



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, February 11, 2019

7:00 PM

Council Chambers

- a. 1328 Capuchino Avenue, zoned R-1 - Application for Special Permit for reduction of on-site parking. (James Neubert Architects, architect; Hari and Depali Abhyankar, property owners) (165 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1328 Capuchino Ave - Staff Report](#)

[1328 Capuchino Ave - Attachments](#)

[1328 Capuchino Ave - Plans](#)

Commissioner Sargent was recused for non-statutory reasons.

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

Associate Planner Kolokihakaufisi provided an overview of the staff report.

Questions of staff:

> *The staff report mentions a special permit for reduction of parking spaces for an attached garage. Should that instead indicate a detached garage? (Kolokihakaufisi: Yes, that is a typo.)*

Chair Gaul opened the public hearing.

Jim Neubert, James Neubert Architects, represented the applicant.

Commission Questions/Comments:

None.

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

> *Does not see any issues. Conforms to the regulations. Only a net increase of 8 square feet.*

> *There is a long driveway, with plenty of space for parking.*

Commissioner Sargent made a motion, seconded by Commissioner Loftis, to place the item on the Consent Calendar. The motion carried by the following vote:

Aye: 4 - Loftis, Kelly, Gaul, and Tse

Recused: 1 - Sargent

Absent: 2 - Comaroto, and Terrones



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 026-085-210
 Conditional Use Permit Special Permit Zoning / Other: _____

PROJECT ADDRESS: 1328 CAPUCHINO AVE

APPLICANT

Name: JAMES NEUBERT ARCHITECTS
 Address: 693 Third Ave
 City/State/Zip: Redwood City CA 94063
 Phone: 650.357.0408
 E-mail: jneubert5@gmail.com

PROPERTY OWNER

& DEPALI
 Name: HARI ABHYANKAR
 Address: 1328 CAPUCHINO AVE
 City/State/Zip: BURLINGAME CA 94010
 Phone: 415.298.3224
 E-mail: Hari.abhyankar@gmail.com

ARCHITECT/DESIGNER

Name: ABOVE
 Address: _____
 City/State/Zip: _____
 Phone: _____
 E-mail: _____
 Burlingame Business License #: _____

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. JA (Initials of Architect/Designer)

PROJECT DESCRIPTION: Reduction of 2 car garage to 1-car garage enabling house addition of 218 s.f. w/ bathroom & bedroom Maximum lot coverage equation.

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: 1-28-19

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: 1/27/2019

[Signature]

Date submitted: _____



**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION**

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.

Addition is in the rear of property, low-scale and blends with existing.

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.

We have matched everything, to the greatest extent possible.

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

It is in total conformance.

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.

We are adding one new landscaping tree as required per ordinance.

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND SPECIAL 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 a Special Permit for a reduction of on-site parking (reducing a two-car detached garage to a one-car detached garage) at 1328 Capuchino Avenue, Zoned R-1, Depali and Hari Abhyankar, property owners, APN: 026-085-210;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on February 25, 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 Special Permit is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Special Permit 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.

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 25th day of February, 2019 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Special Permit

1328 Capuchino Avenue

Effective **March 7, 2019**

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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped January 25, 2019, sheets A1 through A8;
2. that if the structure is altered at a later date and the number of bedrooms is increased, then the Special Permit, as well as any other exceptions to the code granted here, will become void;
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 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;
6. 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
7. 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 • FAX: (650) 696-3790
www.burlingame.org

Site: 1328 CAPUCHINO AVENUE

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, FEBRUARY 25, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Special Permit for reduction of on-site parking at **1328 CAPUCHINO AVENUE** zoned R-1.
026-085-210

Mailed: February 15, 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)

1328 Capuchino Ave.
300' Radius
APN #026.085.210

