



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

APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 029-201-110
 Conditional Use Permit Special Permit Other: _____

PROJECT ADDRESS: 1405 Burlingame Avenue, Burlingame, CA 94010

APPLICANT project contact person
OK to send electronic copies of documents

Name: Jovis Hung (Tenant/Owner)
 Address: 480 Barber Lane
 City/State/Zip: Milpitas, CA 95035
 Phone: 408.431.9906
 Fax: _____
 E-mail: jovishung@yahoo.com

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

On The Avenue, LLC
 Name: Roger Oser (Landlord)
 Address: 533 Edinburgh St.
901 Mariners Island Blvd - Suite 125
 City/State/Zip: San Mateo, CA 94404 94402
 Phone: 408.472.6888
 Fax: _____
 E-mail: roser@newmarkccarey.com

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

Name: Matt Bradley
 Address: 1 South Memorail Drive - Suite 1500
 City/State/Zip: St. Louis, MO 63102
 Phone: Direct: 314.450.5395 Office: 314.367.6100
 Fax: _____
 E-mail: mattb@oculusinc.com

RECEIVED

APR 29 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

★ Burlingame Business License #: 30157

PROJECT DESCRIPTION: Tenant fit-out of an existing 939 sf retail space.
Current salon - future Swarovski

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.

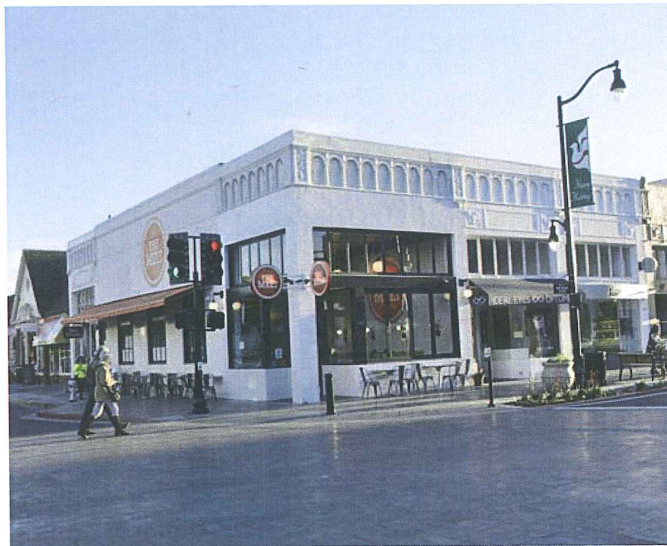
Applicant's signature: [Signature] Date: 3/16/15

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: [Signature] Date: 4.29.15

Member Date submitted: 03/20/2015

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



THE MELT
1401 BURLINGAME AVENUE



THE MELT
1401 BURLINGAME AVENUE

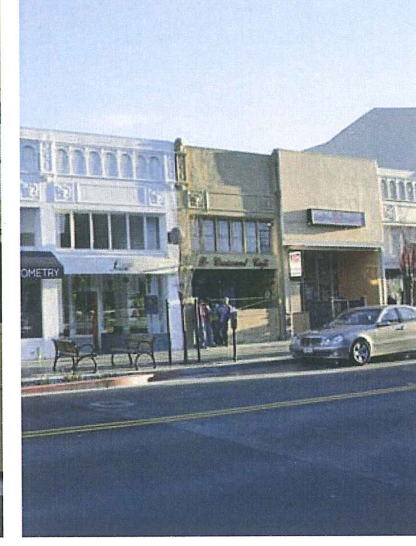
IDEA EYES OPTOMETRY
1403 BURLINGAME AVENUE



