

Dear Commissioners,

We are writing to express our concern about the 38-½ inch increase in roof height in proposed modification of 1505 Alturas Ave. We are the closest neighbor by distance and would thus be most affected in many ways, especially blockage of our distant views. We have a great view of trees and natural sceneries that our house offers from many angles. This was one of the main reasons we purchased this house about year-and-a-half ago. The proposed construction resulting into 38-½ inch increase in the roof is going to significantly jeopardize those natural views leaving us with a view of new shingles-roof.

We understand the need and desire for any resident to upgrade the house after purchase and we fully support this approach as long as it is not done at someone else's cost. We welcomed their recent upgrades to their front yard and new landscaping that added nice touch to the neighborhood without impacting anyone's views. We even cooperated and withstood with the noise of jackhammering while I worked in my home office, [REDACTED] However, this proposed construction is posing a significant blockage of our views from many angles from our property. If I ever must sell my property, it wouldn't entice the new buyer the same way it did to me last year and hence the impact on the sale price.

We were completely unaware of the proposed construction until we received the notification on Monday on Sept. 26th. Due to the special permitting process, it only allowed us to submit a request for planning review by Friday Oct. 1, 2021. Being a good and reasonable neighbor, we approached the neighbor's architect after we received the contact information from the senior planner. We tried to work with the architect by offering them to come inside and around our house to see the impact of roof height increase. We had two meetings with the architects – one to show them the property from our side so they can prepare and work out a solution. Alex was very cooperative and understood our concern and ultimately proposed a solution to reduce the overall height increase to 24 inches. Even if this was still higher than what we would like, we offered a compromise at this height increase. This was achieved by reducing the roof pitch from 4:12 to 3:12. It didn't require any changes in the overall living space increase that was planned. It didn't even require reducing the height of the ceiling. We were presented the revised rendering of the proposed construction with only 24-inch roof height increase as shown below.



The above adjustments not only reduced the height by almost 14 inches but also was much more aesthetically appealing from front and back as shown in the figure above. This adjustment didn't require to reduce the expansion of the interior by a single square foot. I am attaching the revised drawings that I received from the architect for Commissioners to use and compare.


The next morning on Friday, October 1st, when I confirmed that we agree with the compromise, Alex Tzang replied in an email “**This was a really productive 24 hours we had.**”. Later that Friday morning, the last day to submit the request for hearing, we were notified that the owners have rejected the offered compromise without any further consideration for working out any solution or willingness to cooperate any further. This left us with no choice but to request for hearing.

I would like to request the honorable commissioners to please consider our concerns and ask the owners and their architect to minimize the roof height increase. The solution we worked out was a great compromise from our side as well even with 24 inches of increase. We are willing to work with the architect or the neighbors to come up with a solution to reduce the height as much as possible. I also offered another option that could achieve the desired outcome without raising the roof significantly. We would greatly appreciate a modification to this plan to preserve the original scenery we currently have.

We would welcome the opportunity to meet with Commissioners at our home to illustrate our objections and concerns. I have included some rough demonstration of the impacts on our views from different angles.

