



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 026-186-030
 Conditional Use Permit Special Permit Other: _____

PROJECT ADDRESS: 1000 Vancouver Ave.

APPLICANT project contact person
 Payor of DSR deposit/handling fee
 OK to send electronic copies of documents

Name: Joseph Bojues
 Address: 1000 Vancouver Ave.
 City/State/Zip: Burlingame, CA 94010
 Phone: 650-823-3777
 Fax: _____
 E-mail: joebojues@gmail.com

PROPERTY OWNER project contact person
 Payor of DSR deposit/handling fee
 OK to send electronic copies of documents

Name: Joseph Bojues
 Address: 1000 Vancouver Ave.
 City/State/Zip: Burlingame, CA 94010
 Phone: 650-823-3777
 Fax: _____
 E-mail: joebojues@gmail.com

ARCHITECT/DESIGNER project contact person
 Payor of DSR deposit/handling fee
 OK to send electronic copies of documents

Name: JOE JOHNSTON
Sean Harper - Shedshop
 Address: 37341 Blacow Road
 City/State/Zip: Fremont, CA 94536
 Phone: 510-791-7433 Cell: 510-927-4330 925 550-2884
 Fax: 510-742-1056
 E-mail: JOEJ
seanh@shedshop.com

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 MAR - 6 2015
 CITY OF BURLINGAME
 CDD-PLANNING DIV.

★ Burlingame Business License #: _____

PROJECT DESCRIPTION: Home office accessory structure

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: *Joseph Bojues* Date: 2/19/15

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: *Joseph Bojues* Date: 2/19/15

Date submitted: _____



**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION**

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 structure, a home office/den, will be located in the backyard and used only by family members. It will only be partly visible by neighbors since there are tall hedges, tall fences, and thick foliage trees blocking the view of the structure.

Since there is no water coming in or going out, there is no effect on the water or sewer system.

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

It is consistent with the General Plan and Zoning Ordinance. The structure will be used as an accessory living space to the home. There will be no plumbing and no sleeping. Members of the family will use it only as a home office/den.

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MAR - 6 2015

CITY OF BURLINGAME
ODD-PLANNING DIV.

- 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 structure will match the aesthetics of the house with the siding, and the paint color will match that of the house and house trim. The design is compatible with the neighborhood design.

Joseph Bojues
1000 Vancouver Ave.
Burlingame, CA 94010

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CDD-PLANNING DIV.

Conditional Use Permit Application

1. The structure, a home office/den, will be located in the backyard and used only by family members. It will only be partly visible by neighbors since there are tall hedges, tall fences, and thick foliage trees blocking the view of the structure.