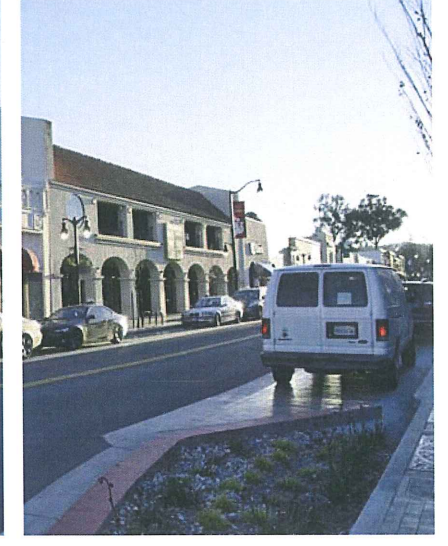
EXISTING STOREFRONT - FRINGE SALON
1405 BURLINGAME AVENUE



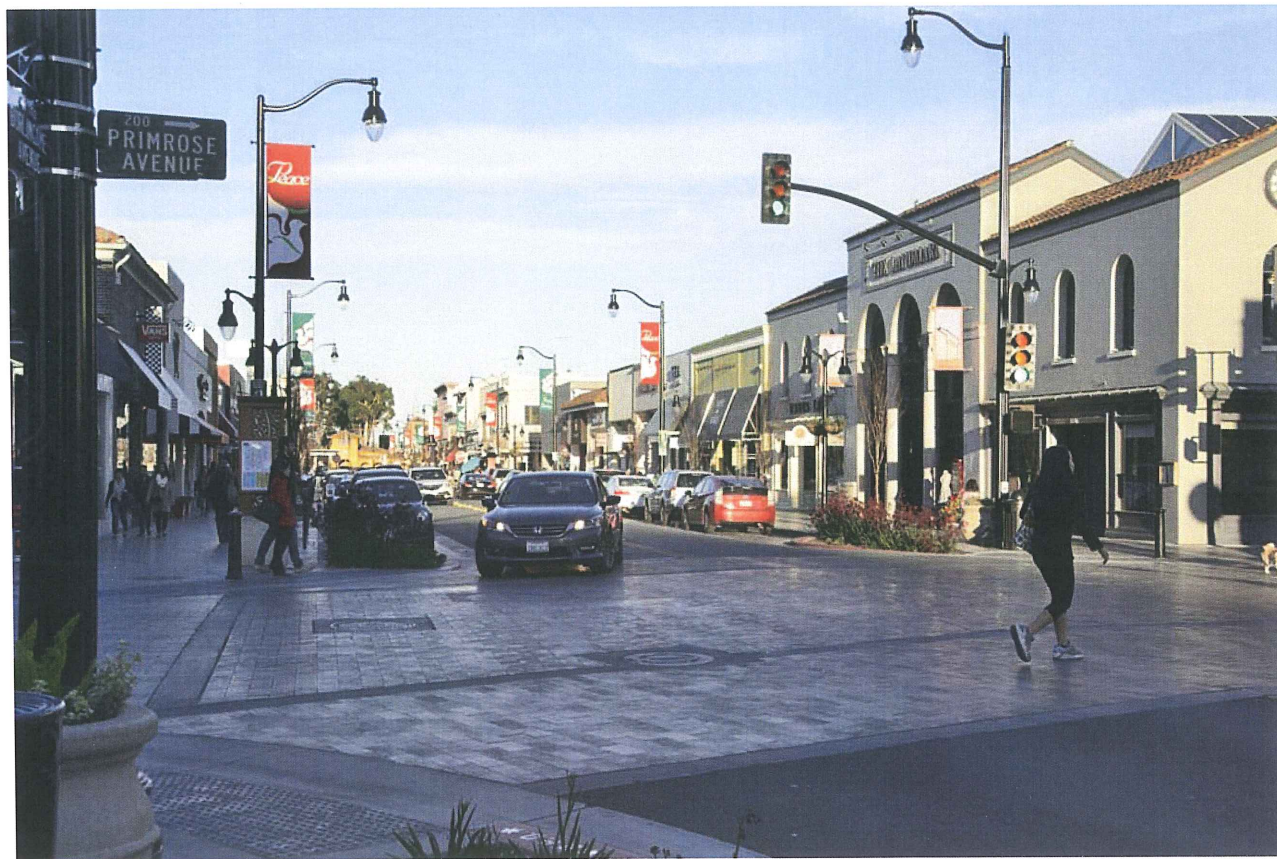
VACANT SPACE
PREVIOUSLY LE CROISSANT CAFE
1407 BURLINGAME AVENUE