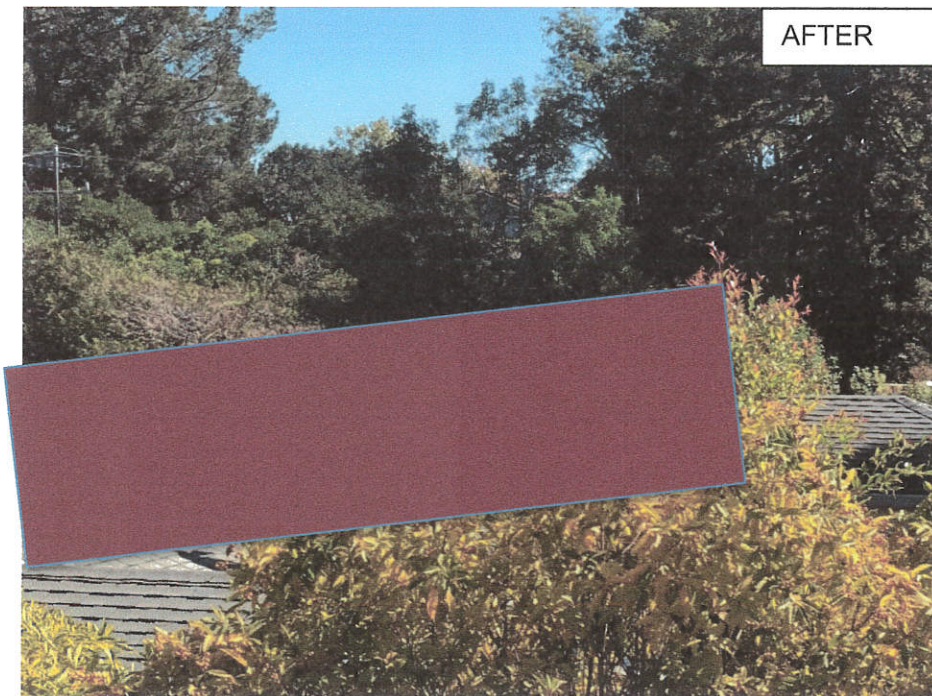
Sincerely,

Arvind Akela
Sheela Singh





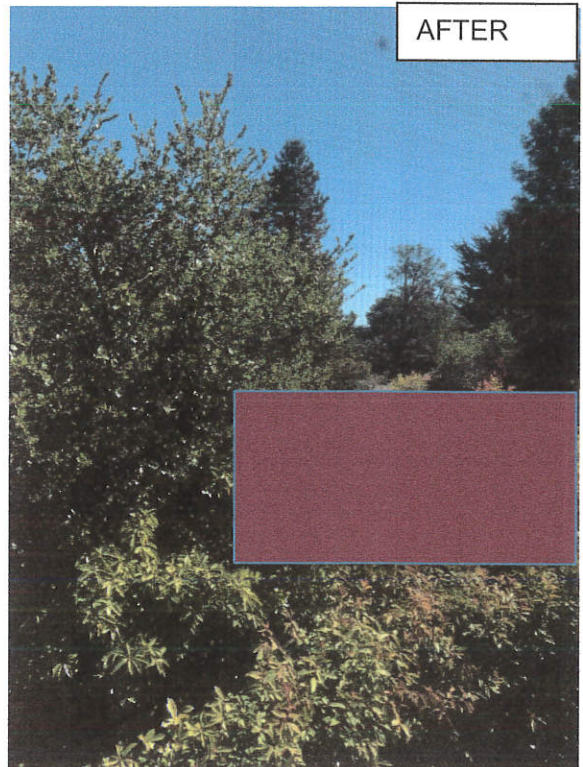
BEFORE



AFTER



BEFORE



AFTER



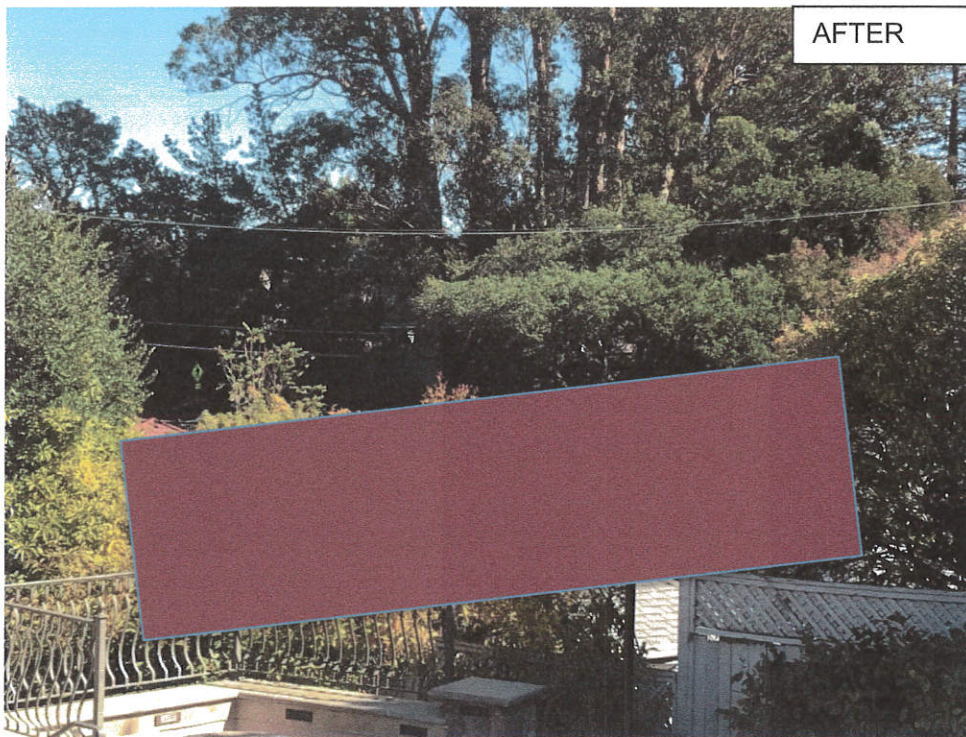
BEFORE



AFTER



BEFORE



AFTER

Revised drawings produced by the architect that was agreeable to us.



PROJECT:

DATE: 8-13-21

SHEET NUMBER:

ADDITION

1555 AVENUE DE BUREAU, CA

REAR ELEVATIONS

A-4

CONTRACT:

OWNER: [illegible]

ARCHITECT: [illegible]

DATE: 8-13-21

1555 AVENUE DE BUREAU, CA

REVISIONS:

1. PLAN CHECK REVISION #1

8/13/2021

