



APPLICATION TO THE PLANNING COMMISSION

Type of application:

☐ Design Review ☐ Variance ☐ Parcel #: 025-252-210
☐ Conditional Use Permit ☒ Special Permit ☐ Zoning / Other: _____

PROJECT ADDRESS: 1125 Oxford Road

APPLICANT

Name: James Neubert Architects
Address: 623 Third Avenue
City/State/Zip: Redwood City CA 94063
Phone: 650.357.0408
E-mail: jneubert5@gmail.com

ARCHITECT/DESIGNER

Name: _____
Address: ABOVE
City/State/Zip: _____
Phone: _____
E-mail: _____

Burlingame Business License #: _____

PROPERTY OWNER

Name: VISHAL JANGLA
Address: 1125 Oxford Road
City/State/Zip: Burlingame CA 94010
Phone: 408.306.8606
E-mail: vjangla@gmail.com

RECEIVED

JAN 29 2019

CITY OF BURLINGAME
ODD-PLANNING DIV.

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. JN. (Initials of Architect/Designer)

PROJECT DESCRIPTION: Removing non-permitted prior owner 2-car garage converted to living space into now-legal 1-car garage plus small family room. Also 51 s.f. rear yard addition + kitchen remodel.

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: James Neubert 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: 1/27/19

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. *Nature of this project is new carriage doors at Garage, custom, with some minor changes to materials. We are removing some Tudor stickwork which does not blend well with the house.*
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 think the new doors look historical and we have provided a consistent blend of shake shingles, brick masonry and stucco facing the street.*
3. How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)? *We have restored the stylistic integrity of the house from the current poorly considered non-permitted remodel.*
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.

This ordinance does not apply this project.

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JAN 29 2019

CITY OF BURLINGAME
CDD-PLANNING DIV

2.4.19

Burlingame Planning Commission
February 11, 2019 – Review Agenda

Project Introduction

Jangla Residence Remodel,
1125 Oxford Rd., Burlingame CA 94010

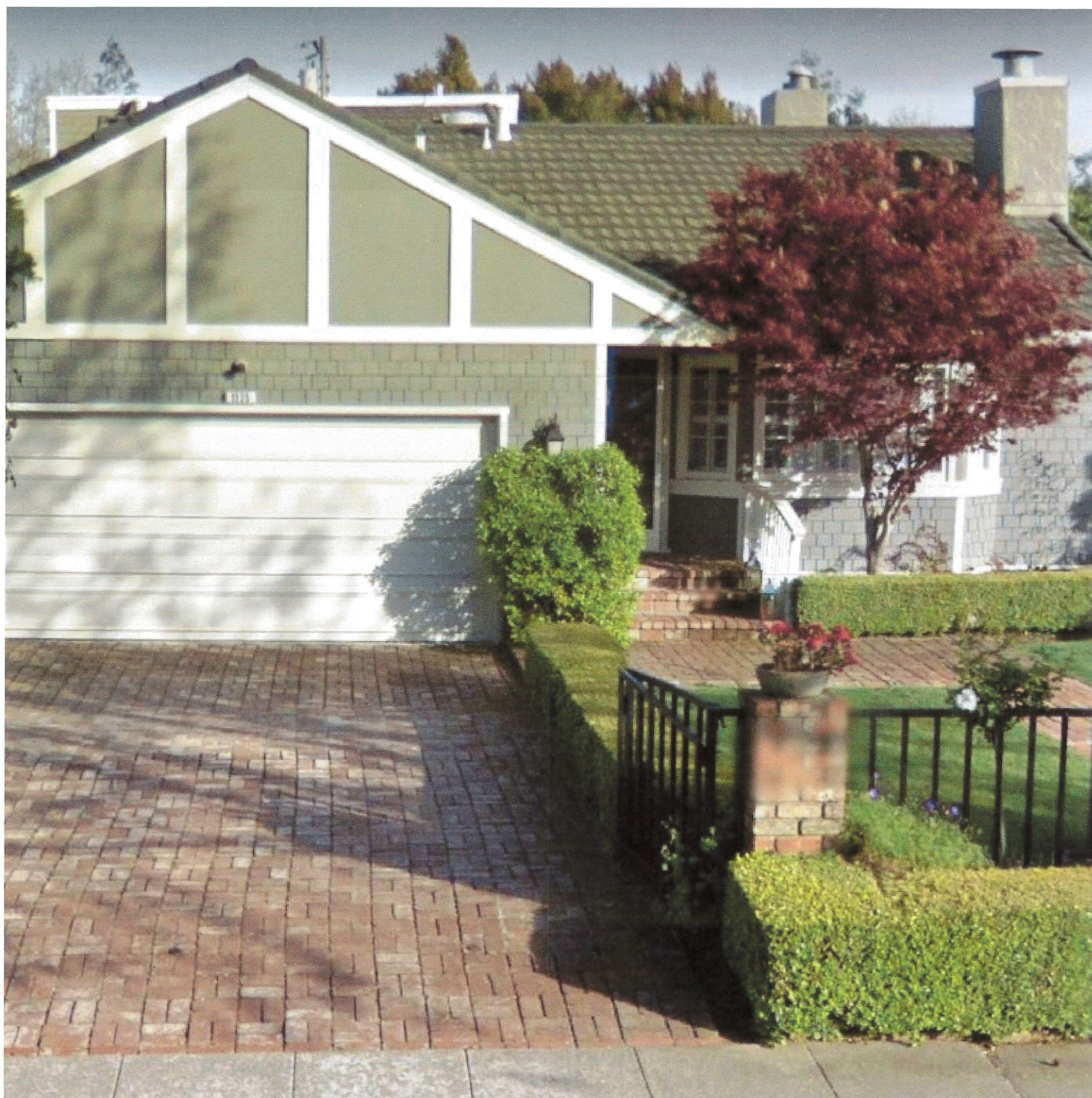
Owner's Description:

The prior owners of our home had converted the two-car garage into a living space without permits. Since we bought our home in the summer of 2018, our priority has always been to rectify this unlawful conversion. We proactively reached out to Rachel Norwitt, a code enforcement officer with the City, and assured her of our intentions to address the issue at the earliest. We promptly retained an architect, James Neubert, and began pursuing a plan to legalize the space. As a Deputy District Attorney, it is important to me that we are in compliance with all applicable rules and regulations.

