



APPLICATION TO THE PLANNING COMMISSION

Type of application:

☒ Design Review ☐ Variance ☐ Parcel #: 028-285-050
☐ Conditional Use Permit ☐ Special Permit ☐ Zoning / Other: _____

PROJECT ADDRESS: 1520 RALSTON AVENUE

APPLICANT

Name: JO ANN GANN
Address: 244 FULTON ST
City/State/Zip: BURLINGAME, CA 94062
Phone: 650.464.9182
E-mail: jmadeira18@aol.com

PROPERTY OWNER

Name: STAN STERRETT/ANNA TRACT
Address: [REDACTED]
City/State/Zip: [REDACTED]
Phone: [REDACTED]
E-mail: [REDACTED]

ARCHITECT/DESIGNER

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

Burlingame Business License #: _____

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. JMG (Initials of Architect/Designer)

PROJECT DESCRIPTION: SECOND STORY ADDITION, ADD IN

A

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: 1/23/19

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: 1/23/19

Date submitted: _____

RECEIVED

JAN 23 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.



CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

RECEIVED

JUL 11 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 SIZE OF THE ADDITIONAL BATHROOM IN THE BACK BUILDING IS CONFINED WITHIN THE SPACE OF THE EXISTING BUILDING & WILL NOT CHANGE THE SIZE, ACCESS, OR OVERALL LOOK OF THE PROPERTY. THIS BATHROOM WOULD PRIMARILY BE USED WHILE IN & AROUND THE POOL AREA, SO PEOPLE WHO ARE WET OR IN THE BACK OF THE PROPERTY DO NOT HAVE TO COME IN THE MAIN HOUSE, MUCH SAFER FOR INDIVIDUALS, CLEANER ENVIRONMENT AS PEOPLE CAN SHOWER AFTER POOL USE & EASY ACCESS IN AND OUT FROM BACKYARD.

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

We already have an existing full bath for our pool. With the addition of our ADU we would like to maintain the purpose/use for the pool. It will be in the existing structure, and is in the middle of the property. We want to maintain privacy for the ADU.

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?**

THIS ADDITIONAL BATHROOM WILL NOT CHANGE THE SIZE OR OVERALL LOOK OR FEEL OF THE HOME. WE PLAN TO RENT THE MAJORITY OF THE BACK BUILDING SO HAVING THIS ADDITIONAL BATHROOM WOULD ALLOW FULL USE OF RESTROOM FOR ALL, OUTSIDE OF RENTERS. THERE ARE A FEW OTHER HOUSES CLOSE TO OUR HOUSE THAT HAVE SIMILAR SET UPS. THE NEW BATHROOM IS LOCATED TOWARDS MIDDLE OF REAR BUILDING, KEEPING CLEAR OF ANY PROPERTY LINES & NEIGHBORS.

Recording Requested By
and When Recorded Mail to:

Barbara D. Tracy
1520 Ralston Avenue
Burlingame, CA 94010

RECEIVED

MAY 13 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

2019-035482

10:43 am 05/13/19 ES Fee: 110.00

Count of Pages 7

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



GRANT OF EASEMENT AND AGREEMENT

APN: 028-285-040 and 028-285-050

No recording fee pursuant to R&T Sec.11911; Conveyance of an Easement where consideration value is less than a \$100.

THIS AGREEMENT, made this 8th day of May, 2019, by and between:

Ana C. Sjostrom, hereinafter referred to as "Grantor", and Barbara D. Tracy, hereinafter referred to as "Grantee".

WHEREAS, Grantee desires to acquire a certain easement ("Easement") on the rear portion of Grantor's property commonly known as 1516 Ralston Avenue, Burlingame, CA., (the "Land"), APN: 028-285-040, Lot 9 Block 3 Burlingame Park No 2 RSM B/17, which easement is depicted on Exhibit "A". (the Servient Easement)

WHEREAS, Grantee is the owner of certain real property commonly known as 1520 Ralston Avenue, Burlingame, CA., APN: 028-285-050, Lot 10, Block 3, Burlingame Park, No 2, RSM B/17 (Dominant Easement").