ARCHITECT

REGISTERED ARCHITECT

STATE OF CALIFORNIA

NO. 12345

EXPIRATION DATE: 12/31/2023

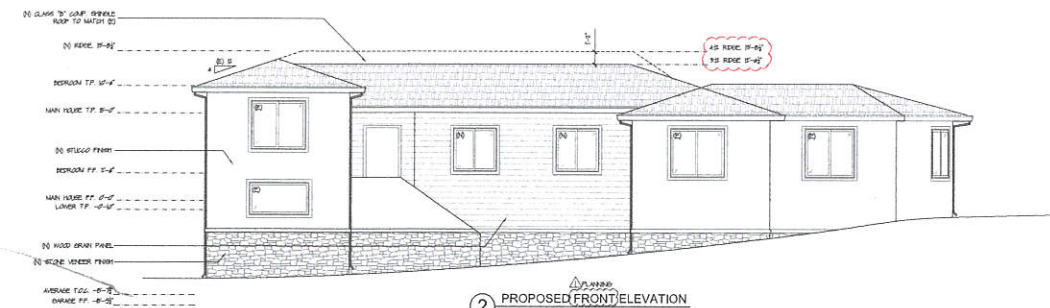
ALEX TZANG

ARCHITECTS

8



1 EXISTING FRONT ELEVATION
SCALE = 1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE = 1/8" = 1'-0"

EGRESS WINDOW NOTES

- OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.
- THE NET CLEAR OPENING SHALL BE 57" OR 60" FT UN. DRIVE FLOOR.
- OPENING SHALL HAVE A NET CLEAR OPENING OF 56" OR 57" UN.
- THE NET CLEAR HEIGHT SHALL BE 14" UN.
- THE NET CLEAR WIDTH SHALL BE 20" UN.

