

30 March 2015

Burlingame Planning Department
501 Primrose Road, 2nd Floor
Burlingame, CA 94010

RECEIVED

MAR 31 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

Re: 1528 Hoover Ave. – Extension of Design Approval

Dear Sir/Madam:

I am writing to request an extension of design approval for our property at 1528 Hoover Ave. We continue to look for the right contractor for our project.

Please contact me at 650-451-2908 or Jacqueline.haggarty@gmail.com should you have any questions.

Kind Regards,

A handwritten signature in black ink, appearing to be 'JH', written over a horizontal line.

Jacqueline Haggarty

Cc: Jesse Geurse

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

June 12, 2014

Jesse Geurse,
405 Bayswater Avenue
Burlingame CA 94010

Re: 1528 Hoover Avenue

Dear Mr. Geurse,

Since there was no appeal to or suspension by the City Council, the March 24, 2014, Planning Commission approval of your application for Design Review and Special Permits became effective April 3, 2014. This application was for a major renovation and first and second story-additions at 1528 Hoover Avenue, zoned R-1.

The March 24, 2014, minutes of the Planning Commission state your application was approved with the following conditions:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped February 10, 2014, sheets T.0, GB.1, GB.2, BMP.1, LS.1, DM.1, DM.2, A.2, A.3, A.6 and Topographic and Boundary Survey, and date stamped March 12, 2014, sheets SP.1, A.1, A.4, A.5, A.7;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that on the right side elevation, the left hand edge of the chimney shall be shifted to the left so that it aligns with the edge of the chimney above the roof;
4. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
5. that the conditions of the City Engineer's December 4, 2013 memo, the Chief Building Official's November 8, 2013, January 28 and February 14, 2014 memos, the Parks Supervisor's November 15, 2013 memo, the Fire Marshal's November 12, 2013 memo, and the Stormwater Coordinator's November 13, 2013 memo shall be met;
6. 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;

7. 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;
8. 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;
9. 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;
10. 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;
11. 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;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

12. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
13. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
14. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
15. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

June 12, 2014
1528 Hoover Ave.
Page 3

All site improvements and construction work will require separate application to the Building Department. This approval is valid for one year during which time a building permit must be issued. An extension of up to one year may be considered by the Planning Commission if application is made before the end of the first year.

The decision of the Council is a final administrative decision pursuant to Code of Civil Procedure Section 1094.6. If you wish to challenge the decision in a court of competent jurisdiction, you must do so within 90 days of the date of the decision unless a shorter time is required pursuant to state or federal law.

Sincerely,



William Meeker
Community Development Director

- c. James and Jacqueline Haggarty, 1528 Hoover Avenue, Burlingame CA 94010, property owners.

Chief Deputy Valuation, Assessor's Office
(LOT 28 BLOCK 2 BURLINGHOME SUB RSM 9/49 50; APN: 027-142-220)
File

~~14. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.~~

~~The motion was seconded by Commissioner Terrones.~~

~~Chair Sargent called for a voice vote on the motion to approve. The motion passed 6-0-0-0. Appeal procedures were advised. This item concluded at 8:00 p.m.~~

5. 1528 HOOVER AVENUE, ZONED R-1 – APPLICATION FOR DESIGN REVIEW AND SPECIAL PERMITS FOR DECLINING HEIGHT ENVELOPE FOR A MAJOR RENOVATION AND SECOND STORY ADDITION (JESSE GEURSE, DESIGNER AND APPLICANT; JAMES HAGGARTY, PROPERTY OWNER) STAFF CONTACT: ERIKA LEWIT

All Commissioners had visited the site. There were no ex-parte communications. Reference staff report dated March 24, 2014, with attachments. Project Manager Brooks presented the report, reviewed criteria and staff comments. Fourteen (14) conditions were suggested for consideration.

Chair Sargent opened the public hearing.

Jesse Geurse, GCD, Inc., and Jaqueline Haggarty, property owner represented the application.