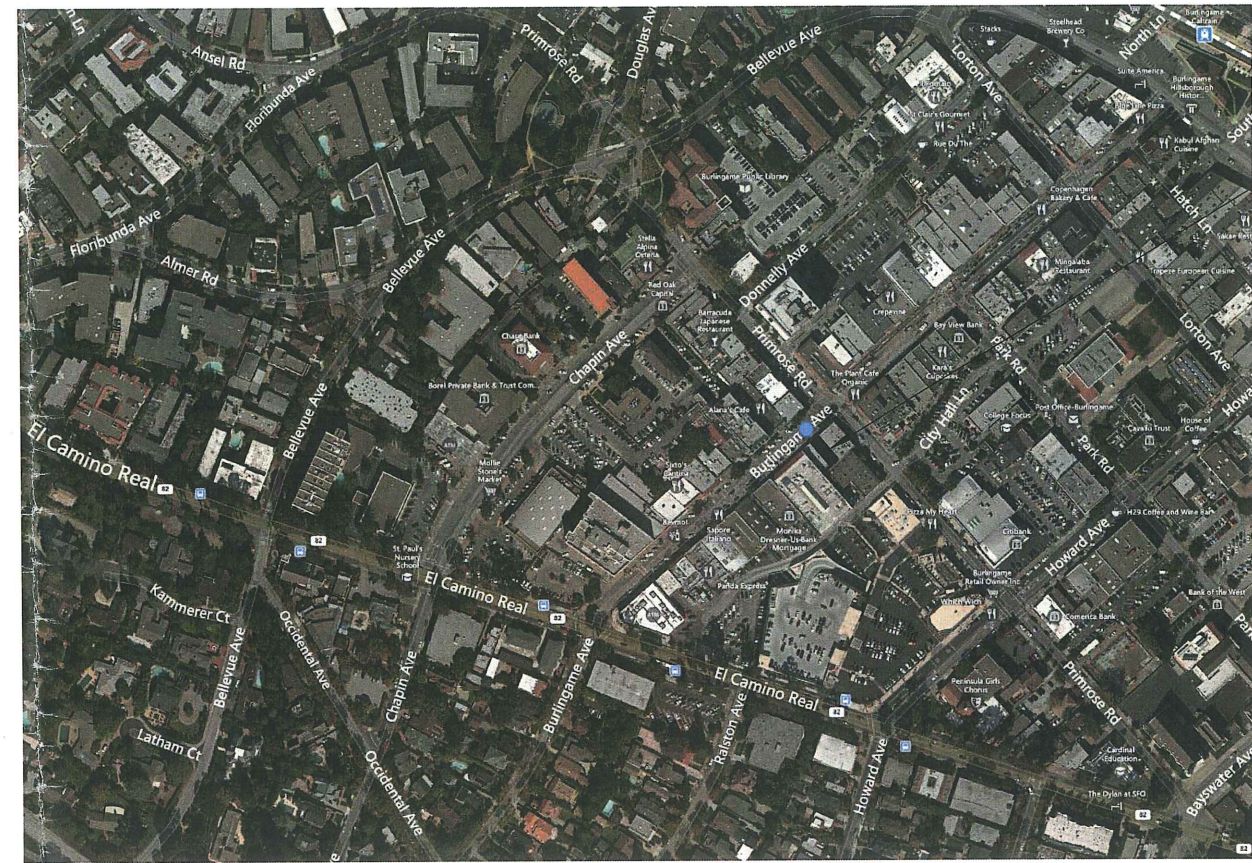
BASKIN ROBBINS
1409 BURLINGAME AVENUE



LOOKING RIGHT



LOOKING LEFT



PROJECT LOCATION

1405 BURLINGAME AVENUE

RECEIVED

MAR 23 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.