**ALEX TZANG
ARCHITECTS**



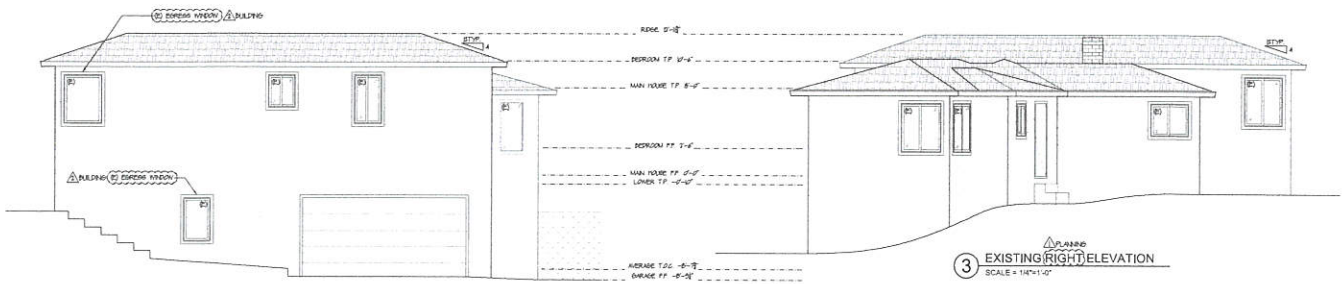
CONTACT:
ALEX TZANG, ARCHITECT
10000 ALTAIR DRIVE, SUITE 100
BIRMINGHAM, AL 35201
(205) 988-8888 alex@alexarchitects.com

REVISIONS:
1. PLAN CHECK REVISION #1 10/11/2021

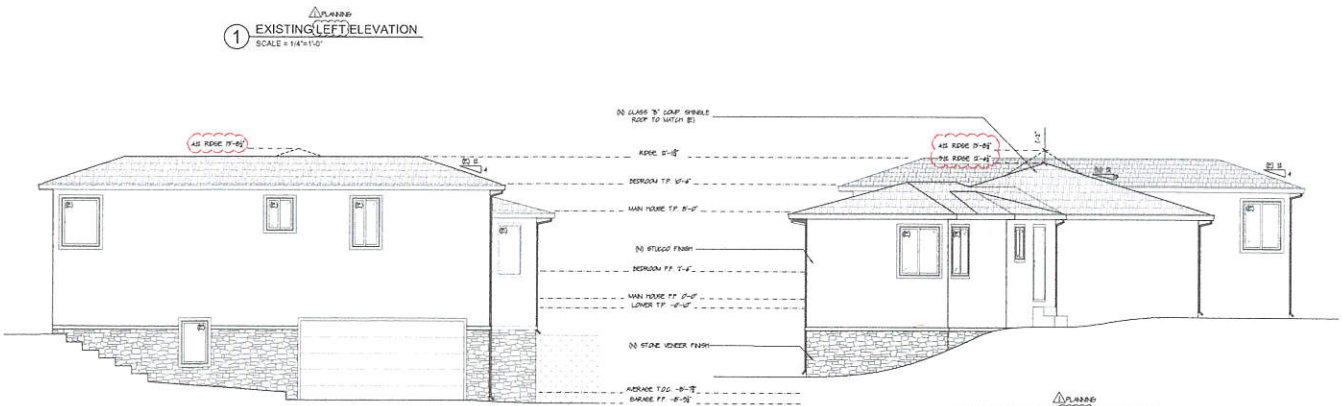
PROJECT:
10000 ALTAIR DRIVE, BIRMINGHAM, AL