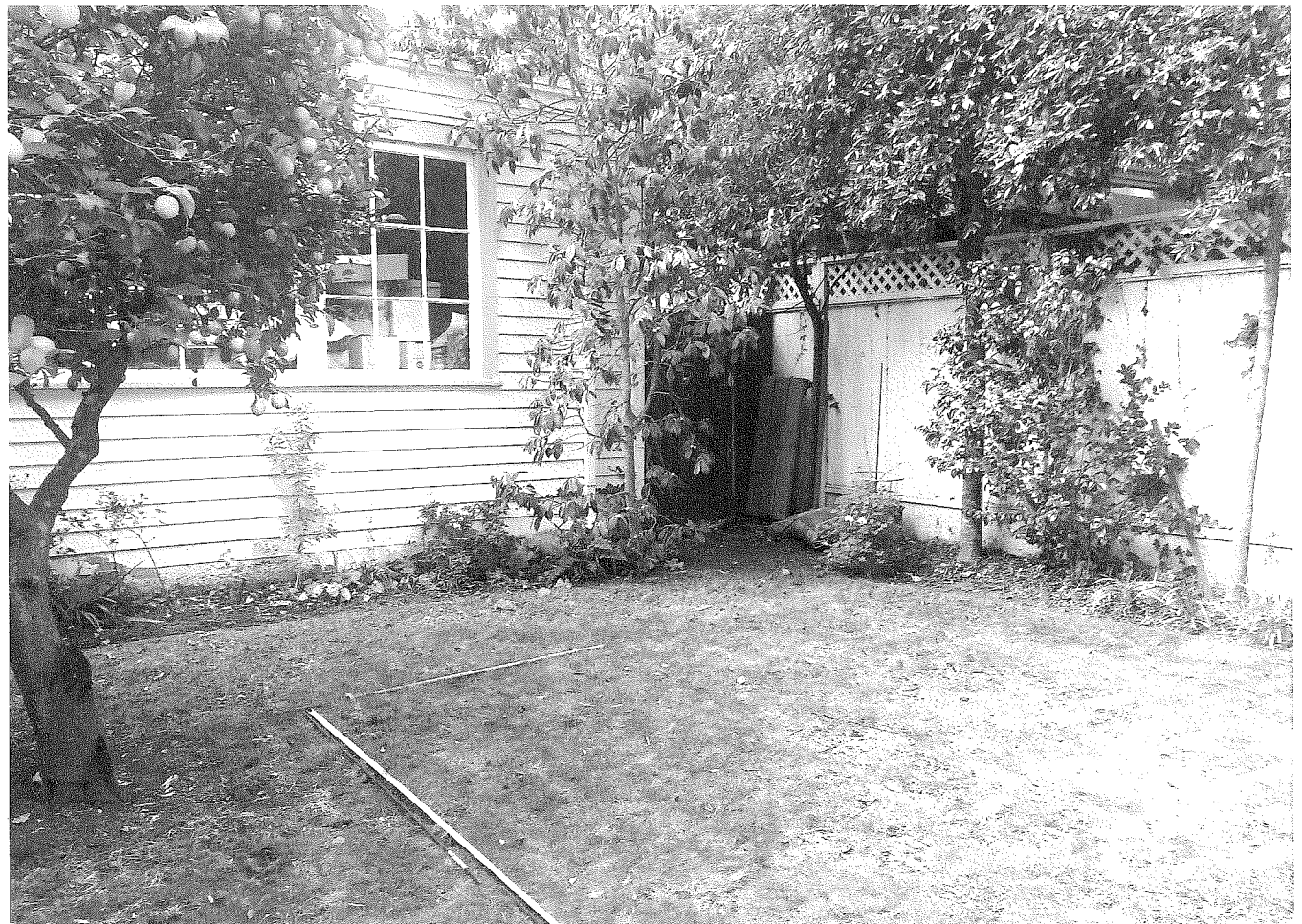
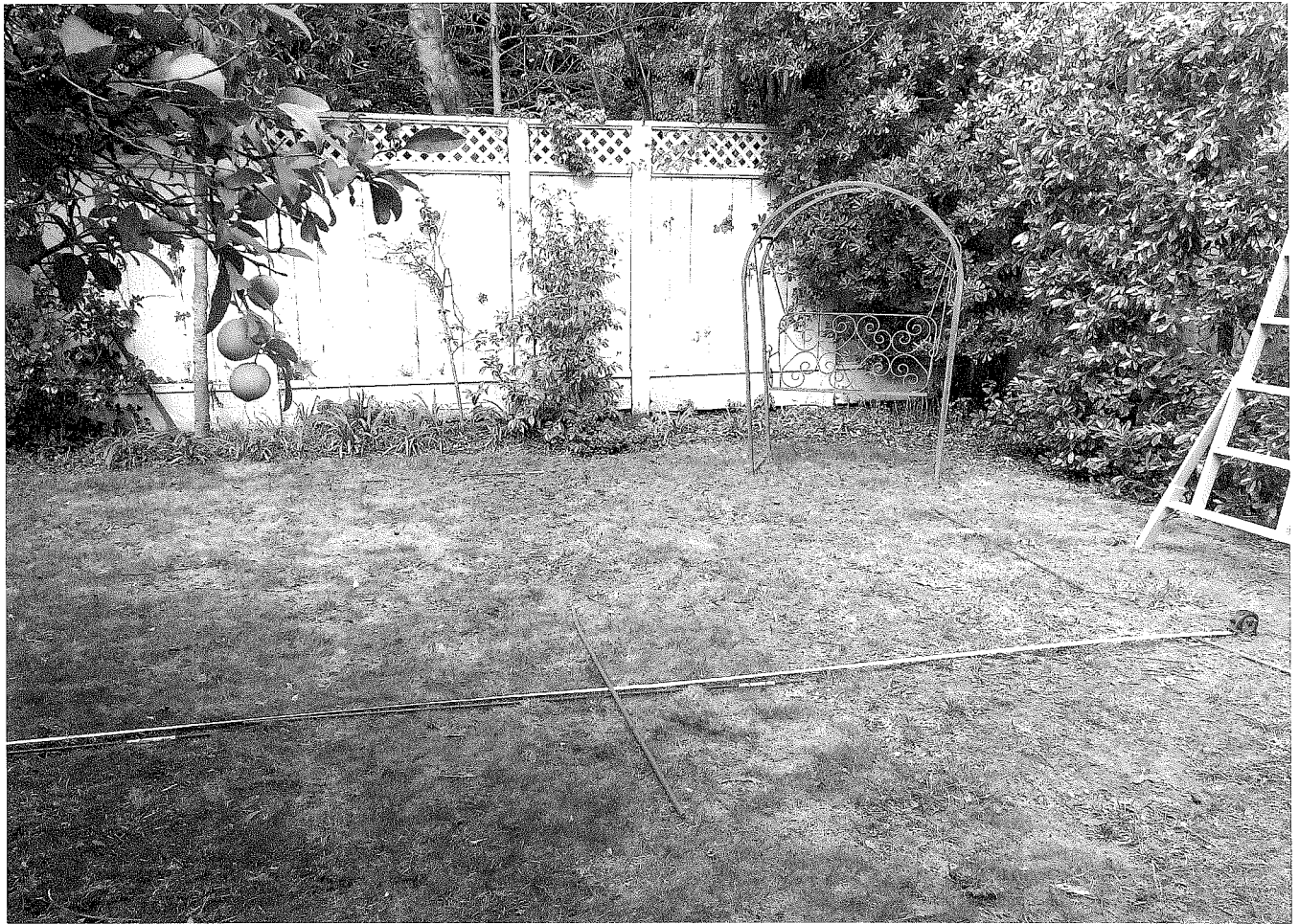
Since there is no water coming in or going out, there is no effect on the water or sewer system.

