



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

PROJECT INFORMATION

1457 BERNAL AVENUE

PROJECT ADDRESS

026-044-070

ASSESSOR'S PARCEL # (APN)

R1

ZONING

PROJECT DESCRIPTION

DEMOLITION OF (E) RESIDENCE. CONSTRUCTION OF (N) 2-STORY RESIDENCE W/ DETACHED GARAGE.

PROPERTY INFORMATION

TIM & MEGAN BALDWIN

PROPERTY OWNER NAME ☐ APPLICANT?

1457 BERNAL AVENUE, BURLINGAME, CA 94010

ADDRESS

PHONE

TIM RADUENZ

E-MAIL

4843 SILVER SPRINGS DRIVE, PARK CITY, UT 84098

ARCHITECT/DESIGNER ☒ APPLICANT?

415-819-0304

ADDRESS

TIM@FORMONEDESIGN.COM

PHONE

24809

E-MAIL

BURLINGAME BUSINESS LICENSE #

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

TIM RADUENZ

4843 SILVER SPRINGS DRIVE, PARK CITY, UT 84098

NAME

ADDRESS

STATEMENT OF OWNERSHIP

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

APPLICANT: [REDACTED] FROM PROPERTY OWNER

6/10/19

DATE

I AM AWARE THAT THE CITY OF BURLINGAME PLANNING DIVISION HAS THE AUTHORITY TO REVIEW AND APPROVE OR DENY THIS APPLICATION AND I HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING DIVISION.

PROPERTY OWNER

6/10/19

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.

(INITIALS OF ARCHITECT/DESIGNER)

APPLICATION TYPE:

☐ ACCESSORY DWELLING UNIT (ADU)

☐ VARIANCE (VAR)

☐ CONDITIONAL USE PERMIT (CUP)

☐ WIRELESS

☐ DESIGN REVIEW (DR)

☐ MINOR EXCEPTION

☐ CHIMNEY AREA CONSTRUCTION PERMIT

☐ OTHER

☐ MINOR MODIFICATION

☐ SPECIAL PERMIT (SP)

DATE RECEIVED

RECEIVED

JUN 10 2019

BURLINGAME

STATE USE ONLY

Form + One

4843 Silver Springs Drive
Park City, UT 84098
P+ 415.819.0304
E + tim@formonedesign.com

TRANSMITTAL FORM

To: City of Burlingame	From: Tim Raduenz
Subject: 1457 Bernal (Commission Letter)	Date Sent: 9/03/19
Letter to Planning Commission from Owners + Designer	Number of Pages: 2

FROM THE OWNERS (MEGAN + TIM BALDWIN + FAMILY)

The proposed plans for 1457 Bernal have been prepared thoughtfully to meet the following goals:

1. Comply substantially with the Secretary of the Interior's Standards for Rehabilitation (the "Standards")
2. Save the two mature trees on the property (*cedar in front, oak in rear*)
3. Comply substantially with the design review criteria, including ensuring the home embodies the charm and character of the Easton Addition neighborhood
4. Ensure the home is a safe and inhabitable dwelling (including a new foundation and new and rehabbing existing building materials, which are critical for safety)
5. Create modest, reasonable spaces for a working family of five, including 4 bedrooms and a detached garage.

We are aware that our project does not, in the opinion of Page & Turnbull ("P&T"), meet all of the Standards and that it involves numerous variances. For the reasons stated below, we believe that our design dutifully honors the history of the home by preserving the front façade in its entirety and ensuring that the addition does not destroy or detract from the original character of the house, while still allowing a modest and tasteful addition that conforms to the look and feel of the neighborhood and street and ensures that the trees are not disturbed.

Historic Resource Considerations

According to P&T, the major failings of the proposed design as compared to the Standards were:

1. Loss of the one-and-a-half-story massing (due to second story not being set back past original roof line)
2. Destruction of roof (due to second story) and destruction/replacement of side siding and windows.