ADDITION
FRONT ELEVATIONS

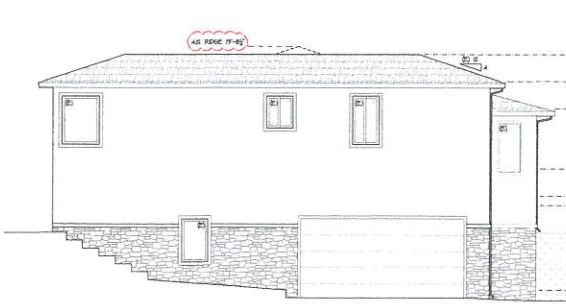
SHEET NUMBER:
A-5



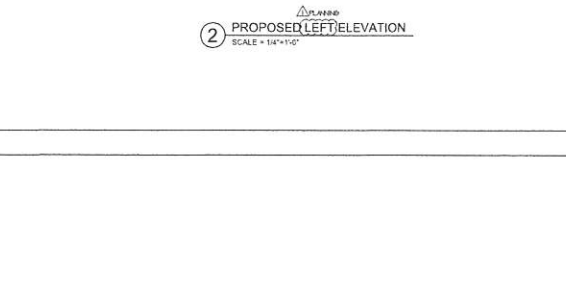
③ EXISTING RIGHT ELEVATION
SCALE = 1/4"=1'-0"



④ PROPOSED RIGHT ELEVATION
SCALE = 1/4"=1'-0"



① EXISTING LEFT ELEVATION
SCALE = 1/4"=1'-0"



② PROPOSED LEFT ELEVATION
SCALE = 1/4"=1'-0"

ALEX TZANG ARCHITECTS



CONTACTS:
OWNER: [Name]
ARCHITECT: ALEX TZANG
10000 NO. 10000
10000 NO. 10000

REVISIONS:
1. PLAN CHECK REVISION #1
8/31/2021

PROJECT: ADDITION
10000 ALBUQUERQUE, BIRMINGHAM, CA

SHEET TITLE:
LEFT & RIGHT ELEVATION

SHEET NUMBER:
A-6



A-7

CAMERA 01

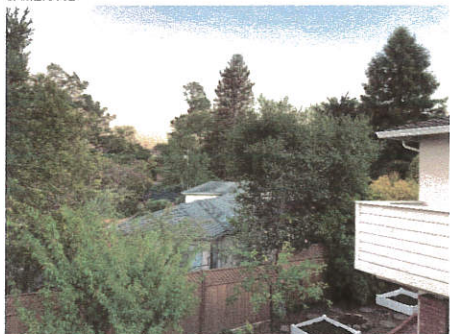


EXISTING VIEW FROM NEIGHBOR



PROPOSED VIEW FROM NEIGHBOR

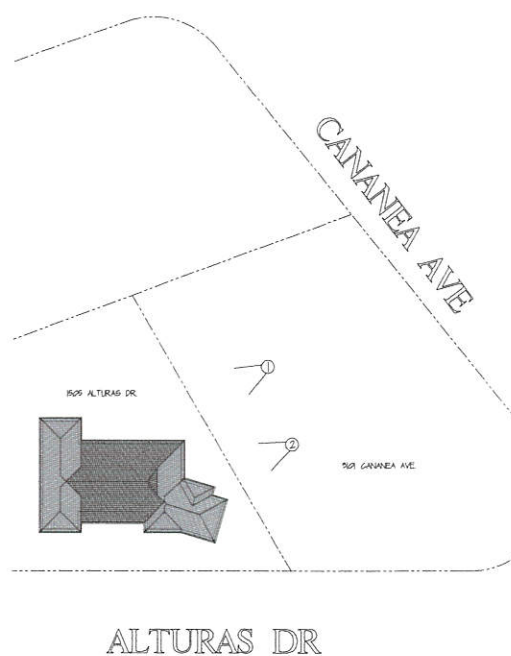
CAMERA 02



EXISTING VIEW FROM NEIGHBOR



PROPOSED VIEW FROM NEIGHBOR





PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

1505 Alturas Dr.

027-047-040

R-1

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

1. Demolish 287sf of existing living room
2. 377sf of addition to include new living room and new kitchen
3. Convert 193sf of existing kitchen to new family room

APPLICANT INFORMATION

Nina Ganguly

☐ APPLICANT?

PHONE

E-MAIL

Alex Tzang

600 El Camino Real Suite 103, San Bruno CA 94066

ARCHITECT/DESIGNER ☒ APPLICANT?