Commission comments/questions:

- On Sheet A5, right side elevation, you did some work on the slope of the chimney, it is more graceful. On left side of the chimney, would you want to take the line of the chimney and move it over so it aligns with the edge of the chimney above at second floor level? The corbels could also move over and be evenly spaced under the window enclosure, and chimney would have its support. (Geurse - Agree that change can be made.)
- Like the changes on the front elevation, rearranging the stone base, is the handrail just on one side? (Geurse - Yes, could add one on other side.)
- Sheet A5 and A6 are both labeled right side elevations, A5 should be labeled as the left side elevation.
- Regarding the window in the dining room, not many walls in dining room because it is all open, could you make it a bay window with hutch? If made that into bay, elevation is flat, would give it some dimension and add utility. (Geurse - Really tight on floor area, it is an existing wall and want to keep the line of that wall.)

There were no further comments and the public hearing was closed.

Commissioner Terrones moved to approve the application, by resolution, with the following amended conditions:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped February 10, 2014, sheets T.0, GB.1, GB.2, BMP.1, LS.1, DM.1, DM.2, A.2, A.3, A.6 and Topographic and Boundary Survey, and date stamped March 12, 2014, sheets SP.1, A.1, A.4, A.5, A.7;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);

3. that on the right side elevation, the left hand edge of the chimney shall be shifted to the left so that it aligns with the edge of the chimney above the roof;
4. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
5. that the conditions of the City Engineer's December 4, 2013 memo, the Chief Building Official's November 8, 2013, January 28 and February 14, 2014 memos, the Parks Supervisor's November 15, 2013 memo, the Fire Marshal's November 12, 2013 memo, and the Stormwater Coordinator's November 13, 2013 memo shall be met;
6. 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;
7. 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;
8. 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;
9. 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;
10. 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;
11. 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;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

12. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
13. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;

14. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
15. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

The motion was seconded by Commissioner Bandrapalli.

Chair Sargent called for a voice vote on the motion to approve. The motion passed 6-0-0-0. Appeal procedures were advised. This item concluded at 8:10 p.m.

1809 ASHTON AVENUE, ZONED R-1 – APPLICATION FOR AMENDMENT TO CONDITIONAL USE PERMIT AND HILLSIDE AREA CONSTRUCTION PERMIT FOR A NEW DETACHED GARAGE IN FRONT OF THE MAIN DWELLING (NADINE STOCKLIN & JONAH VAN ZANDT, APPLICANT AND PROPERTY OWNERS; JOHANN STOCKLIN, DESIGNER) (40 NOTICED) STAFF CONTACT: KEVIN GARDINER

All commissioners had visited the site. Commissioner Davis had an ex parte communication with the applicants and spoke with them to encourage them to work the issues out with neighbor. Reference staff report dated March 24, 2014, with attachments. Project Manager Brooks presented the report, reviewed criteria and staff comments. Seven (7) conditions were suggested for consideration.

Chair Sargent opened the public hearing.

Nadine Stocklin & Jonah Van Zandt, property owners, represented the application.

- Looked at the written statement from the neighbors, didn't include shrubs, fine with fence, but is a six foot fence allowed in front yard? (Brooks – Would be limited to five foot high within the front setback.)
- Okay with undergrounding the electrical conduit.
- Neighbor has requested that brick landscaping be removed. Brick provides separation, also when the neighbor put in a new driveway, it is a little higher, might be a runoff issue without the brick, would like to leave some of the brick along the property line.
- Would like clear direction for landscaped screening, willing to be reasonable and flexible, want clear instructions.
- What is meant by overlapping panels for the fence? (Commissioners: Panels overlap so there are no gaps and panels alternate between the two sides so there is no bad side to the fence.)

Commission comments:

- There is a pattern in the neighborhood where the house lines up, the line is being disrupted with the garage, similar situation two doors down, in that case fence was brought to end of garage and the rest in front is landscaping, provides great screening. Should have fence from face of garage door and extend it perpendicular to end it where garage is, neighbor asking for 30 feet, think it is too far.
- Don't see a problem extending it closer and continuing fence closer to the front.
- On the sketch, it shows the extension of the fence to a point that is at the front corner of garage, but doesn't return to garage, would like to see it return to garage.
- In order to properly landscape, the brick should come out, erosion control can be addressed either with fence or could be a planter edge to act as transition.
- The concern with having the brick next to the driveway is that it would be possible for someone to park in the apron along the side.



