



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- ☐ Design Review ☐ Variance ☐ Parcel #: 028-284-040
☐ Conditional Use Permit ☐ Special Permit ☐ Zoning / Other: R-1

PROJECT ADDRESS: 329 Occidental Avenue

APPLICANT

Name: TRG Architects, Carlos Rojas

Address: 1014 Howard Avenue

City/State/Zip: San Mateo, CA 94401

Phone: (650) 579-5762

E-mail: carlos@trgarch.com

PROPERTY OWNER

Name: Joe and Julia McVeigh

Address: 329 Occidental Avenue

City/State/Zip: Burlingame, CA 94010

Phone: (650) 303-9550

E-mail: joe.mcveigh@gmail.com

ARCHITECT/DESIGNER

Name: TRG Architects, Randy Grange

Address: 1014 Howard Avenue

City/State/Zip: San Mateo, CA 94401

Phone: (650) 579-5762

E-mail: randy@trgarch.com

Burlingame Business License #: 14562

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. RG (Initials of Architect/Designer)

PROJECT DESCRIPTION: Demolition of existing residence and detached garage.

Construction of new (2) story residence and new detached garage. New landscaping throughout

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:** 12/11/18

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:** 12/11/18

Date submitted: _____

RECEIVED

DEC 11 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.



Project Comments – Planning Application

Project Address: 329 Occidental Avenue, zoned R-1, APN: 028-284-040

Description: Request for Design review for an single-family dwelling with a detached two-car garage.

From: Rick Caro III
Building Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

No comment at this time

Reviewed By: Rick Caro III
650 558-7270

Date: January 16, 2019



Project Comments – Planning Application

Project Address: **329 Occidental Avenue, zoned R-1, APN: 028-284-040**

Description: **Request for Design review for an single-family dwelling with a detached two-car garage.**

From: Rick Caro III
Building Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

- 1) Provide two completed copies of the *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found. BMC 18.30.040, 18.30.045 & 18.30.050
- 2) Acknowledge that anyone who is doing business in the City must have a current City of Burlingame business license.
- 3) Acknowledge that 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 final. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued. **Note: that at the time of the building permit submittal, you will need to submit an erosion control plan and stipulate on the drawing the removal and replacement of sidewalk, curb, gutter, sewer lateral, and water line to the Public Works Department.**
- 4) Acknowledge that when you submit your plans to the Building Division for plan review, that a completed Supplemental Demolition Permit Application will be provided. **NOTE: The Demolition Permit will not be issued until a Building Permit is issued for the project.**
- 5) On the site plan specify that the roof eaves will not project within two feet of the property line; specifically the detached garage. 2016 CRC § Table R302.1(1) or 2016 CBC Table 705.2
- 6) Provide details on the plans which show that all roof projections which project beyond the point where fire-resistive construction would be required will be constructed of one-hour fire-resistance-rated construction per 2016 CRC § R302.1(1) or 2016 CBC §705.2.
- 7) Indicate **on the floor plans** that exterior bearing walls less than five feet from the property line will be built of one-hour fire-rated construction. 2016 CRC Table R302.1(1) § or 2016 CBC, Table 602)

- 8) RESIDENTIAL: Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. **On the elevation drawings specify the location and the net clear opening height and width of all required egress windows.** 2016 California Residential Code 2016 CRC § R310 or CBC 1030.
Note: The area labeled “Julia’s Office/BR1 & BR 3 / Gym is a room that can be used for sleeping purposes and as such, must comply with this requirement.
- 9) Provide lighting at all exterior landings. 2016 CRC §303.8 or 2016 CBC §1008.2 and 2016 CBC §1205.4
- 10) Specify on the plans the type of fire place that is going to be installed and that it meets all of the Title 24 requirements.

Mechanical equipment.

Note: That if a new A/C unit or mechanical equipment is going to be installed on the exterior of the building, that the new equipment cannot exceed a Maximum Outdoor **Noise Level** (dBA) of sixty (60) dBA Daytime (7:00 a.m. – 10:00 p.m.) or fifty (50) dBA Nighttime (10:00 p.m. – 7:00 a.m.) as measured from the property line. BMC 25.58.050

18.10.100 Appendix C, Figure C amended—Exit terminals of mechanical draft and direct-vent venting systems.

The Figure in Appendix C of the 2016 California Residential Code is amended by adding the following note:

Note: Where the property line is less than ten (10) feet from the exit terminal of any newly installed or replacement high efficiency mechanical equipment the pipe size of the final ten (10) feet of any terminal must be increased to three inches (3") or, as an alternative, manufacturer-approved baffles must be installed.

(Ord. 1856 § 7, (2010); Ord. 1889 § 8, (2013))

NOTE: A written response to the items noted here and plans that specifically address items **1, 2, 3, 4, 5, 6, 7, 8, 9, and 10** 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: Rick Caro III
650 558-7270

Date: December 11, 2018



Project Comments – Planning Application

Project Address: **329 Occidental Avenue, zoned R-1, APN: 028-284-040**

Description: **Request for Design review for an single-family dwelling with a detached two-car garage.**

From: Jennifer Lee
Stormwater

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

Project creates and/or replaces $\geq 2,500$ square feet to $< 10,000$ square feet of impervious surface and must comply with Provision C.3.i. of the San Francisco Bay Municipal Regional Stormwater NPDES Permit which requires that one or more site design measures listed on the Stormwater Checklist for Small Projects must be installed. **Please complete, sign and return the “Small Projects Checklist” which can be accessed here:** <https://www.burlingame.org/stormwaterdevelopment>.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent stormwater pollution from construction-related activities. 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 the **Construction BMP plan sheet**. An electronic file is available at: www.burlingame.org/stormwaterdevelopment.

Reviewed By: Jennifer Lee
650-558-7381

Date: 12/11/2018



Project Comments – Planning Application

Project Address: 329 Occidental Avenue, zoned R-1, APN: 028-284-040

Description: Request for Design review for an single-family dwelling with a detached two-car garage .

From: Rocque J. Yballa
Fire

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

No comment at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

No comment at this time.

Reviewed By: Rocque J. Yballa
650-558-7618

Date: 17 Dec 18



Project Comments – Planning Application

Project Address: **329 Occidental Avenue, zoned R-1, APN: 028-284-040**

Description: **Request for Design review for an single-family dwelling with a detached two-car garage .**

From: **Bob Disco
Parks Division**

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

No Comments

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Reviewed By: **BD
bdisco@burlingame.org**

Date: 1.22.18



Project Comments – Planning Application

Project Address: **329 Occidental Avenue, zoned R-1, APN: 028-284-040**

Description: **Request for Design review for an single-family dwelling with a detached two-car garage .**

From: **Bob Disco
Parks Division**

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

1. Site Plan must include all existing trees and shrubs.
2. Complete Water Use Efficiency Checklist and Water Efficient Landscape Worksheet.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. **If construction is in drip zone of an existing protected size tree on this site or a neighboring site, an arborist report and tree protection plan will be required.**
2. No existing tree over 48 inches in circumference at 54 inches form base of tree may be removed without a Protected Tree Removal Permit from the Parks Division. (558-7330)

Reviewed By: **BD**
bdisco@burlingame.org

Date: 12.20.18



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

Site: 329 OCCIDENTAL AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, FEBRUARY 11, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a new two-story single family dwelling with a detached garage at
329 OCCIDENTAL AVENUE zoned R-1. APN 028-284-040

Mailed: February 1, 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)

329 Occidental Ave.
300' Radius
APN #028.284.040

