



COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

APPLICATION TO THE PLANNING COMMISSION

Type of application:

☒ Design Review ☐ Variance ☐ Parcel #: 026-034-100
☐ Conditional Use Permit ☐ Special Permit ☐ Zoning / Other: _____

PROJECT ADDRESS: 1509 BERNAL AVE.

APPLICANT

Name: JAMES CHU
Address: 55 W. 43RD AVE.
City/State/Zip: SAN MATEO, CA 94403
Phone: 650-345-9286 x104
E-mail: james@chudesign.com

PROPERTY OWNER

Name: JORDAN JUROW & CAROLYN SHMUNIS
Address: 1509 BERNAL AVE.
City/State/Zip: BURLINGAME, CA
Phone: _____
E-mail: _____

ARCHITECT/DESIGNER

Name: CHU DESIGN ASSOCIATES
Address: 55 W. 43RD AVE.
City/State/Zip: SAN MATEO, CA 94403
Phone: 650-345-9286 x104
E-mail: james@chudesign.com
Burlingame Business License #: 22684

RECEIVED

APR 30 2019

CITY OF BURLINGAME
CDD-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. JC (Initials of Architect/Designer)

PROJECT DESCRIPTION: NEW TWO-STORY RESIDENCE W/ DETACHED 2-CAR GARAGE

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: _____ Date: 4/29/2019

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: _____ Date: _____

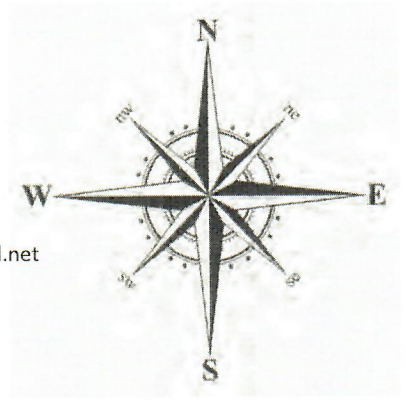
Date submitted: _____

Ellyn Shea, Consulting Arborist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor

ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 10 • San Francisco, CA 94117 • Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net



Carolyn Shmunis

December 10, 2018

Assignment

- Identify and locate trees on site at 1509 Bernal Avenue in Burlingame.
- Measure their trunk circumference at 54 inches.
- Determine which trees are protected according to City of Burlingame ordinance.
- Document trees to be preserved and removed according to the City of Burlingame Residential Design Review Checklist.
- Provide a written report with photographs to support a Protected Tree Removal Permit Application for submittal to the City of Burlingame Parks and Recreation Department.

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APR 30 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

Summary

13 trees were considered:

- 2 trees are protected according to City ordinance (Trunk circumference of 48 inches or more at 54 inches from the ground).
- No protected trees are to be removed.
- 4 unprotected trees are to be removed.

Observations

I looked at the trees on November 29, 2018. The tree data is in the table on the next page. Tree numbers correspond to numbers on the map on page 3. Photographs of each tree are included at the end of this report. All trees observed are on the subject property, with no overhanging trees from neighboring properties.

Recommendations

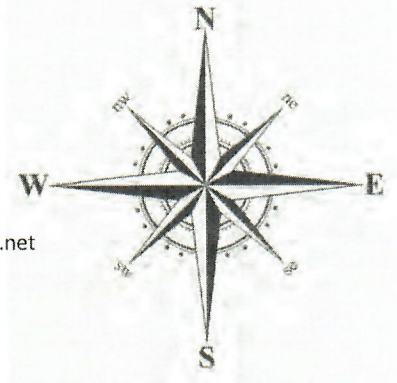
- Submit this report along with the rest of your submittal to the Planning Commission for design review.
- Since no protected trees are to be removed, no removal permit should be necessary unless the City requires otherwise.
- Remove all trees and stumps slated for removal prior to the start of construction.
- Prune tree #11 to make the canopy more symmetric at the same time that #12 is being removed. Do not remove more than 25% of the living foliage.