The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience. The structure is being placed at this location because it is only place it can be located. This is the only flat ground on the property. The remainder of the property slopes deeply down to the creek.

Please note that the detached garage, which is over 100S.F., is pre-existing for over 50 years.

2.It is consistent with the General Plan and Zoning Ordinance. It will be used as an accessory living space to the home. There will be no plumbing and no sleeping. Members of the family will use it as a home office/den.

3.The structure will match the aesthetics of the house with the siding, and the paint color will match that of the house and house trim. The design is compatible with the neighborhood design. The side window is 9" – 6" from the property line instead of 10'-0". It is being placed here so that it is in the center of the wall and looks better aesthetically.



Project Comments

Date: April 15, 2015

To:

<input type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input checked="" 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 Conditional Use Permit for a new detached accessory structure for home office/den at **1000 Vancouver Avenue, zoned R-1, APN: 026-186-030**

Staff Review: April 15, 2015 – Revised Plans dated stamped April 9, 2015

No further comments.

All conditions of approval as stated in all previous reviews of the project will apply to this project.

Reviewed by:  **Date:** 4-15-2015
Joe Cyr, CBO 650-558-7270

Project Comments

Date: March 9, 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 Conditional Use Permit for a new detached accessory structure for home office/den at **1000 Vancouver Avenue, zoned R-1, APN: 026-186-030**

Staff Review: March 9, 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 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.
- 3) 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.
- ④ 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.