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
- Conditional Use Permit
- Variance
- Special Permit
- Parcel #: _____
- Other: _____

PROJECT ADDRESS: 1528 HOOVER AVENUE BURLINGAME CA. 94010

Please indicate the contact person for this project

APPLICANT project contact person
OK to send electronic copies of documents

Name: GEURSE CONCEPTUAL DESIGN, INC.

Address: 405 BAYSWATER AVENUE

City/State/Zip: BURLINGAME, CA. 94010

Phone: 650.703.6197

Fax: 650.558.9324

E-mail: JGEURSE@SBCGLOBALNET

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

Name: JAMES HAGGARTY

Address: 1528 HOOVER AVENUE

City/State/Zip: BURLINGAME, CA 94010

Phone: _____

Fax: _____

E-mail: JACQUELINE.HAGGARTY@GMAIL.COM

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

Name: GEURSE CONCEPTUAL DESIGN, INC.

Address: 405 BAYSWATER AVENUE

City/State/Zip: BURLINGAME, CA. 94010

Phone: 650.703.6197

Fax: 650.558.9324

E-mail: JGEURSE@SBCGLOBALNET

★ Burlingame Business License #: 228811 EXP. 6-30-14

PROJECT DESCRIPTION: FIRST AND SECOND STORY ADDITION.

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: _____ Date: 11/8/13

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: _____

Date submitted: 11/8/13

★ 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.

Please mark one box above with an X to indicate the contact person for this project.



**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION**

Left side DHE

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). 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 blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.*

EXISTING EAVE AND PARAPET ON LEFTSIDE OF RESIDENCE IS EXISTING NON-CONFORMING EAVE ENCROACHMENT. WE ASK TO REDUCE THE PARAPET AND INTRODUCE NEW EAVE TO MATCH EXISTING EAVE SAME SIDE MASS AND BULK WILL BE MINIMIZED DUR TO THE REASON THAT THE PARAPET WILL BE REDUCED IN HEIGHT WITH NEW ROOF EAVE

2. *Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.*

NEW EAVE WILL BE REDUCED IN HEIGHT DUE TO RE-DESIGN OF EXISTING RESIDENCE WHILE NEW ROOF EAVE TO BE INTRODUCED TO REAR PORTION TO MATCH EXISTING FRONT EAVE AND ROOF. THEREFORE CONFORMING TO NEW DESIGN OF RESIDENCE AND COHESIVE DESIGN.

3. *How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?*

THE ENTIRE RESIDENCE IS CONSISTENT WITH ALL RESIDENTIAL DESIGN GUIDELINES WITH THE EXCEPTION OF THE LEFTSIDE ELEVATION OF THE RESIDENCE DUE TO EXISTING NON-CONFORMING EAVE. LEFTSIDE HAS BEEN REDUCED IN WALL HEIGHT TO CONFORM TO NEW RESIDENCE DESIGN.

4. *Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.*

NO TREE'S ARE PROPOSED TO BE REMOVED. EXISTING TO REMAIN.

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JAN 21 2014 SPEC PERM.FRM



**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION**

Right Side DHE

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). 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 blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.*

PROPOSED BATHROOM WINDOW PROJECTION WAS DESIGNED TO MATCH EXISTING CHARACTER OF THE RESIDENCE AS WELL AS NEW DESIGNED EXTERIOR. THE MASS AND BULK IN OUR OPINION IS MINOR AND IS NOT VISIBLE FROM STREET. IN ADDITION, THE SETBACK ON THAT SIDE IS 9'-1". SLOPE OF SITE CONTRIBUTES TO THE SMALL ENCROACHMENT OF DECLINING HEIGHT ENVELOPE.

2. *Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.*

PROPOSED BATHROOM WINDOW PROJECTION WAS DESIGNED TO BLEND WITH CHIMNEY IN A HARMONIOUS DESIGN. TYING IN THE TWO AS ONE. IN ADDITION THE PROJECTION WINDOW WAS DESIGNED WITH GABLE TO CREATE INTEREST ON SIDE OF HOUSE.

3. *How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?*

THE ENTIRE RESIDENCE IS CONSISTENT WITH ALL RESIDENTIAL DESIGN GUIDELINES WITH THE EXCEPTION OF THE RIGHTSIDE GRADE LEVEL DROPS SIGNIFICANTLY CREATING A DECLINING HEIGHT ISSUE IN MINOR ENCROACHMENT.