NORTH

Oculus Inc.
1 South Memorial Dr.
Suite 1500
Saint Louis, MO 63102
314.367.6100
WWW.OCULUSINC.COM

PROJECT
BURLINGAME
1405 BURLINGAME AVENUE
BURLINGAME, CA 94010

OWNER
JOVIS HUNG
408.431.9906

PROJECT MANAGER
MATT BRADLEY
TELEPHONE: (314) 450-5395
FAX: (314) 367-1489
e-mail: mattb@oculusinc.com

DRAWING
PHOTOGRAPHS OF NEIGHBORHOOD

SCALE
NONE

PROJECT NO
39614-CA01

SNA DRAWN BY
-

ARCH DRAWN BY
OCULUS

N.O.	ISSUE DATE	PAGE
01	03.20.2015	
02		
03		
04		

PZ1



Project Comments

Date: April 29, 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

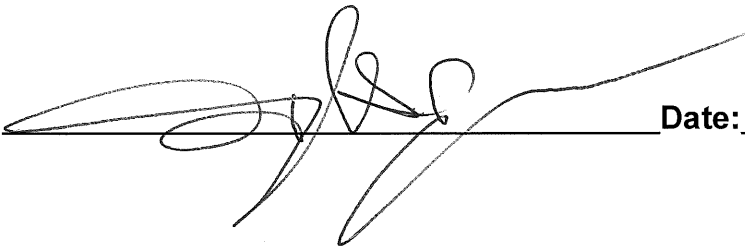
Subject: Request for Commercial Design Review for retail storefront improvements at **1405 Burlingame Avenue, zoned BAC, APN: 029-201-110**

Staff Review:

No further comments.

All conditions of approval as stated in the review dated 3-27-2015 will apply to this project.

Reviewed by:



Date: 4-29-2015

Project Comments

Date: March 24, 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 Commercial Design Review for retail storefront improvements at **1405 Burlingame Avenue, zoned BAC, APN: 029-201-110**

Staff Review: **March 30, 2015**

- ① Plans submitted for any commercial project must be designed, wet-stamped, and signed by an architect licensed in the state of California. 1997 Uniform Administrative Code §302.2 and §302.3.
- ② 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.
- ③ As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. This law applies to all residential and commercial property built prior to January 1, 1994. Details can be found at http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.html. **Revise the plans to show compliance with this requirement.**
- ④ 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.
- 5) 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.

- 6) 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.

- 7) 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.

- 8) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 9) Provide fully dimensioned plans.
- 10) 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.
- 11) Provide existing and proposed elevations.
- 12) **Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been finalized. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**
- 13) Provide a complete demolition plan that includes a legend and indicates existing walls and features to remain, existing walls and features to be demolished, and new walls and features.
- 14) **NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.**
- 15) 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.
- 16) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 17) Provide lighting at all exterior landings.

- 18) Complete the occupant load table below, that accounts for all floor area in the tenant space, and provide the table on the first page of the plans. See 2013 CBC §1004.4 and Table 1004.1.2.

Occupancy Group	Square Feet	Occupant Load Factor	Total Occupant Load
M (Mercantile)		30	
B (Office accessory to M)		30	
S-2 (Storage)		300	
* Not required to be counted in the Occupant Load Calculation per CBC §202- "Floor Area Net"			
Corridors*		0	0
Stairways*		0	0
Toilet Rooms*		0	0
Mechanical Rooms*		0	0
Closets*		0	0
Total Bldg. Area			

- 19) On your plans provide a table that includes the following:

- a. Occupancy group for each area of the building
- b. Type of construction
- c. Indicate sprinklered or non-sprinklered

- 20) Revise the plans to show the required 24" strikeside clearance at the pull side and the required 18" strikeside clearance at the push side of the main entry door per 2013 CBC §11B-404.2.4.1.

- 21) Revise the plans to show the 60" required maneuvering clearance on the pull side and 48" required maneuvering clearance on the push side perpendicular to the main entry door per 2013 CBC §11B-404.2.4.1.