- 5) 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.
- 6) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 7) 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.
- 8) 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.
- 9) Show the distances from all exterior walls to property lines or to assumed property lines
- 10) Show the dimensions to adjacent structures.
- 11) Provide a separate floor plan that defines the use of this space (e.g. tool shed, playroom, etc.)
- 12) Place the following label on all pages of the plans: "This building not to be used as a secondary dwelling unit."
- 13) On the foundation/slab plans provide details that show how the floor will be insulated.
- 14) The plans state that this space will be used as an "Office." As such this space will be considered a habitable space and provisions to heat this space must be provided. The plans specify a "Heat/Air" unit. Provide an explanation of how compliance with the 2013 Building Code and 2013 Residential Energy Efficiency Standards will be achieved. NOTE: Portable heating / cooling units do not comply with the 2013 Residential Energy Efficiency Standards.
- 15) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 16) 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.

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

18) Provide lighting at all exterior landings.

NOTE: A written response to the items noted here and plans that specifically address items 1, 2, 4, 5, 11, 12, 13, 14, and 15 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: 3-10-2015



2013 CALIFORNIA GREEN BUILDING CODE RESIDENTIAL CHECKLIST

New residential buildings must be designed to include the Green Building mandatory measures specified in this checklist. These Green Building mandatory measures also apply to additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.

Building Permit Number: _____

Site Address: _____

*In the column labeled "Plan Reference"
specify where each Measure can be found on the plans.*

Green Building Measure	Plan Reference
SITE DEVELOPMENT (2013 CGC §4.106)	
A plan has been developed, and will be implemented, to manage storm water drainage during construction. CGC §4.106.2 & §4.106.3	
ENERGY EFFICIENCY (2013 CGC §4.2 and the 2013 California Building Energy Efficiency Standards)	
2013 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	
Walls with 2 X 6 and larger framing require R-19 insulation §150.0 (c) 2	
Hot water piping insulation §150.0 (j) 2 A ii	
Lighting – new mandatory requirements for indoor rooms. §150.0 (k)	
Duct insulation (R-6) required §150.0 (m) 1	
Duct leakage testing – 6% with air handler and 4% without air handler §150.0 (m) 11	
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	
Water heating – 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour §150.0 (n)	
New third-party HERS verification for ventilation and indoor air quality §150.0 (o)	
New mandatory U-factor (0.58) for fenestration and skylights §150.0 (q)	
Luminaire efficiency levels 2013 California Energy Code Table 150.0 B	
Refrigerant charge verification for ducted package units, mini-splits, and other units §150.1 (c) 7	
Radiant barrier now required in Climate Zone 3 §150.1 (c) 2	
Reduce U-factor (0.32) and SHGC (0.25) for high performance windows §150.1 (c) 3 A	

Green Building Measure		Plan Reference
INTERIOR MOISTURE CONTROL (2013 CGC §4.505)		
A capillary break will be installed if a slab on grade foundation system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided unless an engineered design has been submitted and approved by the Building Division. 2013 CGC §4.505.2 and California Residential Code (CRC) §R506.2.3		
Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. 2013 CGC §4.505.3		
INDOOR AIR QUALITY AND EXHAUST (2013 CGC §4.506)		
Exhaust fans that are ENERGY STAR-compliant, ducted and that terminate outside the building will be provided in every bathroom. 2013 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2013 CGC §4.506.1		
ENVIRONMENTAL COMFORT (CGC §4.507)		
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: <ol style="list-style-type: none"> 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equal; 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2009 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent. 2013 CGC §4.507 		
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2013 CGC §702)		
HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2013 CGC §702.1		
VERIFICATION (2013 CGC §703)		
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2013 Code requirements. 2013 CGC §703.1		
Responsible Designer's Declaration Statement	Contractor's Declaration Statement	
I hereby certify that this project has been designed to meet the requirements of the 2013 Green Building Code.	I hereby certify, as the builder or installer, under permit listed herein, that this project will be constructed to meet the requirements of the 2013 Green Building Code.	
Name:	Name:	
Address:	Address:	
City/State/Zip Code	City/State/Zip Code	
Signature:	Signature:	
Date:	Date:	

Project Comments

Date: March 9, 2015

To:

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

From: Planning Staff

Subject: Request for Conditional Use Permit for a new detached accessory structure for home office/den at **1000 Vancouver Avenue, zoned R-1, APN: 026-186-030**

Staff Review: **March 9, 2015**

No comments at this time.