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FEB 10 2014

CITY OF BURLINGAME
CDD-PLANNING DIV.

4. *Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.*

NO TREE'S ARE PROPOSED TO BE REMOVED. EXISTING TO REMAIN.

Geurse Conceptual Designs, Inc.

405 Bayswater Avenue Burlingame, California 94010

February 7, 2014

Attn: Erika Lewit, Zoning Technician
City of Burlingame Planning Department
501 Primrose Road
Burlingame, California 94010

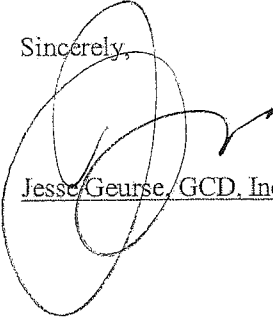
*Regarding: Letter of responsibility for demolition existing wall.
First and Second story addition located @ 1528 Hoover Avenue – Planning Corrections for
Planning Commission Submission*

Dear Ms. Lewit,

Please find attached letter per planning department's request.

In the event that the existing non-conforming front garage wall, existing front second story wall plus bay window where to be demolished during construction, the owner and applicant shall submit revised plans and application for a front setback variance and special use permit for the attached garage to the planning commission in order to request to re-build those walls in the same non-conforming location.

Sincerely,


Jesse Geurse, GCD, Inc


Jacqueline Haggarty, Property Owner

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FEB 10 2014

CITY OF BURLINGAME
CDD-PLANNING DIV.

Project Comments

Date: November 8, 2013

To: Engineering Division (650) 558-7230
 Building Division (650) 558-7260
 Parks Division (650) 558-7334
 Fire Division (650) 558-7600
 Stormwater Division (650) 342-3727
 City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review for new, two-story single family dwelling with special permit for Declining Height Envelope at **1528 Hoover Avenue, zoned R-1, APN: 026-183-140**

Staff Review: November 12, 2013

1. Site plan needs to include all major trees and shrubs.
2. No existing tree over 48 inches in circumference at 54 inches from base of tree may be removed without a *Protected Tree Permit* from the Parks Division (558-7330).

Reviewed by: B Disco

Date: 11/15/13

Project Comments

Date: November 8, 2013

To: Engineering Division (650) 558-7230
 Building Division (650) 558-7260
 Parks Division (650) 558-7334
 Fire Division (650) 558-7600
 Stormwater Division (650) 342-3727
 City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review for new, two-story single family dwelling with special permit for Declining Height Envelope at **1528 Hoover Avenue, zoned R-1, APN: 026-183-140**

Staff Review: **November 12, 2013**

Provide a residential fire sprinkler throughout the residence.

1. Provide a minimum 1 inch water meter.
2. Provide backflow prevention device/double check valve assembly – **Schematic of water lateral line after meter shall be shown on Building Plans prior to approval indicating location of the device after the split between domestic and fire protection lines.**
3. All sprinkler drainage shall be placed into landscaping areas.
4. Drawings submitted to Building Department for review and approval shall clearly indicate **Fire Sprinklers shall be installed and shop drawings shall be approved by the Fire Department prior to installation.**

Reviewed by:



Date: 12 Nov 13

Project Comments

Date: November 8, 2013

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 Design Review for new, two-story single family dwelling with special permit for Declining Height Envelope at **1528 Hoover Avenue, zoned R-1, APN: 026-183-140**

Staff Review: November 12, 2013

1) Any construction project in the City, regardless of size, shall comply with the City's NPDES (stormwater) permit to prevent stormwater pollution from construction activities. Project proponent shall ensure all contractors implement appropriate and effective BMPs during all phases of construction, including demolition. When submitting plans for a building permit include a list of construction BMPs as project notes on a separate full size plan sheet, preferably 2' x 3' or larger. Project proponent has already provided BMP sheet in this submittal. Electronic file is available for download at:

<http://flowstobay.org/files/privatend/MRPsourcebk/Section5/ConstBMPPlanJun2012.pdf>

2) Best Management Practices (BMPs) requirements apply on any projects using architectural copper. To learn what these requirements are, see attached flyer "Requirements for Architectural Copper." Electronic file is available for download at:

<http://flowstobay.org/files/privatend/MRPsourcebk/Section8/ArchitecturalcopperBMPs.pdf>

For assistance please contact Stephen D. at 650-342-3727

Reviewed by: SD

Date: 11/13/2013

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NOV 13 2013

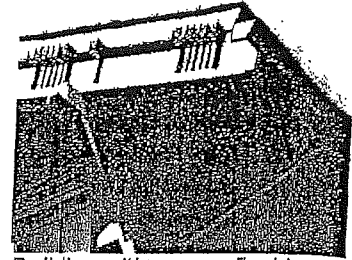
CITY OF BURLINGAME
CDD-PLANNING DIV.