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Tree Data Table

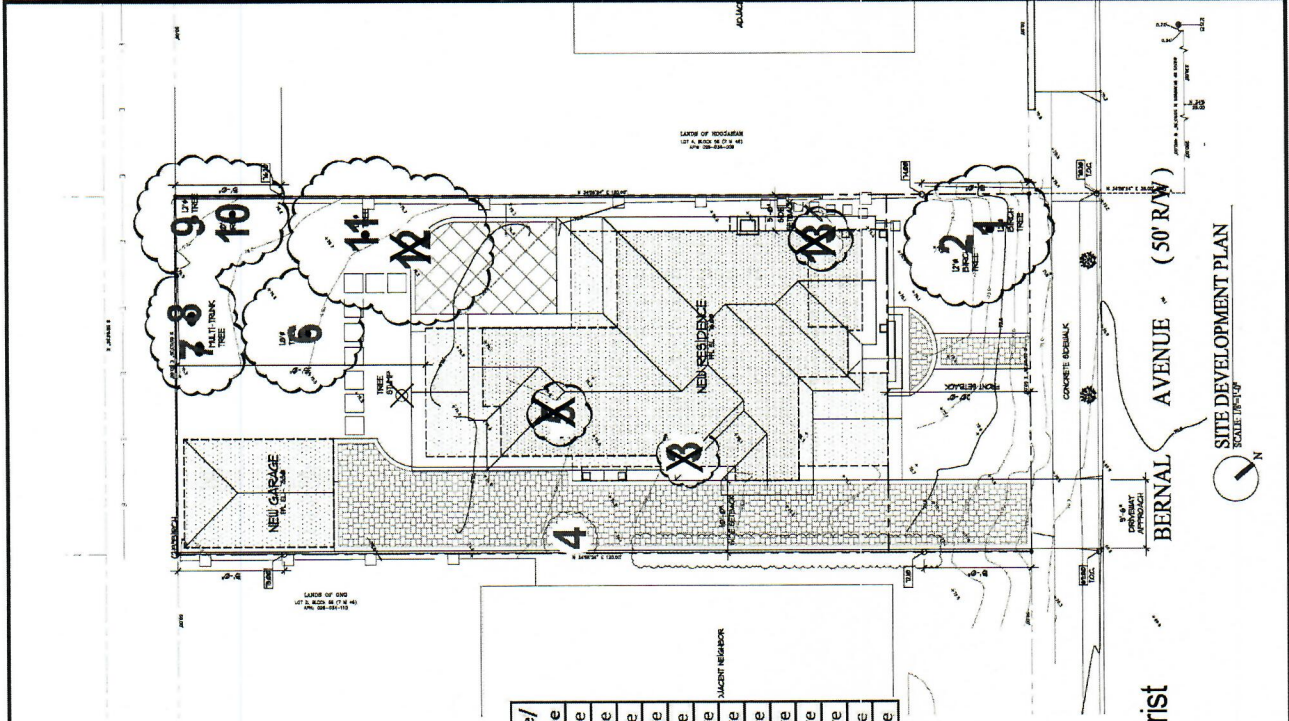
Tree number	Species	Circumference	Protected?	Remove/ Preserve
1	Betula pendula	53	yes	Preserve
2	Betula pendula	42	no	Preserve
3	Podocarpus gracilior	27	no	Remove
4	Ligustrum lucidum	19	no	Preserve
5	Citrus limon	26	no	Remove
6	Betula pendula	63	yes	Preserve
7	Ligustrum lucidum	35	no	Preserve
8	Ligustrum lucidum	47	no	Preserve
9	Ligustrum lucidum	42	no	Preserve
10	Ligustrum lucidum	31	no	Preserve
11	Betula pendula	43	no	Preserve
12	Betula pendula	47	no	Remove
13	Podocarpus gracilior	17	no	Remove

1509 Bernal Avenue Tree Map

- = Protected Tree
- = Not Protected Tree
- X = Tree to be Removed

Tree number	Species	Circumference	Protected?	Remove/Preserve
1	Betula pendula	53	yes	Preserve
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10	Ligustrum lucidum	31	no	Preserve
11	Betula pendula	43	no	Preserve
12	Betula pendula	47	no	Remove
13	Podocarpus gracilior	17	no	Remove