In consultation with our architect, we are proposing to restore one parking space and convert the remaining area into a den and study area for our family. We are a family of four. We envision our two young children, Dashiell and Huxton, utilizing this room to play and relax as well as to study as they grow. It is also important for us as a family to remain connected. We appreciate how our architect's design in this garage conversion achieves that balance by creating a dedicated space for our children to engage all while remaining connected to the general living space. We sincerely hope the planning commission will approve our plan that complies with the law and satisfies the needs of our growing family.

Architect's Description:

This project attempts to bring back a vintage original look to the home, in removing the non-sanctioned exterior work to the house. While we are proposing 1-car covered storage and 2-car surface parking in front (or one-car surface parking in front of the new Den or Study), the front of the house will have two garage doors, as before. They are proposed to be out-swing carriage doors, with a good amount of glazing, both for attractive custom appearance and daylighting. We have taken out the Tudor stickwork above, and we hope you agree it is a better expression of exterior style and materials. Four immediate neighbors have been consulted and they are in support of the remodel.







Project Comments – Planning Application

Project Address: **1125 Oxford Road, zoned R-1, APN: 025-252-210**

Description: **Request for Special Permit for reduction of on-site parking.**

From: Jennifer Lee
Stormwater

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

The project does not create and/or replace $\geq 2,500$ square feet of impervious surface or use architectural copper, nothing is required 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.

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: 1/28/2019



Project Comments – Planning Application

Project Address: **1125 Oxford Road, zoned R-1, APN: 025-252-210**

Description: **Request for Special Permit for reduction of on-site parking.**

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) On the plans specify that this project will comply with the 2016 California Building Code, 2016 California Residential Code (where applicable), 2016 California Mechanical Code, 2016 California Electrical Code, and 2016 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, 2016 then this project must comply with the 2016 California Building Codes.
- 2) As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. This law applies to all residential and commercial property built prior to January 1, 1994. Details can be found at http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.html. **Revise the plans to show compliance with this requirement.**
- 3) 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
- 4) Place the following information on the first page of the plans.

“Construction Hours”

Weekdays: 8:00 a.m. – 7:00 p.m.

Saturdays: 9:00 a.m. – 6:00 p.m.

Sundays and Holidays: No Work Allowed

(See City of Burlingame Municipal Code, Section 18.07.110 for details.)

(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) Acknowledge that anyone who is doing business in the City must have a current City of Burlingame business license.
- 6) 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.**
- 7) 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 “Den” is a room that can be used for sleeping purposes and, as such, must comply with this requirement.
- 8) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 9) Provide lighting at all exterior landings. 2016 CRC §303.8 or 2016 CBC §1008.2 and 2016 CBC §1205.4

Mechanical equipment.

Note: That if a new A/C unit or mechanical equipment is going to be installed on the exterior of the building, 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

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

Date: January 28, 2019



Project Comments – Planning Application

Project Address: **1125 Oxford Road, zoned R-1, APN: 025-252-210**

Description: **Request for Special Permit for reduction of on-site parking.**

From: Martin Quan
Public Works Engineering

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

1. On the proposed plan, please show the location of all proposed locations for utilities (PG&E, water, sewer, and sewer cleanout).
2. Show the location of down spouts for the entire roof and that there is enough finish grade elevation around the perimeter of the property to demonstrate the direction of storm water runoff for the property. If the grade is not sufficient to prevent storm water runoff onto adjacent properties, show a drainage system design.

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.

3. Based on the scope of work, this is a "Type I" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
4. Any work in the City right-of-way, such as placement of debris bin in street, work in sidewalk area, public easements, and utility easements, is required to obtain an Encroachment Permit prior to starting work. Porta potty's are not allowed to be placed in the City right-of-way.
5. 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. for all activities (including hauling).
6. Replace damaged and displaced curb, gutter and/or sidewalk fronting site.
7. All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
8. Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit.
9. The sanitary sewer lateral (building sewer) shall be tested per ordinance code chapter 15.12. Testing information is available at the Building department counter. A Sewer Lateral Test encroachment permit is required.
10. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at <http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet->

June%202014%20Update.pdf#overlay-context=brochures or <http://www.flowstobay.org/brochures> then click "construction bmp plan sheet"

11. A property survey is required if any part of permanent structure including footing is within 12" of property line. The property boundary survey is necessary to prevent construction crossing property lines into adjacent property. Install four permanent and durable property corner markers. The property corners need to be protected and maintained throughout construction and will be checked by City Inspector. If any construction does occur over property, the contractor will need to make all corrections to the satisfaction of the City Inspector. Any disturbed property corners will be replaced by the project prior to final inspection.

Reviewed By: Martin Quan
650-558-7245

Date: 1/28/19



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

Site: 1125 OXFORD ROAD

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 Special Permit for reduction of on-site parking at **1125 OXFORD ROAD** zoned R-1.
APN 025-252-210

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)

