing	Distance
6175.02	11539.34		
		N 49°30'00" E	120.44
6253.24	11630.92		
		S 40°33'09" E	41.75
6221.52	11658.07		
		S 49°30'00" W	120.46
6143.29	11566.47		
		N 40°31'49" W	41.75
6175.02	11539.34		

Closure Error Distance> 0.0000

Total Distance> 324.39

Polyline Area: 5029 sq ft, 0.11544 acres

PARCEL B

Sun Jun 5 10:51:49 2022

Northing	Easting	Bearing	Distance
6143.29	11566.47		
		N 49°30'00" E	120.46
6221.52	11658.07		
		S 40°33'09" E	58.25
6177.26	11695.94		
		S 49°30'00" W	120.48
6099.01	11604.33		
		N 40°31'49" W	58.25
6143.29	11566.47		

Closure Error Distance> 0.0000

Total Distance> 357.43

Polyline Area: 7017 sq ft, 0.16109 acres

TRANSFER

Sun Jun 5 10:52:34 2022

Northing	Easting	Bearing	Distance
6143.29	11566.47		
		N 49°30'00" E	120.46
6221.52	11658.07		
		S 40°33'09" E	8.25
6215.25	11663.43		
		S 49°30'00" W	120.46
6137.02	11571.83		
		N 40°31'49" W	8.25
6143.29	11566.47		

Closure Error Distance> 0.0000

Total Distance> 257.41

Polyline Area: 994 sq ft, 0.02281 acres

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, LOT LINE ADJUSTMENT, AND
VARIANCES FOR FLOOR AREA RATIO, AVERAGE LOT WIDTH, AND LOT FRONTAGE**

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

WHEREAS, a Categorical Exemption has been prepared and application has been made for a Lot Line Adjustment and Variances for Floor Area Ratio (Lot 23, 230 Victoria Road) and for Street Frontage and Average Lot Width (Lot 24, 234 Victoria Road) for an existing shared side property line to be moved by 8.75 feet and with no changes to the existing structures on the site at 230 and 234 Victoria Road, Zoned R-1, Joshua Einhorn and Melissa Nemer, property owners, APN: 029-265-170;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on September 12, 2022, 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. 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 categorical exemption, per CEQA Section 15305 (A)(1) of the CEQA Guidelines, which exempts from environmental review minor lot line adjustments, side yard and setback variances not resulting in the creation of a new parcel.
2. Said Lot Line Adjustment and Variances are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Lot Line Adjustment and Variances are set forth in the staff report, minutes, and recording of said meeting.
3. 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 12th day of September, 2022 by the following vote:

Secretary

EXHIBIT “A”

Conditions of Approval for Categorical Exemption, Lot Line Adjustment, and Variances
230 and 234 Victoria Road
Effective **September 22, 2022**

Page 1

1. that the applicant shall submit a separate Lot Line Adjustment application to the Public Works Department – Engineering Division;
2. that the Lot Line Adjustment shall be recorded with the property at the San Mateo County Records Office and a copy of the recorded document shall be sent to the Engineering Division;
3. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped July 29, 2022, sheets A0.0 through A2.4, including licensed topographic and boundary survey dated April 2022 and Proposed Lot Line Adjustment, sheet SU-1; and
4. that if the floor area ratio on Lot 23, 230 Victoria Road is increased at a later date, the Floor Area Ratio Variance shall become void.



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

Project Site: 230 & 234 Victoria Road, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, September 12, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 864 9704 7133 Passcode: 301476

Description: Application for a Lot Line Adjustment and Variances for lot frontage and average lot width for one lot and a Variance for floor area ratio for the second lot.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: September 2, 2022

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame - Public Hearing Notice

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

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.

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

[illegible]