Reviewed by: V V

Date: 3/17/2015

Project Comments

Date: March 9, 2015

To:

<input type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
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From: Planning Staff

Subject: Request for Conditional Use Permit for a new detached accessory structure for home office/den at **1000 Vancouver Avenue, zoned R-1, APN: 026-186-030**

Staff Review: March 9, 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. Protect surrounding trees during construction.

Reviewed by: BD

Date: 3/17/15

Project Comments

Date: March 9, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
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From: Planning Staff

Subject: Request for Conditional Use Permit for a new detached accessory structure for home office/den at **1000 Vancouver Avenue, zoned R-1, APN: 026-186-030**

Staff Review: March 9, 2015

No comments at this time.

Reviewed by: Christine Reed *Creed* **Date:** 3-10-15

Project Comments

Date: March 9, 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 Conditional Use Permit for a new detached accessory structure for home office/den at **1000 Vancouver Avenue, zoned R-1, APN: 026-186-030**

Staff Review: **March 9, 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, NPDES Stormwater Coordinator, for assistance at (650) 342-3727.

Reviewed by: KJK

Date: 03/10/15



SAN MATEO COUNTYWIDE

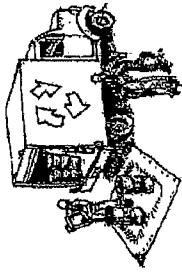
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

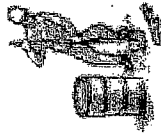
Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



- Non-Hazardous Materials**
 - Store 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.
- Waste Management**
 - Cover waste disposal containers securely with tops at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills.
 - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

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 humped 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 humped 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, oil 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) 832-7558 (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 matrix) 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, filter rolls, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter 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



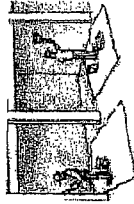
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of its groutage.
- 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 water.
 - For water-based paints, paint out brushes to the extent possible. Allow to be sanitary; never 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 residue and unusable thinners/solvents as hazardous waste.
- Paint removal**
 - Chemical paint stripping residue and chips and dust from acrylic 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.
- Stock 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 APPROVING A
REQUEST FOR A CONDITIONAL USE PERMIT FOR CONSTRUCTION OF A NEW DETACHED
ACCESSORY STRUCTURE**

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

WHEREAS, an application has been made for Conditional Use Permit for a new detached accessory structure for a home office use, with windows within 10-feet of property line and for two accessory structures greater than 100 SF at 1000 Vancouver Avenue, Zoned R-1, Joseph A. Bojues, 1000 Vancouver Avenue, Burlingame, CA, 94010, property owner, APN: 026-186-030;

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 Conditional Use Permit is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for the Conditional Use Permit 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

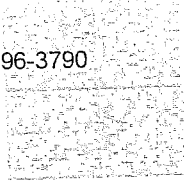
EXHIBIT "A"

Conditions of Approval for Conditional Use Permit
1000 Vancouver Avenue
Effective **May 7, 2015**

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped April 9, 2015, sheets A-0 through A-3;
2. that the accessory structure shall be used only as a home office space, as shown on the plan date stamped April 9, 2015, and shall not be used for sleeping purposes or have a bathroom, without approval of any required revisions to the Conditional Use Permit;
3. that if the accessory structure is demolished or the envelope changed at a later date, the Conditional Use Permit as well as any other exceptions to the code granted here will become void;
4. that the conditions of the Chief Building Official's March 10, 2015 memo, the City Arborist's March 17, 2015 memo, and the Stormwater Coordinator's March 10, 2015 memo shall be met;
5. that 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;
6. 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; and
7. 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.



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



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Mailed From 94010
US POSTAGE

Site: 1000 VANCOUVER 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 Conditional Use Permit for a new detached accessory structure for a home office use, with windows within 10-feet of property line and for two accessory structures greater than 100 SF at **1000 VANCOUVER AVENUE** zoned R-1. APN 026-186-030

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.