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



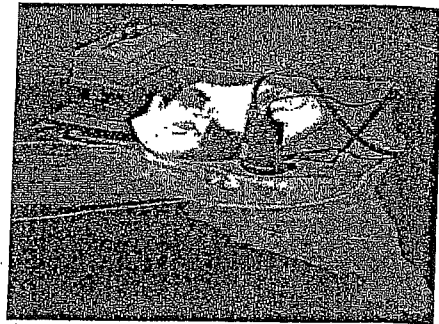
Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
 - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

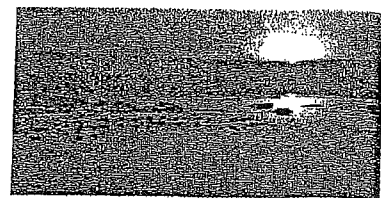


Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

Project Comments

Date: November 8, 2013

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 Design Review for new, two-story single family dwelling with special permit for Declining Height Envelope at **1528 Hoover Avenue, zoned R-1, APN: 026-183-140**

Staff Review: November 12, 2013

1. See attached review comments #1, 2, 5, 14 and 20.
2. Sewer backwater protection certification is required. Contact Public Works – Engineering Division at (650) 558-7230 for additional information.
3. Applicant is advised to call City Arborist regarding potential relocation of sidewalk area around trees in the planter strip.

Reviewed by: V V

Date: 12/04/2013

PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

PLANNING REVIEW COMMENTS

NEW TWO-STORY

Project Name: SMILE PAVING PROJECT

Project Address: 1528 HOWER

The following requirements apply to the project

- 1. A property boundary survey shall be performed by a licensed land surveyor. The survey shall show all property lines, property corners, easements, topographical features and utilities. (Required prior to the building permit issuance.) *SURVEY MUST BE STAMPED AND SIGNED BY THE LICENSED LAND SURVEYOR/ENGINEER.*
- 2. The site and roof drainage shall be shown on plans and should be made to drain towards the Frontage Street. (Required prior to the building permit issuance.)
- 3. The applicant shall submit project grading and drainage plans for approval prior to the issuance of a Building permit.
- 4. The project site is in a flood zone, the project shall comply with the City's flood zone requirements.
- 5. A sanitary sewer lateral ~~is~~ is required for the project in accordance with the City's standards. ~~()~~
- 6. The project plans shall show the required Bayfront Bike/Pedestrian trail and necessary public access improvements as required by San Francisco Bay Conservation and Development Commission.
- 7. Sanitary sewer analysis is required for the project. The sewer analysis shall identify the project's impact to the City's sewer system and any sewer pump stations and identify mitigation measures.
- 8. Submit traffic trip generation analysis for the project.
- 9. Submit a traffic impact study for the project. The traffic study should identify the project generated impacts and recommend mitigation measures to be adopted by the project to be approved by the City Engineer.
- 10. The project shall file a parcel map with the Public Works Engineering Division. The parcel map shall show all existing property lines, easements, monuments, and new property and lot lines proposed by the map.

PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

11. _____ A latest preliminary title report of the subject parcel of land shall be submitted to the Public Works Engineering Division with the parcel map for reviews.
12. _____ Map closure/lot closure calculations shall be submitted with the parcel map.
13. _____ The project shall submit a condominium map to the Engineering Divisions in accordance with the requirements of the Subdivision Map Act.
14. The project shall, at its own cost, design and construct frontage public improvements including curb, gutter, sidewalk and other necessary appurtenant work.
15. _____ The project shall, at its own cost, design and construct frontage streetscape improvements including sidewalk, curb, gutters, parking meters and poles, trees, and streetlights in accordance with streetscape master plan.
16. _____ By the preliminary review of plans, it appears that the project may cause adverse impacts during construction to vehicular traffic, pedestrian traffic and public on street parking. The project shall identify these impacts and provide mitigation measure acceptable to the City.
17. _____ The project shall submit hydrologic calculations from a registered civil engineer for the proposed creek enclosure. The hydraulic calculations must show that the proposed creek enclosure doesn't cause any adverse impact to both upstream and downstream properties. The hydrologic calculations shall accompany a site map showing the area of the 100-year flood and existing improvements with proposed improvements.
18. _____ Any work within the drainage area, creek, or creek banks requires a State Department of Fish and Game Permit and Army Corps of Engineers Permits.
19. _____ No construction debris shall be allowed into the creek.
20. The project shall comply with the City's NPDES permit requirement to prevent storm water pollution.
21. _____ The project does not show the dimensions of existing driveways, re-submit plans with driveway dimensions. Also clarify if the project is proposing to widen the driveway. Any widening of the driveway is subject to City Engineer's approval.
22. _____ The plans do not indicate the slope of the driveway, re-submit plans showing the driveway profile with elevations

PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

23. _____ The back of the driveway/sidewalk approach shall be at least 12" above the flow line of the frontage curb in the street to prevent overflow of storm water from the street into private property.
24. _____ For the takeout service, a garbage receptacle shall be placed in front. The sidewalk fronting the store shall be kept clean 20' from each side of the property.
25. _____ For commercial projects a designated garbage bin space and cleaning area shall be located inside the building. A drain connecting the garbage area to the Sanitary Sewer System is required.

Project Comments

Date: February 14, 2014

To:

<input type="radio"/> City Engineer (650) 558-7230	<input type="radio"/> Recycling Specialist (650) 558-7271
<input checked="" type="radio"/> Chief Building Official (650) 558-7260	<input type="radio"/> Fire Marshal (650) 558-7600
<input type="radio"/> Parks Supervisor (650) 558-7334	<input type="radio"/> NPDES Coordinator (650) 342-3727
	<input type="radio"/> City Attorney

From: Erika Lewit, Planning

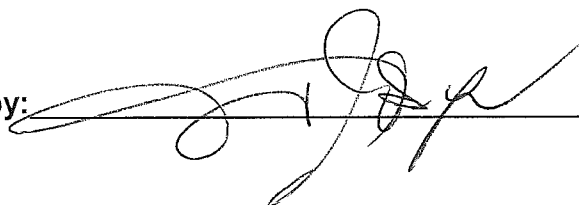
Subject: revised plans for 1528 Hoover Avenue, zoned R-1, APN: 027-142-220 - latest comments, response to comments, and revised plans are in your In- Box

Staff Review:

No further comments.

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

Reviewed by:



Date: 2-14-2014

Project Comments

Date: January 27, 2014

To: City Engineer
(650) 558-7230

Chief Building Official
(650) 558-7260

Parks Supervisor
(650) 558-7334

Recycling Specialist
(650) 558-7271

Fire Marshal
(650) 558-7600

NPDES Coordinator
(650) 342-3727

City Attorney

From: Erika Lewit, Planning

Subject: revised plans for 1528 Hoover Avenue, zoned R-1, APN: 027-142-220 - original comments, response to comments, and revised plans are in your In- Box

Re-Check Comments:

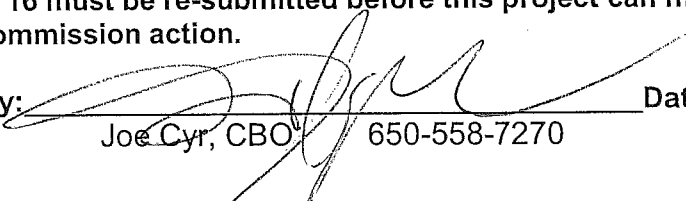
① On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. 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.

The 2010 Fire Code and 2010 Plumbing Code are still listed on sheet T.0. Please revise this sheet to reference all applicable Codes.

①⑥ RESIDENTIAL: Rooms that can be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***Specify the location and the net clear opening height and width of all required egress windows on the elevation drawings.*** 2013 California Residential Code (CRC) §R310.