ADJACENT NEIGHBOR



Additions by: Eilyn Shea, Consulting Arborist
415/846-0190

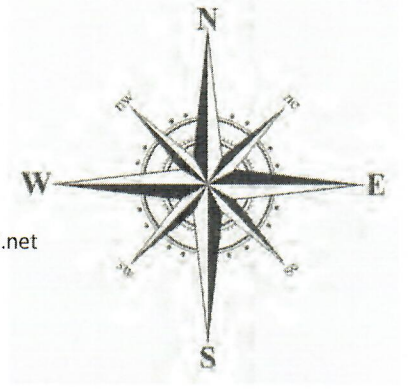
SITE DEVELOPMENT PLAN
SCALE 1"=10'

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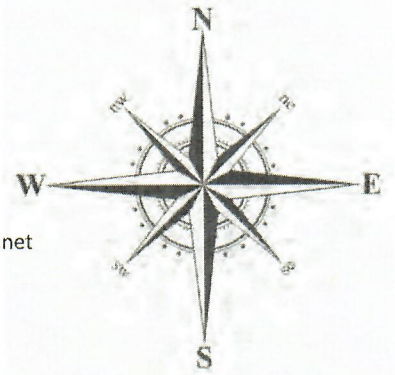
Trees 1 and 2 (left to right)

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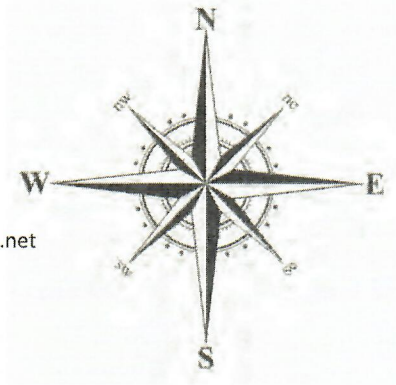
Tree 3

Ellyn Shea, Consulting Arborist

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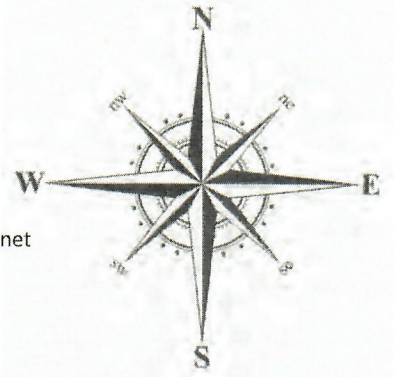
Tree 4

Ellyn Shea, Consulting Arborist

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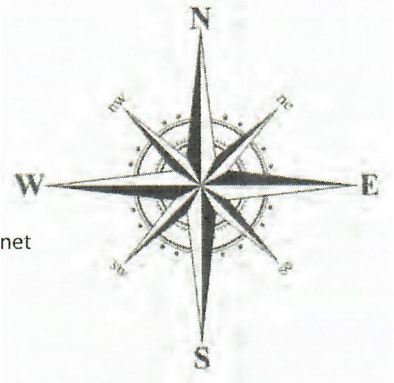
Tree 5

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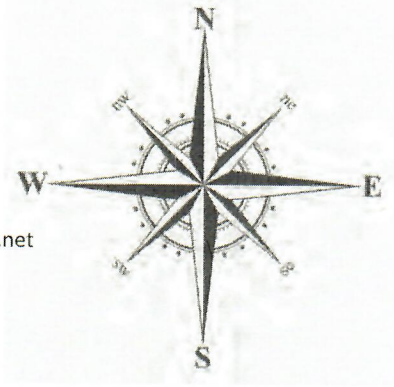
Tree 6