- 22) Provide a complete furniture / movable fixture plan for the tenant space.

- 23) Provide details on the plans which show that the entire site complies with all accessibility standards. NOTE: If full accessible compliance cannot be achieved complete the attached *Request for Unreasonable Hardship*.

- 24) Specify on the plans the location of all required accessible signage. Include references to separate sheets on the plans which provide details and graphically illustrates the accessible signage requirements.

- 25) Specify an accessible path of travel from all required exits to the public right of way.

- 26) Specify a level landing, slope, and cross slope on each side of the door at all required entrances and exits.

- 27) Specify accessible countertops where service counters are provided

- 28) Provide complete dimensioned details for accessible bathrooms

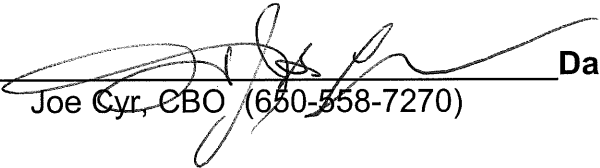
- 29) In the tenant space indicate the location of the "Office" or area where bookkeeping and financial reconciliation will take place. If the office is to be

located on the mezzanine level then also indicate an accessible office space on the ground floor. 2013 CBC 11B-203.9

30) Please Note: Architects are advised to specify construction dimensions for accessible features that are below the maximum and above the minimum dimension required as construction tolerances generally do not apply to accessible features. See the *California Access Compliance Manual – Interpretive Regulation 11B-8*.

NOTE: A written response to the items noted here and plans that specifically address items 1, 2, 3, 4, 6, 7, 18, 19, 20, 21, 25, 26, 27, and 29 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: 3-27-2015

Project Comments

Date: March 24, 2015

To:

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

From: Planning Staff

Subject: Request for Commercial Design Review for retail storefront improvements at **1405 Burlingame Avenue, zoned BAC, APN: 029-201-110**

Staff Review: **March 30, 2015**

1. Please provide a written scope of work that the applicant is applying for. Include any and all work that will be required in the public right-of-way. This includes but is not limited to the need for scaffolding or equipment to install or construct the storefront sign(s). In addition, if fire suppression, electrical upgrade, sewer upgrade, etc. is part of the scope of work, please include this information and show on the plans.
2. Please show on the site plan where the recycling/garbage bins will be stored within the store footprint.
3. Please be aware that there are special conditions, specifications, and detail requirements for any work that takes place in the public right-of-way on Burlingame Avenue. This is above and beyond the standard encroachment permit that would be issued for any work in the public right-of-way.

Reviewed by: M. Quan

Date: 4/8/15

Project Comments

Date: March 24, 2015

To:

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

From: Planning Staff

Subject: Request for Commercial Design Review for retail storefront improvements at **1405 Burlingame Avenue, zoned BAC, APN: 029-201-110**

Staff Review: March 30, 2015

1. Modifications to existing fire sprinkler system required to be completed under a separate fire permit obtained from the Central County Fire Department.

Reviewed by: Christine Reed



Date: 3-31-15

Project Comments

Date: March 24, 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 Commercial Design Review for retail storefront improvements at **1405 Burlingame Avenue, zoned BAC, APN: 029-201-110**

Staff Review: **March 30, 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>

For assistance please contact Kiley Kinnon, Stormwater Coordinator, (650) 342-3727

Reviewed by: KJK

Date: 03/30/15

Project Comments

Date: March 24, 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 type="radio"/> Stormwater Division (650) 342-3727
<input checked="" type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Commercial Design Review for retail storefront improvements at **1405 Burlingame Avenue, zoned BAC, APN: 029-201-110**

Staff Review: March 30, 2015

1. No Comments

Reviewed by: BD

Date: 3/31/15



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

Site: 1405 BURLINGAME AVENUE

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, MAY 11, 2015 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Commercial Design Review for changes to the front façade of an existing storefront at **1405 BURLINGAME AVENUE** zoned R-1.

