



# PLANNING APPLICATION

## COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: [PLANNINGDEPT@BURLINGAME.ORG](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

2918 Adeline Drive

027-111-050-4

R-1

### PROJECT ADDRESS

### ASSESSOR'S PARCEL # (APN)

### ZONING

### PROJECT DESCRIPTION

Detached 2 car garage addition (510SF) with Workroom at back (110SF). Garage will replace carport in same location.

APPLICANT INFORMATION

Brent Jenkins

2112 North Dayton Street, Chicago, IL 60614

### PROPERTY OWNER NAME ☐ APPLICANT?

### ADDRESS

415-994-7709

brentjenkins@gmail.com

### PHONE

### E-MAIL

Leslie Jones

714 Pomona Avenue, Albany, CA 94706

### ARCHITECT/DESIGNER ☒ APPLICANT?

### ADDRESS

415-310-8491

leslie@jonesstreetdesign.com

### PHONE

### E-MAIL

33479

### BURLINGAME BUSINESS LICENSE #

**\*FOR PROJECT REFUNDS\*** - Please provide an address to which to all refund checks will be mailed to:

Brent Jenkins

2112 North Dayton Street, Chicago, IL 60614

### NAME

### ADDRESS

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Leslie Jones*

7/22/19

### APPLICANT'S SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

### DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING COMMISSION/DIVISION.

*Brent Jenkins*

7/23/19

### PROPERTY OWNER'S SIGNATURE

### DATE

### AUTHORIZATION TO REPRODUCE 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

*LJ* (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

### APPLICATION TYPE

- ☐ ACCESSORY DWELLING UNIT (ADU) ☐ VARIANCE (VAR)
- ☒ CONDITIONAL USE PERMIT (CUP) ☐ WIRELESS
- ☐ DESIGN REVIEW (DSR) ☐ FENCE EXCEPTION
- ☐ HILLSIDE AREA CONSTRUCTION PERMIT ☐ OTHER: \_\_\_\_\_
- ☐ MINOR MODIFICATION
- ☐ SPECIAL PERMIT (SP)

RECEIVED

JUL 23 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

DATE RECEIVED:

STAFF USE ONLY





**CITY OF BURLINGAME  
CONDITIONAL USE PERMIT APPLICATION**

RECEIVED

JUL 25 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). 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 proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The proposed garage will not affect other properties in the vicinity because the location of the garage will be the same location as current carport and will tie into the existing driveway which was designed for the garage to be located in this proposed location. The Garage will be an improvement to public health and safety because it will be sealed from pests, improve drainage with a french drain and new downspouts, and be built to meet current fire codes with fire alarms and carbon monoxide detectors.

2. ***How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

The front of house at 2918 Adeline Drive is actually oriented to the side yard and the garage will be set back 63 feet from the front lot line and 74 feet from the side lot which the property is oriented towards. The garage sits within the footprint of the house extents and is significantly set back from all property lines. The garage will not violate the height requirements, FAR, lot coverage or set backs.

3. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The proposed Garage has been designed to match the aesthetics and proportions of the existing house and will use the same materials as existing house. The Garage will be compatible with surrounding neighborhood dwellings- both architecturally and in its materials. Because it is replacing an existing carport, it will have no bearing on parking. The Garage is below grade from street view and is mostly screened by existing trees, so it will blend in well with its surroundings and will not impact the character of the neighborhood adversely.

**RESOLUTION APPROVING CATEGORICAL EXEMPTION  
AND CONDITIONAL USE 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 Conditional Use Permit for a new accessory structure (detached garage) in front of an existing single family dwelling at 2918 Adeline Drive, Zoned R-1, Brent and Stephanie Jenkins, property owners, APN: 027-111-050;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on August 12, 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 15303 (e) of the CEQA Guidelines, which states that additions to construction or conversion of limited numbers of new, small facilities or structures including accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences is exempt from environmental review.
2. Said Conditional Use Permit is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Conditional Use Permit are 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.

\_\_\_\_\_  
Chairman

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 12<sup>th</sup> day of August, 2019, by the following vote:

\_\_\_\_\_  
Secretary



## EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Conditional Use Permit

**2918 Adeline Drive**

Effective **August 23, 2019**

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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 25, 2019;
2. that if the accessory structure is demolished or the envelope changed at a later date the Conditional Use Permit shall be void or shall be amended to reflect the changes;
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 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
6. 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.



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COMMUNITY DEVELOPMENT DEPARTMENT  
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www.burlingame.org

**Site: 2918 ADELINE DRIVE**

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 a Conditional Use Permit for a new detached garage in front of an existing single family dwelling at **2918 Adeline Drive** zoned R-1. APN 027.111.050

**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)*



2918 Adeline Drive  
300' Radius  
APN # 027.111.050