The note provide on the plans does not address this comment. ***Specify the location and the net clear opening height and width of all required egress windows on the elevation drawings.***

NOTE: A written response to the items noted here and plans that specifically address items 1 and 16 must be re-submitted before this project can move forward for Planning Commission action.

Reviewed by:  Date: 1-28-2014
Joe Cyr, CBO 650-558-7270

Project Comments

Date: November 8, 2013

To:

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

Subject: Request for Design Review for new, two-story single family dwelling with special permit for Declining Height Envelope at **1528 Hoover Avenue, zoned R-1, APN: ~~026-183-140~~**

027-142-220

Staff Review: November 12, 2013

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 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.**

③ 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.

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.)

- 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 fully dimensioned plans.
- 8) 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.
- 9) Provide existing and proposed elevations.
- 10) 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

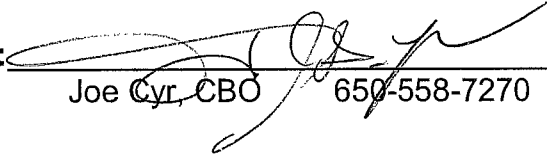
Note: Any revisions to the plans approved by the Building Division must be submitted to, and approved by, the Building Division *prior to the implementation of any work not specifically shown on the plans*. Significant delays can occur if changes made in the field, without City approval, necessitate 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.

- 11) **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.**
- 12) Provide a complete demolition plan that indicates the existing walls, walls to be demolished, new walls, and a legend. **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.**
- 13) Show the distances from all exterior walls to property lines or to assumed property lines
- 14) Show the dimensions to adjacent structures.
- 15) Indicate on the plans that exterior bearing walls less than five feet from the property line will be built of one-hour fire-rated construction. (2013 CBC, Table 602)
- 16) **RESIDENTIAL:** Rooms that can be used for sleeping purposes must have at least one window or door that complies with the egress requirements. **Specify**

the location and the net clear opening height and width of all required egress windows on the elevation drawings. 2013 California Residential Code (CRC) §R310.

- 17) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 18) 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.
- 19) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 20) Provide lighting at all exterior landings.
- 21) The fireplace chimneys must terminate at least two feet higher than any portion of the building within ten feet or must be retrofit with a fireplace insert (not a log lighter.) 2013 CRC §1003.9.

NOTE: A written response to the items noted here and plans that specifically address items 1, 2, 3, 15, 16, 17, and 21 must be re-submitted before this project can move forward for Planning Commission action.

Reviewed by:  Date: 11-8-2013
Joe Cyr, CBO 650-558-7270

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND ONE YEAR EXTENSION

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

WHEREAS, a categorical exemption has been proposed and application has been made for One Year Extension of a previously approved application for Design Review and Special Permits for Design Review and Special Permits for a major renovation and first and second story additions to an existing single family dwelling with an attached garage at 1528 Hoover Avenue, zoned R-1, James Haggarty, property owner, APN: 027-142-220;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on May 11, 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. 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 (e)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive, is hereby approved.
2. Said Design Review and Special Permits are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Special Permits 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 11th day of May, 2015 by the following vote:

Secretary

EXHIBIT "A"

Conditions of approval for Categorical Exemption and One Year Extension
1528 Hoover Avenue
Effective **May 21, 2015**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped February 10, 2014, sheets T.0, GB.1, GB.2, BMP.1, LS.1, DM.1, DM.2, A.2, A.3, A.6 and Topographic and Boundary Survey, and date stamped March 12, 2014, sheets SP.1, A.1, A.4, A.5, A.7;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that on the right side elevation, the left hand edge of the chimney shall be shifted to the left so that it aligns with the edge of the chimney above the roof;
4. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
5. that the conditions of the City Engineer's December 4, 2013 memo, the Chief Building Official's November 8, 2013, January 28 and February 14, 2014 memos, the Parks Supervisor's November 15, 2013 memo, the Fire Marshal's November 12, 2013 memo, and the Stormwater Coordinator's November 13, 2013 memo shall be met;
6. 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;
7. 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;
8. 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;
9. 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;
10. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects

EXHIBIT "A"

Conditions of approval for Categorical Exemption and One Year Extension
1528 Hoover Avenue
Effective **May 21, 2015**

Page 2

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;

11. 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;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

12. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
13. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
14. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
15. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.



