



# Project Application - Planning Division

**Type of Application:**  Accessory Dwelling Unit  Conditional Use/Minor Use Permit  
 Design Review  Hillside Area Construction Permit  Minor Modification  
 Special Permit  Variance  Other

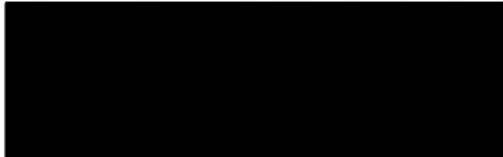
**Project Address:** 935 PALOMA AVENUE BURLINGAME **Assessor's Parcel #:** 026222070 **Zoning:** R-1

**Project Description:**

Detached garage with bathroom and shower for C.U.P.

**Applicant**

Name: Will Scovill  
 Address: 935 PALOMA AVENUE BURLINGAME  
 Ca. 94010



**Property Owner**

Name: Will Scovill



**Architect/Designer**

Name: Jesse Geurse-Geurse Concept. Designs, Inc.  
 Address: 405 Bayswater Avenue  
 Burlingame Ca. 94010  
 Phone: 16507036197  
 E-mail: [jgeurse@gmail.com](mailto:jgeurse@gmail.com)


**Authorization to Reproduce Project Plans:**

I hereby grant the City of Burlingame the authority to 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.

jg (Initials of Architect/Designer)

Burlingame Business License #: 22811 \* Architect/Designer must have a valid Burlingame Business License.

**Applicant:** 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: 7/8/2022

**Property Owner:** I am aware of the above information and hereby authorize the above applicant to submit this application to the Planning Division.

Property owner's signature:  Date: 7/8/2022

**Date Application Received (staff only):** 06/17/2022



## CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- 1. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

Bathroom to be located in rear of property, directly adjacent the the easement. This is a convenient and easy and safe location for a bathroom. There is no risk to public health, safety, general welfare, or convenience.

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

Neighborhood is zoned for multi family units. Therefore most of the houses on this block have some kind of ADU or multi family unit toward the rear of the property. Having a bathroom in the detached garage is very much in keeping with the character of the neighborhood.

- 3. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

This structure will not change the aesthetics of the neighborhood; it will not be noticeable from the outside.  
It will be similar size to other structures on the neighborhood.  
A bathroom in the detached unit is in keeping with the character of the neighborhood.

**RESOLUTION APPROVING CATEGORICAL EXEMPTION AND CONDITIONAL USE PERMIT**

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

WHEREAS, a Categorical Exemption has been prepared and application has been made for Conditional Use Permit for a bathroom (sink, toilet, and shower) in a detached garage at 935 Paloma Avenue, Zoned R-2, Scovill Family Trust, property owner, APN: 026-222-070;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on August 8, 2022, 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 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 Conditional Use Permit is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Conditional Use 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 8th day of August, 2022 by the following vote:

\_\_\_\_\_  
Secretary

## EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Conditional Use Permit

**935 Paloma Avenue**

Effective **August 18, 2022**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 25, 2022, sheets T.0, BMP.1, SP.1, A.1 through A.3, S.0, and HFX2;
2. that prior to the final inspection, the kitchenette shall be removed and the space in the accessory structure shall be converted to a covered parking space, storage area, and bathroom as shown on the plans submitted to the Planning Division date stamped July 25, 2022;
3. that if the accessory structure is demolished or the envelope changed at a later date the Conditional Use Permit, as well as any other exceptions to the code granted here, will become void;
4. that 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 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: 935 Paloma Avenue, zoned R-2**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, August 8, 2022 at 7:00 P.M.** You may access the meeting online at [www.zoom.us/join](http://www.zoom.us/join) or by phone at (346) 248-7799:

Meeting ID: 816 4833 5880	Passcode: 062429
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**Description:** Application for Conditional Use Permit for a bathroom in a detached garage.

Members of the public may provide written comments by email to: [publiccomment@burlingame.org](mailto:publiccomment@burlingame.org).

Mailed: July 29, 2022

*(Please refer to other side)*

**PUBLIC HEARING  
NOTICE**

**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](mailto: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](mailto: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)*

935 Paloma Avenue  
300' noticing  
APN: 026-222-070

