



## 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:** 2836 Mariposa Drive **Assessor's Parcel #:** 025-072-100 **Zoning:** R1

### Project Description:

Main floor reconfiguration, small front expansion, 2nd story addition for a 4-bedroom plus office and 5 bathroom home.

### Applicant

**Name:** Audrey Tse  
**Address:** 1534 Plaza Lane, #318  
Burlingame, CA 94010

**Phone:** 650-235-9566  
**E-mail:** [audrey@insite2design.com](mailto:audrey@insite2design.com)

### Property Owner

**Name:** Vikram Rao and Sonam Prakash  
**Address:** 2836 Mariposa Drive  
Burlingame, CA 94010

### Architect/Designer

**Name:** Same as above  
**Address:**

**Phone:**  
**E-mail:**

### 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.

AT  
(Initials of Architect/Designer)

Burlingame Business License must have a valid Burlingame Business License.

**Applicant:** I hereby certify un herein is true and correct to the best of my knowledge and belief.

**Applicant's signature:** Date: 6/2/22

**Property Owner:** I am awa orize the above applicant to submit this application to the Planning D

**Property owner's signature:** Date: 6-3-2022

**Date Application Received (s**

AME  
CDD-PLANNING DIV.



## City of Burlingame Special Permit Application

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The Planning Commission is required by law to make findings as defined by the City's Ordinance (Chapter 25.78). 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. Refer to the end of this form for assistance with these questions.

**1. Explain how the proposed modification to standards respects and preserves the character of the neighborhood in which the project is located.**

This property is in the hillside area of Mills Estate. One of the characteristics of this neighborhood are features to enhance one's view of the distant Bay. The proposed primary bedroom roof balcony is tucked into the deepest corner of this home away from the street and is sized reasonably to allow the inhabitants to enjoy a bit of a Bay view from the privacy of their bedroom. With its recessed location, it is barely visible from the front of the house. Railing details are minimal and preserve a passive view thru the balcony, thereby minimizing bulk and mass.

**2. Explain how the proposed modification to standards results in a project that is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring properties.**

The proposed location of the primary bedroom balcony should not create any adverse effects on neighboring properties. Uphill neighbors cannot see it and the view from the balcony towards the immediate downhill neighbor is that of their roof and not into their backyard. The surrounding area is heavily landscaped with large trees in the homeowner's and neighbor's yards minimizing and preventing any views of the balcony from uphill neighbors on Mariposa as well as adjacent streets.

**3. Explain how the additional development capacity is consistent with General Plan goals and policies.**

The addition of the primary bedroom balcony is consistent with the General Plan and meets guidelines in terms of size and orientation. Until recently, such proposed balconies in the hillside area were considered a standard feature and acceptable in particular in this part of the city where distant Bay views can be captured for one's enjoyment.



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

**Project Site: 2836 Mariposa Drive, zoned R-1**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, September 12, 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: 864 9704 7133 Passcode: 301476

**Description:** Application for Design Review, Hillside Area Construction Permit and Special Permit for second story balcony for a first and second story addition to an existing single-unit dwelling.

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

Mailed: September 2, 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)*