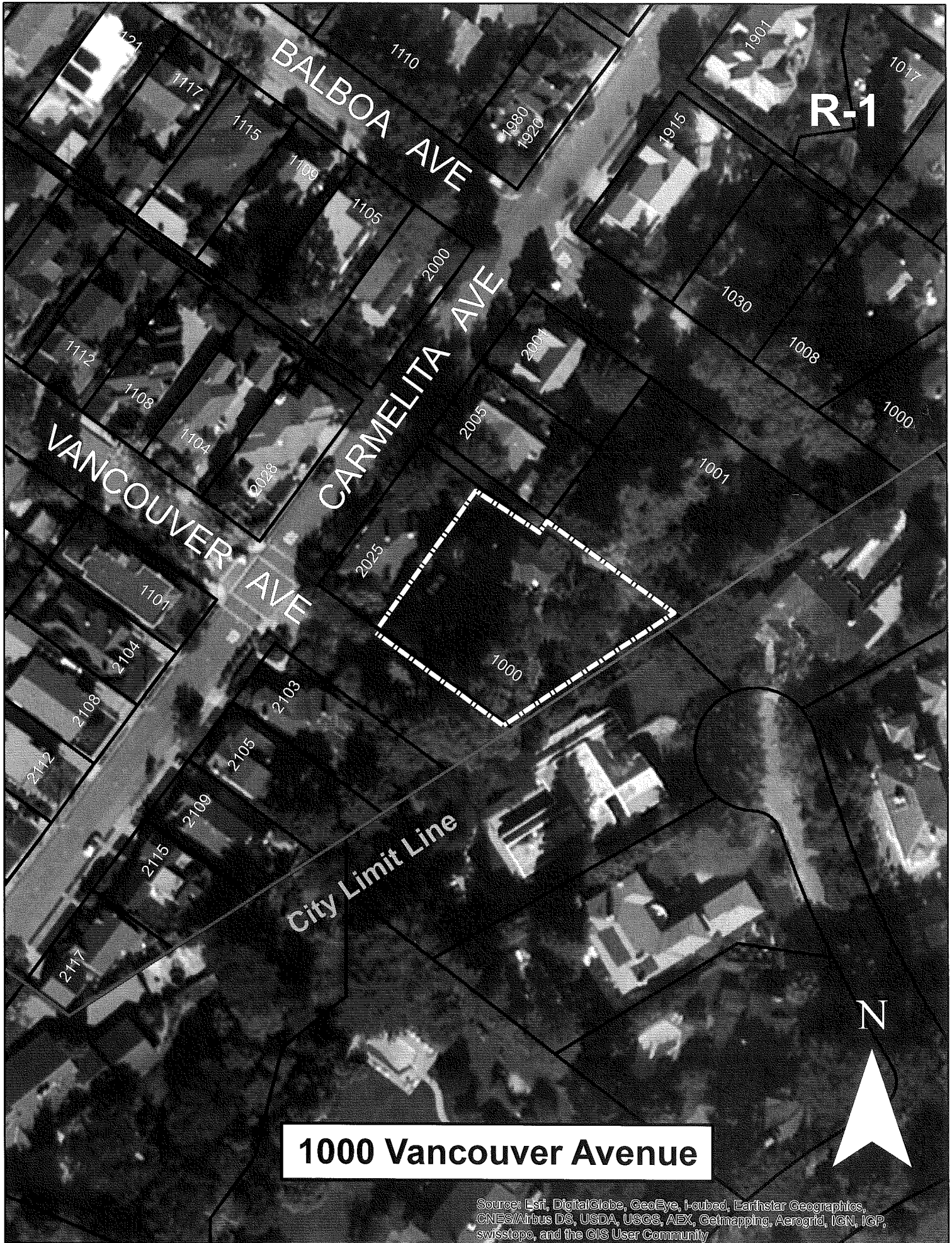
Property owners who receive this notice are responsible for informing their tenants about this notice.

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

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)



1000 Vancouver 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