



# APPLICATION TO THE PLANNING COMMISSION

**Type of application:**

- Design Review       Variance       Parcel #: 027-021-270  
 Conditional Use Permit       Special Permit       Other: \_\_\_\_\_

**PROJECT ADDRESS:** 1552 ALTURAS DRIVE

**APPLICANT**      project contact person   
 Payor of DSR deposit/handling fee   
 OK to send electronic copies of documents

Name: BRUCE CARLSON  
 Address: 1552 ALTURAS DRIVE  
 City/State/Zip: BURLINGAME, CA 94010  
 Phone: 650-483-3927  
 Fax: \_\_\_\_\_  
 E-mail: LKCA@COMCAST.NET

**PROPERTY OWNER**      project contact person   
 Payor of DSR deposit/handling fee   
 OK to send electronic copies of documents

Name: SAME  
 Address: u  
 City/State/Zip: u  
 Phone: u  
 Fax: u  
 E-mail: u

**ARCHITECT/DESIGNER**      project contact person   
 Payor of DSR deposit/handling fee   
 OK to send electronic copies of documents

Name: ERIC GAY @ KEMBCON ENGINEERS ←  
 Address: PO Box 389  
 City/State/Zip: MILBRAE, CA 94030  
 Phone: 650-343-8310  
 Fax: 650-689-5249  
 E-mail: engineers@kemcon.com  
 ★ Burlingame Business License #: 27610

RECEIVED  
 FEB 18 2015  
 CITY OF BURLINGAME  
 CDD-PLANNING DIV.

**PROJECT DESCRIPTION:** REPLACE EXISTING DECK WITH LARGER DECK

**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: 2/18/2015

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: 2/15/15

Date submitted: 2/18/2015

★ 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.

## Project Comments

**Date:** February 23, 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 Design Review and Hillside Area Construction Permit for a second floor rear deck at **1552 Alturas Drive, zoned R-1, APN: 027-021-270**

**Staff Review:** February 23, 2015

1) The engineer of record must wet-stamp and sign the plans prior to issuance of the building permit.

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) 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.)**

***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.**

- 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 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.
- 8) Sheets P2 and P2.5 appear to be reproductions of existing drawings on which changes have been made to show the proposed structure. Provide documentation showing that the project engineer has permission to use these original drawings OR provide new drawings that graphically illustrate the existing elevations and the proposed work.
- 9) 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.

**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.**

- 10) Show the distances from all exterior walls to property lines or to assumed property lines
- 11) Show the dimensions to adjacent structures.
- 12) 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.
- 13) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 14) Provide lighting at all exterior landings.

**NOTE: A written response to the items noted here and plans that specifically address items 2, 3, 4, 5, 8, and 9 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: 2-26-2015

## Project Comments

**Date:** April 2, 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 Design Review and Hillside Area Construction Permit for a second floor rear deck at 1552 Alturas Drive, zoned R-1, APN: 027-021-270

**Staff Review:** Revised plans dated April 1, 2015

1. Landscape to remain the same; no protected tree proposed for removal.
2. No further comments

**Reviewed by:** BD

**Date:** 4/7/15

## Project Comments

Date: February 23, 2015

To:  Engineering Division (650) 558-7230  
 Building Division (650) 558-7260  
 Parks Division (650) 558-7334  
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 City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review and Hillside Area Construction Permit for a second floor rear deck at 1552 Alturas Drive, zoned R-1, APN: 027-021-270

Staff Review: February 23, 2015

1. Site Plan needs to include all major existing trees and shrubs as per design review requirements.
2. No existing protected size tree may be removed without permit from Parks Division (558-7330).
3. Please note if landscape will be rehabilitated or remain the same.

Reviewed by: BD

Date: 3/6/15

## Project Comments

**Date:** April 2, 2015

**To:**

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
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**From:** Planning Staff

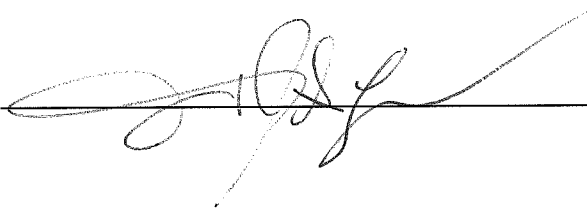
**Subject:** Request for Design Review and Hillside Area Construction Permit for a second floor rear deck at **1552 Alturas Drive, zoned R-1, APN: 027-021-270**

**Staff Review:** Revised plans dated April 1, 2015

No further comments.

All conditions of approval as stated in the review dated 2-26-2015 will apply to this project.

**Reviewed by:**



**Date:** 4-2-2015

**Project Comments**

**Date:** February 23, 2015

**To:**

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

**From:** Planning Staff

**Subject:** Request for Design Review and Hillside Area Construction Permit for a second floor rear deck at **1552 Alturas Drive, zoned R-1, APN: 027-021-270**

**Staff Review:** February 23, 2015

No comment at this time.

Reviewed by: 

Date: 23 Feb 15

## Project Comments

**Date:** February 23, 2015

**To:**

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**From:** Planning Staff

**Subject:** Request for Design Review and Hillside Area Construction Permit for a second floor rear deck at **1552 Alturas Drive, zoned R-1, APN: 027-021-270**

**Staff Review:** February 23, 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>

Please contact Kiley Kinnon, NPDES Stormwater Coordinator, for assistance at (650) 342-3727.