ADDRESS

(415) 309-8082

alex@alexTZang.com

PHONE

E-MAIL

950-222

BURLINGAME BUSINESS LICENSE #

AFFIDAVIT OF OWNERSHIP

I HER
KNOW

THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY

APPLICANT

(OWNER)

6/17/2021

DATE

I AM A
PLANN

BY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

PROPOSER

6/17/2021

DATE

AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR 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 AT. (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

- | | |
|---|--|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU) | <input type="checkbox"/> VARIANCE (VAR) |
| <input type="checkbox"/> CONDITIONAL USE PERMIT (CUP) | <input type="checkbox"/> WIRELESS |
| <input type="checkbox"/> DESIGN REVIEW (DSR) | <input type="checkbox"/> FENCE EXCEPTION |
| <input checked="" type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> MINOR MODIFICATION | |
| <input type="checkbox"/> SPECIAL PERMIT (SP) | |

RECEIVED

JUN 18 2021

DATE RECEIVED:

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY

CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

PH: (650) 558-7250

FAX: (650) 696-3790

REQUEST FOR A HILLSIDE AREA CONSTRUCTION PERMIT

Dear Property Owner,

The Burlingame Planning Division has received an application for a Hillside Area Construction Permit at the following address:

1505 Alturas Drive

APN: 027-047-040

APPLICATION FOR A HILLSIDE AREA CONSTRUCTION PERMIT FOR A SINGLE STORY ADDITION AT 1505 ALTURAS DRIVE, ZONED R-1. The proposed project includes a 338 SF first floor addition located at the rear of the existing split level, single family dwelling. The proposed project includes reframing the roof as part of the addition which will result in an overall building height increase of approximately 1'-0". The project includes exterior material changes. The project complies with side and rear setback requirements and all other zoning requirements in the R-1 zoning district.

Your property is located within 100 feet of this property. A Hillside Area Construction Permit has been requested to allow this improvement based on Municipal Code Section 25.61.

Any noticed property owner may call this item up for additional review. **If you would like to request that this project be reviewed, which includes a public hearing, you should submit a written and signed request to the Community Development Director within seven days of the postmark on this letter (by Friday October 1, 2021).** You may also e-mail any written requests to the project planner below. Copies of the proposed project is enclosed for your review.

Unless review of the application is requested, it shall be determined that the placement of the proposed construction shall not have a substantial impact on the adjacent properties or on the character of the neighborhood. If you have any questions regarding this project or the review process, or if you would like to schedule a time to review the proposed plans, please contact the project planner, Catherine Keylon at (650) 558-7252 or ckeylon@burlingame.org.

Kevin Gardiner
Community Development Director

Friday September 24, 2021

**RESOLUTION APPROVING CATEGORICAL EXEMPTION
AND HILLSIDE AREA CONSTRUCTION PERMIT**

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

WHEREAS, a Categorical Exemption has been proposed and application has been made for a Hillside Area Construction Permit for a first floor addition at the rear of an existing split-level single-family at 1505 Alturas Drive, zoned R-1; Bishwa Jeet and Nine R. Gangly, property owners, APN: 027-047-040;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on October 25, 2021, 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. It is hereby found that the project set forth above is Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.
2. Said Hillside Area Construction Permit is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Hillside Area Construction Permit 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.

Chairperson

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 25th day of October, 2021 by the following vote:

Secretary

EXHIBIT "A"

Conditions of approval for Categorical Exemption and Hillside Area Construction Permit
1505 Alturas Drive
Effective **November 4, 2021**
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped September 1, 2021, sheets A-0 through A-10, and that any changes to the footprint or envelope of the building shall require an amendment to this permit;
2. that any changes to the size or envelope of the structure shall require an amendment to this permit;
3. 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; 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;
4. 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;
5. 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
6. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame.



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

Project Site: 1505 Alturas Drive, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, October 25, 2021 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: 852 6209 7866	Passcode: 872338
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Description: Application for Hillside Area Construction Permit for a first floor addition at the rear of an existing split-level single family dwelling.

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

Mailed: October 15, 2021

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

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)