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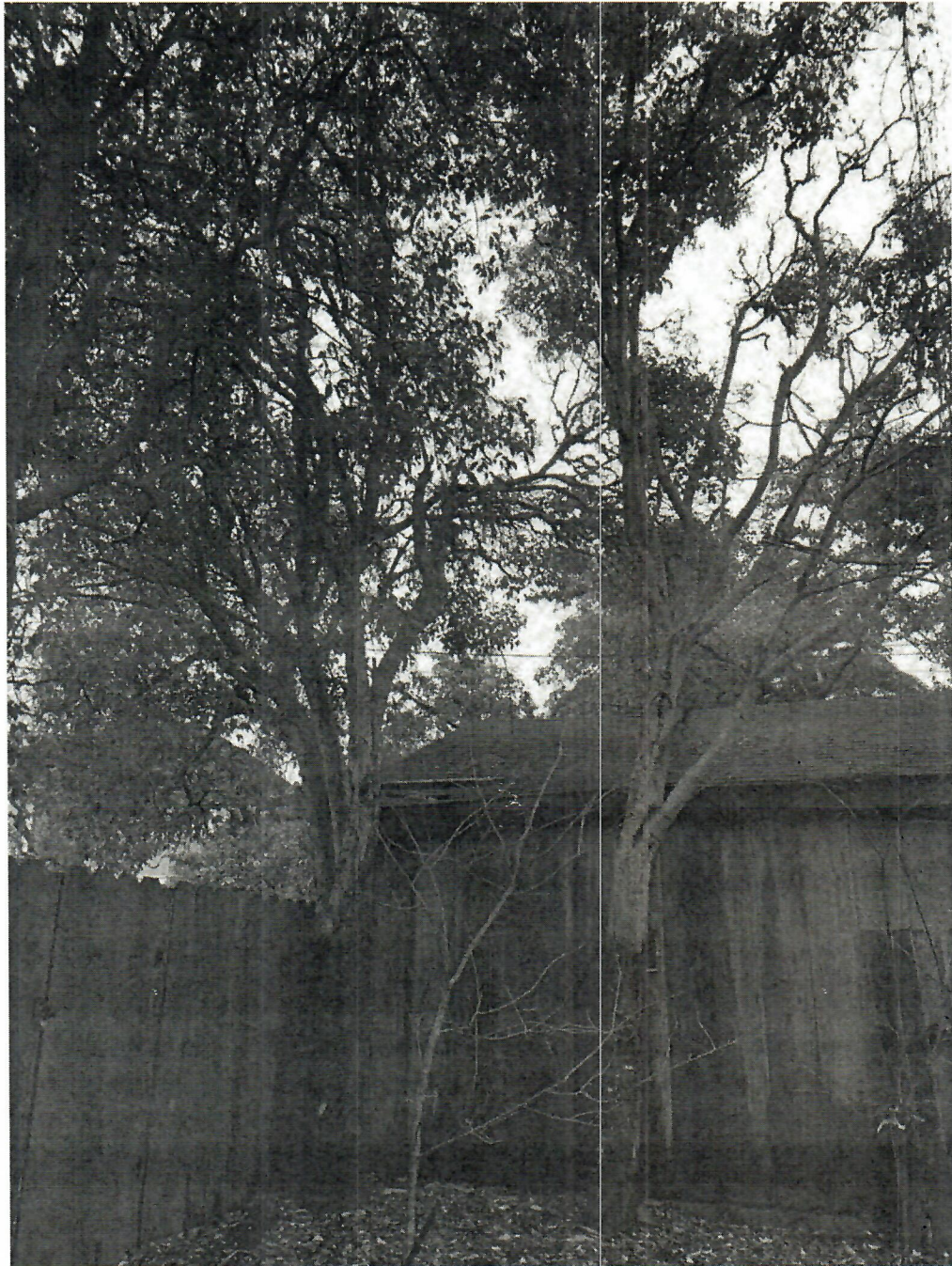
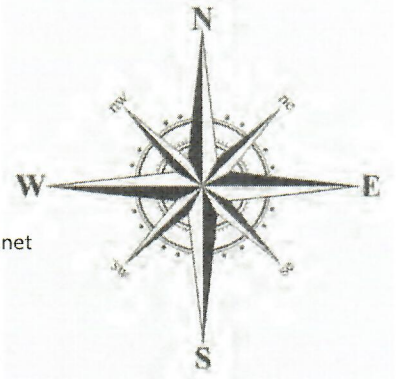
Trees 7 & 8 (left to right)