NOW, THEREFORE,

1. Grantor hereby grants to Grantee an exclusive easement located at the rear portion of Grantor's property (the Land) along the property line between the Servient and Dominant easement properties starting at a point where the front corner of Grantee's existing garage on the property line is located, to the rear corner of the garage on the property line with the easement that starts at the front corner of the garage at 0.4' Northeast of the property line along the property line between the servient and dominant properties to the rear corner of the garage 0.2' Northeast of the property line along the property line, as described in Exhibit A. The Grantor grants this easement for the duration of the existence of the part of Grantee's garage on the Easement Area provided that if this garage is demolished, removed or moved off the easement, that the easement shall terminate as per Article 5.

2. Grantee shall maintain the Easement Area together with any improvements constructed or installed thereon by Grantee or associated with Grantee's use of the Easement Area. The operation and maintenance of such improvements and of the Easement Area shall be at Grantee's sole cost and expense.

3. It is the intention of the parties that the easement granted appurtenant to the Dominant Estate avoid any dispute as to the portion of Grantor's land being encroached upon and to grant an easement that benefits the use and enjoyment of the Dominant Estate and facilitate permit approval for an addition and remodel of the garage or improvements of Grantee.

4. This Easement is subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, contracts, leases and licenses, easements, and rights of way pertaining to the Land, whether or not of record. The use of the word "grant" shall not imply any warranty on the part of the Grantor with respect to the Easement or the Easement Area.

5. Grantee shall comply with all applicable laws, ordinances and regulations, including but not limited to all applicable regulatory, environmental and safety requirements at Grantee's sole cost and expense.

5. In the event that the garage structure encroaching on Grantor's land is demolished or removed, Grantee's Easement and all of the rights granted shall terminate. In the event of such termination, the Easement shall be quitclaimed from Grantee to Grantor or relinquished, without expense to Grantor, and any and all interest in Grantor's Land conveyed in this Easement shall automatically revert to Grantor or its assigns and successors, without the necessity of any further action to effect said reversion.

6. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except in a subsequent modification in writing, signed by the party to be charged.

7. If legal action is initiated by either party for the purpose of enforcing or interpreting this Agreement or to compel the recording of a quit claim deed or release, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney fees and costs.

8. This instrument shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Mateo)

On May , 2019, before me, RORY BRENNAN, notary public,
personally appeared Ana C. Sjoström and ~~Barbara D. Tracy~~, who proved to me on the basis of
satisfactory evidence to be the persons whose names are subscribed to the within instrument and
acknowledged to me that ~~they~~ executed the same in ~~their~~ authorized capacities, and that by ~~their~~
signatures on the instrument the persons, or the entity upon behalf of which the persons acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RORY BRENNAN

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo)

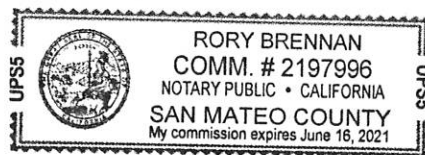
On MAY 8, 2019 before me, Rory Brennan, Notary Public,
(insert name and title of the officer)

personally appeared ANA T. SJOSTROM,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in
~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

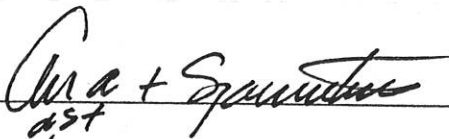
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rory Brennan (Seal)

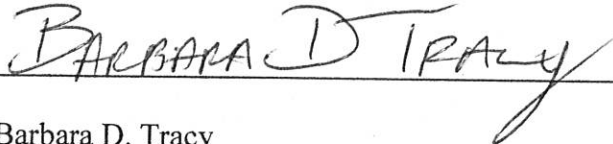


GRANTOR:



Ana C. Sjostrom

GRANTEE:



Barbara D. Tracy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

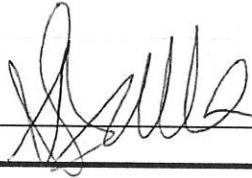
On May 9 2019 before me, Shruti Bhalla, Notary Public
(insert name and title of the officer)

personally appeared Barbara D. Tracy
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

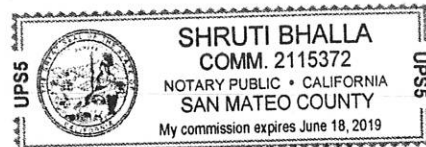
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