**Reviewed by:** KJK

**Date:** 02/25/15

## Project Comments

**Date:** February 23, 2015

**To:**

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**From:** Planning Staff

**Subject:** Request for Design Review and Hillside Area Construction Permit for a second floor rear deck at **1552 Alturas Drive, zoned R-1, APN: 027-021-270**

**Staff Review:** February 23, 2015

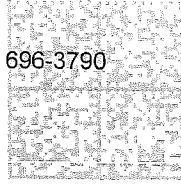
No comments at this time.

**Reviewed by:** M. Quan

**Date:** 2/23/15



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



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04/17/2015

Mailed From: 94010

US POSTAGE

**Site: 1552 ALTURAS DRIVE**

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, APRIL 27, 2015 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and Hillside Area Construction Permit for a second story rear deck addition to an existing single family dwelling at **1552 ALTURAS DRIVE** zoned R-1. APN 027-021-270

**Mailed: April 17, 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.

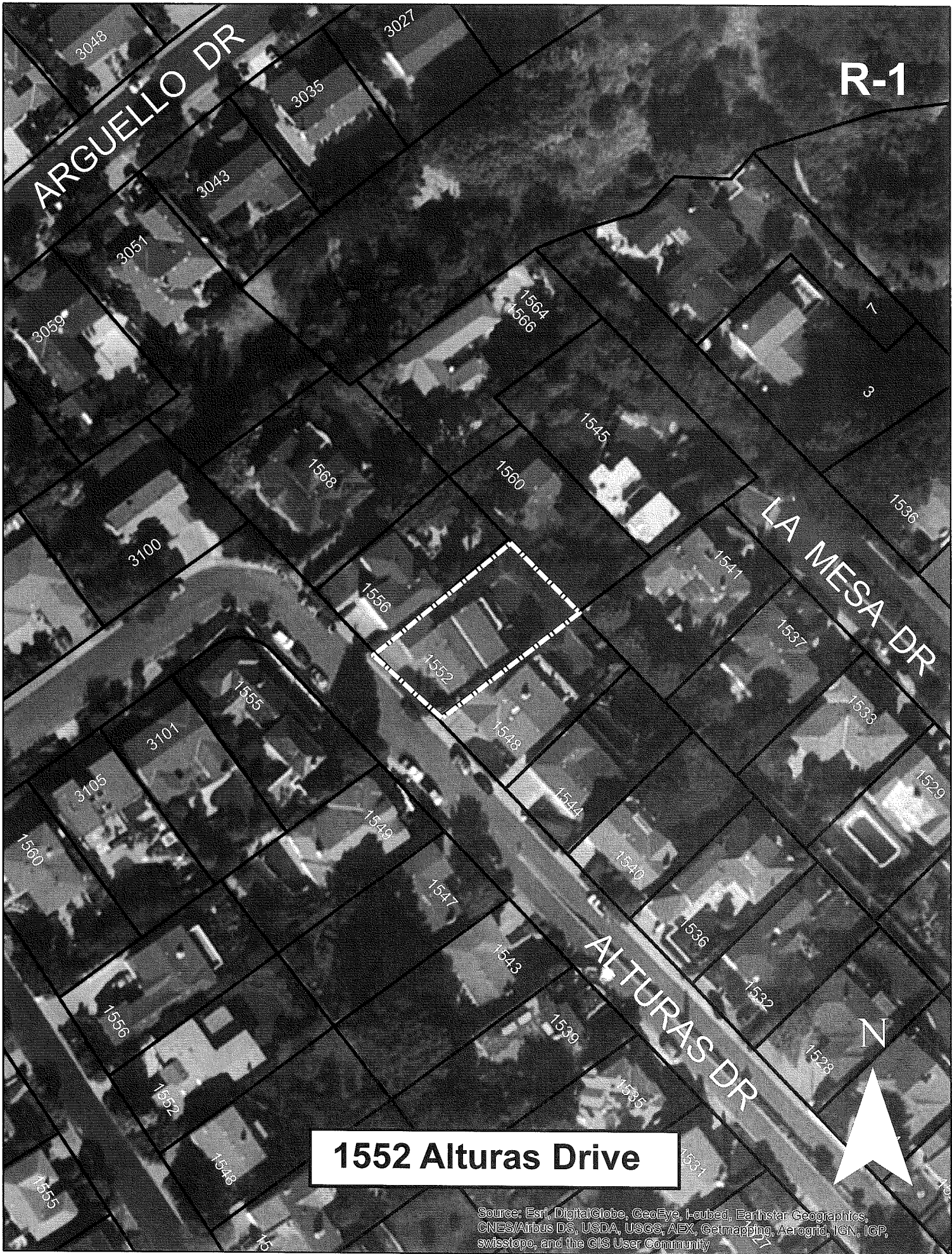
Property owners who receive this notice are responsible for informing their tenants about this notice.

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

William Meeker  
Community Development Director

**PUBLIC HEARING NOTICE**

*(Please refer to other side)*



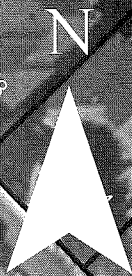
R-1

ARGUELLO DR

LA MESA DR

ALTURAS DR

**1552 Alturas Drive**



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