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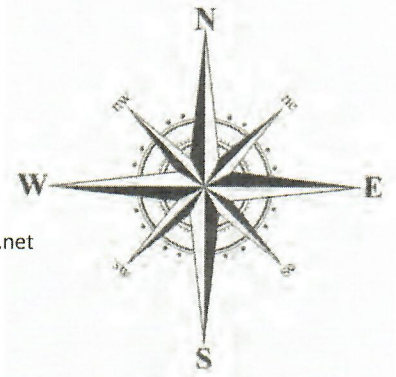
Trees 9 & 10 (left to right)

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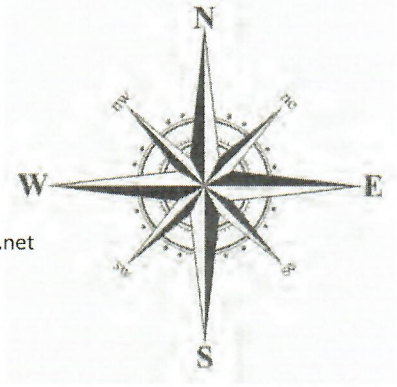
Tree 11

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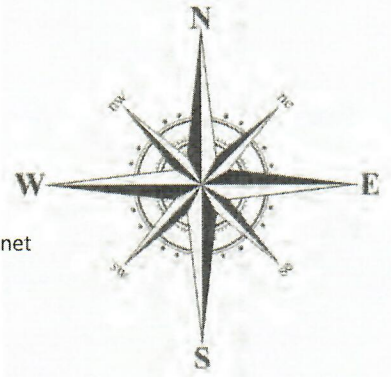
Tree 12

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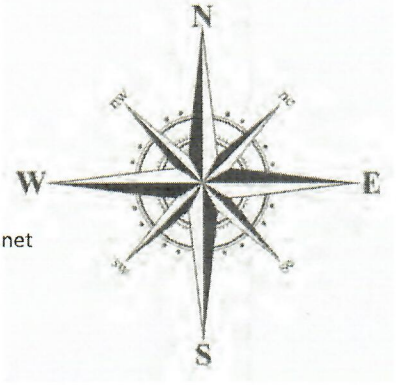
Tree 13

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Assumptions and Limiting Conditions

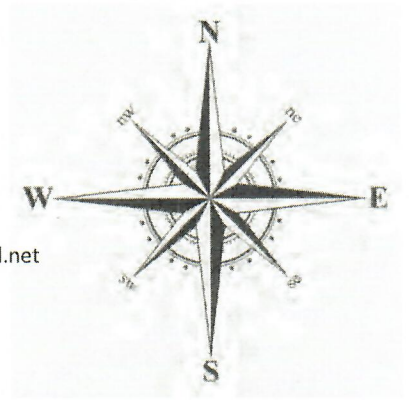
1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

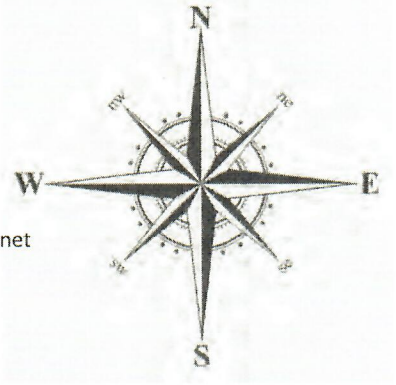
Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

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Certification of Performance

I, Ellyn Shea, Certify:

- That I have personally inspected the trees and/ or property evaluated in this report. I have stated my findings accurately, insofar as the limitations of my Assignment and within the extent and context identified by this report;
- That I have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I am a member in good standing, Certified Arborist (#WE-5476A), and a Qualified Tree Risk Assessor with the International Society of Arboriculture, and a Registered Consulting Arborist (#516) with the American Society of Consulting Arborists.

I have attained professional training in all areas of knowledge asserted through this report by completing relevant college courses, routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 17 years.

Signature:

Date: 12/10/18



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

Site: 1509 BERNAL AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, AUGUST 12 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 detached garage at
1509 Bernal Avenue zoned R-1. APN 026.034.100

**PUBLIC HEARING
NOTICE**

**CITY OF BURLINGAME
501 PRIMROSE ROAD
BURLINGAME, CA 94010**

Mailed: August 2, 2019

(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)

1509 Bernal Avenue
300' Radius
APN # 026.034.100