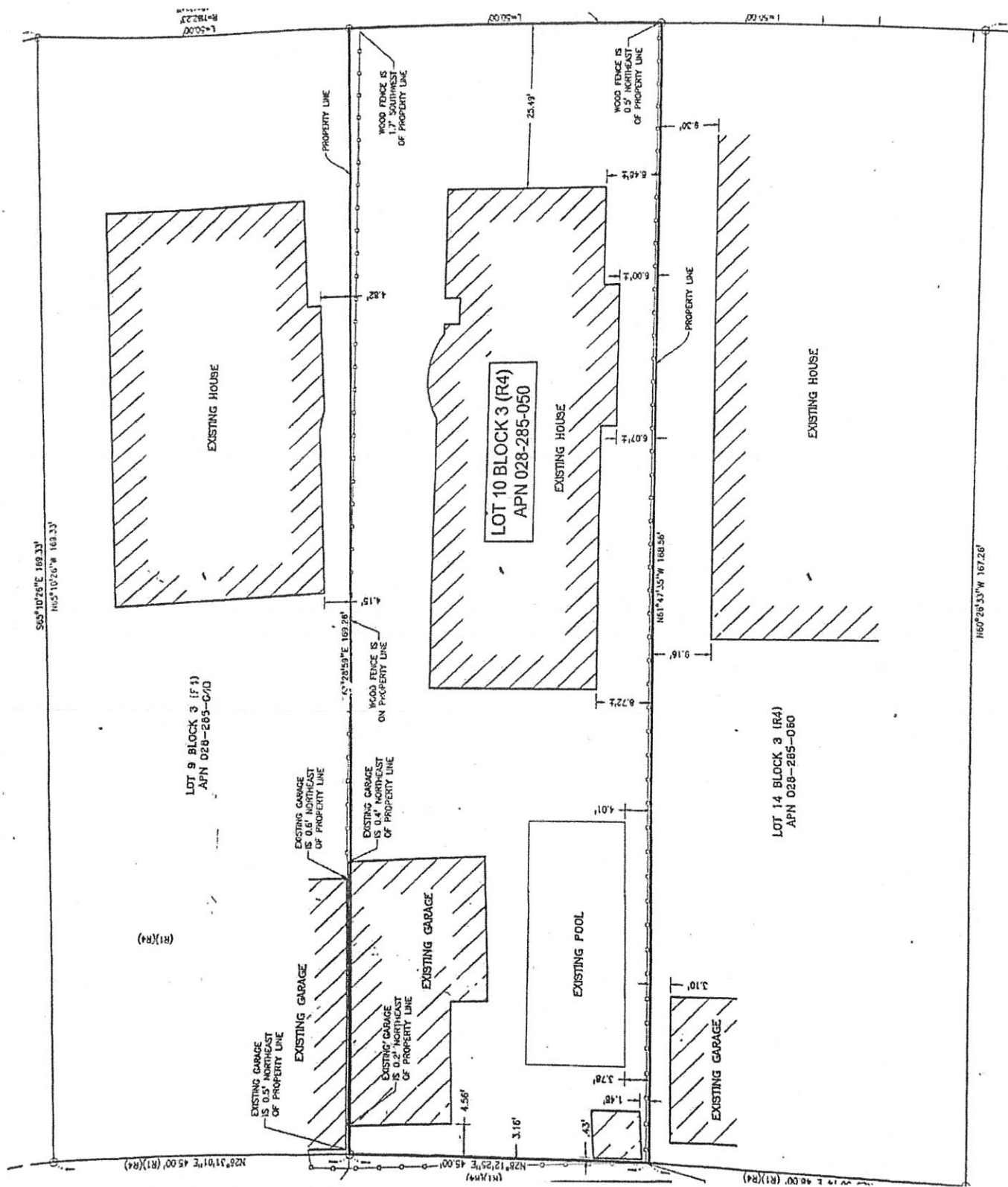
WITNESS my hand and official seal.

Signature



(Seal)







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

Site: 1520 RALSTON AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, AUGUST 26, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a first and second story addition to an existing single family dwelling and a Conditional Use Permit for an accessory structure at **1520 RALSTON AVENUE** zoned R-1. APN 028.285.050

Mailed: August 16, 2019

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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

(Please refer to other side)

PUBLIC HEARING NOTICE

1520 Ralston Avenue
300' noticing
APN #: 028.285.050