APN 029-201-110

Mailed: May 1, 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.

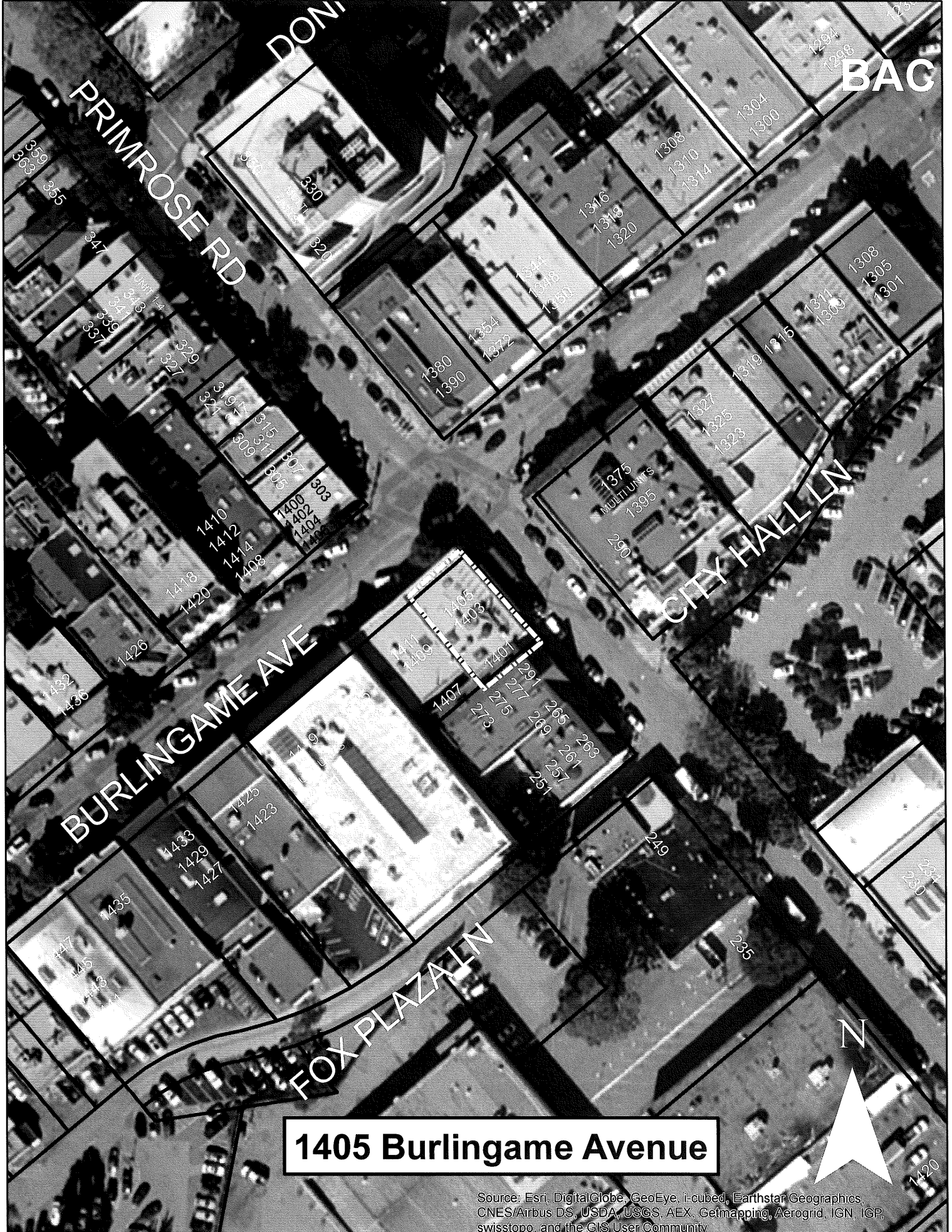
Property owners who receive this notice are responsible for informing their tenants about this notice.

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

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)



BAC

1405 Burlingame Avenue

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