



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, December 10, 2018

7:00 PM

Council Chambers

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- a. 1101 Rosedale Avenue, zoned R-1 - Application for Special Permit and Parking Variance for reduction of off-street parking on site. (Martin Miller, applicant, property owner, and designer) (91 noticed) Staff Contact: 'Amelia Kolokihakaufisi

*All Commissioners had visited the project site. There were no ex-parte communications to report.*

*Planning Manager Hurin provided an overview of the staff report.*

*> If we were to consider a Variance for parking within the front setback, would that then eliminate the need for the Variance for parking being requested? (Hurin: Yes, it would eliminate the Variance for not providing the number of parking spaces required.)*

*> The applicant is not applying for a Variance to legalize the parking within the front setback, correct? (Hurin: That is correct. The proposed application includes adding a planter strip along the edge of that parking space to prevent someone from parking there.)*

*Acting Chair Comaroto opened the public hearing.*

*Martin Miller, represented the applicant.*

*Commission Questions/Comments:*

*There were no questions from the Commission.*

*Public Comments:*

*There were no public comments.*

*Acting Chair Comaroto closed the public hearing.*

*Commission Discussion:*

*> See no issues with the Special Permit to reduce the number of parking spaces on-site. This is a unique lot and this is a reasonable way to use the space and provide full enjoyment of the property.*

*> Not meeting the minimum parking requirement is difficult to support. See the downside of using the alternate parking space in the front setback, however think the benefit to the community outweighs that. Therefore, would be in support of having the applicant return with a Variance for parking within the front setback rather than providing just one parking space on-site.*

**Commissioner Sargent made a motion, seconded by Commissioner Tse, to place the item on the Regular Action Calendar with the direction to the applicant to change the Variance application from reducing the parking on-site to providing a parking space in the front setback not leading to a garage or carport. The motion carried by the following vote:**

**Aye:** 6 - Sargent, Loftis, Kelly, Comaroto, Terrones, and Tse

**Absent:** 1 - Gaul



## APPLICATION TO THE PLANNING COMMISSION

### Type of application:

- ☐ Design Review      ☐ Variance      ☐ Parcel #: 025 241 010  
☐ Conditional Use Permit      ☒ Special Permit      ☐ Zoning / Other: Single Family Residence

PROJECT ADDRESS: 1101 Rosedale Ave

### APPLICANT

Name: Martin Miller

Address: 1101 Rosedale Ave

City/State/Zip: 94010

Phone: 415 570 1005

E-mail: Martin@Corishelectric.com

### PROPERTY OWNER

Name: Same as applicant

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

### ARCHITECT/DESIGNER

Name: Same as applicant

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Burlingame Business License #: N/A

### Authorization to Reproduce Project 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. \_\_\_\_\_ (Initials of Architect/Designer)

PROJECT DESCRIPTION: Convert existing 2nd Garage into Bedroom & Bathroom.

AFFIDAVIT/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: [Signature] Date: 9-20-18

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: [Signature] Date: 9-20-18

Date submitted: Sep 21 18





## CITY OF BURLINGAME VARIANCE APPLICATION

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 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.*

Our property is unusual as we are at the end of the block with 3 sides of the lot are street facing. The house is a rectangle placed within a rectangular lot front facing long side. Thus, the property is narrow along the front side & originally built with a short driveway.

- 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.*

Our home is currently 2 bedroom, 1 bath. With two boys entering their teen years, we need a second bathroom and the boys really wanting their own bedrooms to keep the household peace.

- 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 footprint of the home will remain the same. Adding a third room & second bathroom will not add to garbage or drains as the same number of people will be living at the property.

- 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?*

Since the footprint will remain the same, and adding a bedroom window will just add to the character of the home, it will improve the look of the house within the neighborhood.

In addition, the two existing garage doors are at different elevations. So, removing one will be more cohesive.



## RESOLUTION APPROVING CATEGORICAL EXEMPTION AND VARIANCE

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 Variance to legalize an uncovered parking space within the front setback that does not lead to a garage or carport at 1101 Rosedale Avenue, Zoned R-1, Martin Miller and Jennifer McNally, property owners, APN: 025-241-010;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on January 14, 2019 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 15301 (a) which states that Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveniences are exempt from environmental review, is hereby approved.
2. Said Variance is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Variance is 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.

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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 14th day of January, 2019 by the following vote:

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Secretary

## EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Variance  
**1101 Rosedale Avenue**  
Effective **January 24, 2019**

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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped December 18, 2018, sheets A1 through A5;
2. that if any changes are made to the unpaved area that reduces the required parking dimensions (9'x20'), then the Parking Variance associated with 1101 Rosedale Avenue shall be void and/or an amendment to the permit may be required;
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;
4. 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;
5. 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;
6. 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;
7. 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;
8. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2016 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

**Site: 1101 ROSEDALE AVENUE**

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JANUARY 14, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Parking Variance to legalize uncovered parking space within the front setback that does not lead to a garage or carport at **1101 ROSEDALE AVENUE** zoned R-1.  
APN 025-241-010

**Mailed: January 4, 2019**

**PUBLIC HEARING  
NOTICE**

*(Please refer to other side)*

**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.

Kevin Gardiner, AICP  
Community Development Director

**PUBLIC HEARING NOTICE**

*(Please refer to other side)*

1101 Rosedale Ave.  
300' Radius  
APN # 025.241.010