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

Site: 1528 HOOVER 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 a One-Year Extension of a previously approved Design Review project at **1528 HOOVER AVENUE** zoned R-1. APN 027-142-220

Mailed: May 1, 2015

**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.

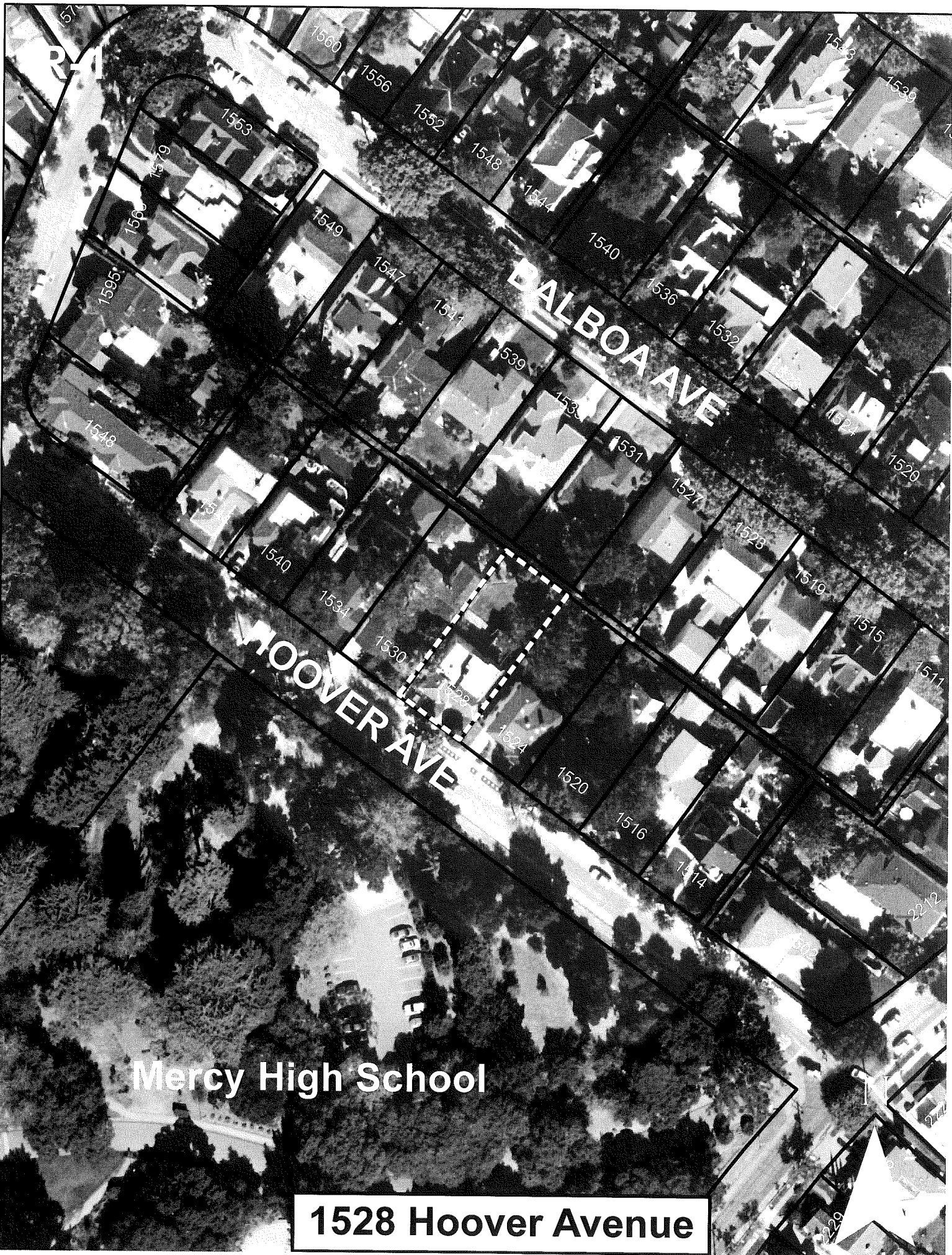
Property owners who receive this notice are responsible for informing their tenants about this notice.

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

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)



Mercy High School

1528 Hoover Avenue