We consulted with P&T prior to submitting the current design and incorporated their feedback, keeping in mind the design review criteria of this Commission to carefully craft a project design that we feel confident is worthy of this Commission ultimately issuing a **Mitigated Negative Declaration under CEQA**. In particular, we moved the second floor back an additional **2 feet**, for a total setback of **9'-10-1/2"**. Unfortunately, a setback as suggested by P&T to comply entirely with Standard 2 and maintain the 1.5 massing would not only be completely contrary to established design review criteria (and cause 1457 to be a noticeable departure from Easton Addition standards of central massing), but it would necessitate encroachment into the protected rear **Oak tree** in order to build the appropriate addition entirely in the rear. In order to mitigate against any perceived adverse impact of the second floor addition to the 1.5 massing, we made numerous concessions and design choices to ensure that the home is still able to convey its original design and character. In addition to (a) the **substantial setback** in our proposed plans, (b) the foliage from the **cedar tree that obscures the new upper left gable**, (c) the **prominent historic gable**, combined with the **elevated finished first floor from street**, which obscures the new upper right gable, and (d) aesthetic design choices on the addition that allow the original building to shine and be the central focus of the entire home, we are confident that the house still conveys its historical significance in all material respects and the proposed addition **does NOT cause a substantial adverse change** in the home's historical significance, as would be required under CEQA to issue a finding of "significant effect on the

environment.” Therefore, our proposed plans should qualify for a Mitigated Negative Declaration.

As for the side facades, our proposal is to maintain the siding and the eaves details that are on the current home. In order for our changes to the side facades to be objectionable under CEQA, they would need to “demolish or materially alter in an adverse manner those physical characteristics of [the house] that convey its historical significance and that justify its eligibility as an historic resource” (see CEQA 15064.5). It is important to note that neither the original P&T HRE nor the Project Analysis identifies any physical characteristics on the side façades that are historically significant or otherwise contribute in any way to the overall designation of the home as an historic resource. A quick inspection of the sides of 1457 reveals that there is nothing special or even historic about the side facades:

1. The left façade includes the windows that enclosed the original porch, so are not original to the 1908 and therefore, by P&T’s own admission are **“non-historic” elements**, which means they are not considered a character-defining feature. Nonetheless, we have agreed to maintain the enclosed porch “sunroom” despite its non-historic status.
2. The right façade has small metal slider windows. While the openings for the windows are arguably original to 1908, these are clearly **NOT “character-defining”** either by P&T in any of their reports nor to the lay observer [see photos of right façade], and we strongly believe our design **actually improves** upon the existing side facades and allows the front façade, the true character of the 1908 home, to better shine and convey its history and significance. Conversely, in no way does the proposal constitute a “material adverse change” to physical characteristics that convey significance. Therefore, the Commission should find our plans relating to the side facades acceptable under CEQA.

In sum, we strongly believe that in this instance, we have sufficiently **preserved the character of the original home** by preserving the front façade in its entirety and ensuring that the historic front façade is the central focus of the home, while also sufficiently **preserving the character of the neighborhood and the city** by ensuring that our addition does not create a home that is a visible eyesore on the street [see some examples of rear second story additions to Burlingame homes].

Requested Variances

The historic home is **2’-6” wider than allowed** by the city to accommodate a simple driveway + standard side setback. Also, the finished first floor is set **3’0-3/4” higher than existing grade**. Therefore, all proposed variances (i.e., the proposed side setback variance, the proposed driveway width variance, and the proposed Special Permit for declining height envelope) are absolutely necessary in order to preserve the entire front portion of the home while adding off-street parking and a usable second floor.

Without the side setback and driveway width variance, the property would not have off-street parking as it simply does not work anywhere else on the property – it would either affect the protected trees (sharing a driveway with 1453) or the historical front façade (if we put covered parking in the front of the house). We already have to lift the home and move it in order to build a new, safe foundation. Therefore, it makes sense to slightly move the position of the home in the lot to accommodate off-street parking. Please know we are asking for the bare minimum to accommodate off-street parking, which is **standard in the Easton Addition and which eases street congestion, a concern of the neighborhood**.

As for the declining height envelope, for the reasons stated above, we strongly believe that the design of the second floor addition is appropriate and consistent with the neighborhood and city standards. Because the original home is raised **3’-0-3/4”** and we are maintaining that as a historic resource, in order to build the addition with appropriate massing, we require this special permit.

For the reasons stated above, we believe our proposed plans do an admirable job of protecting the original 1908 home and avoiding any “substantial adverse impact”. Thank you for your review and comments.

Best,

Megan + Tim Baldwin , Tim Raduenz

Form + One • Design & Planning • 4843 Silver Springs Drive • Park City • UT • 84098 • (415) 819.0304 • tim@formonedesign.com

1457 Bernal Ave.

RECEIVED

AUG 22 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

Form + One

4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304
E + tim@formonedesign.com

TRANSMITTAL FORM

To: City of Burlingame

Subject: Some (existing) designs in Easton Addition

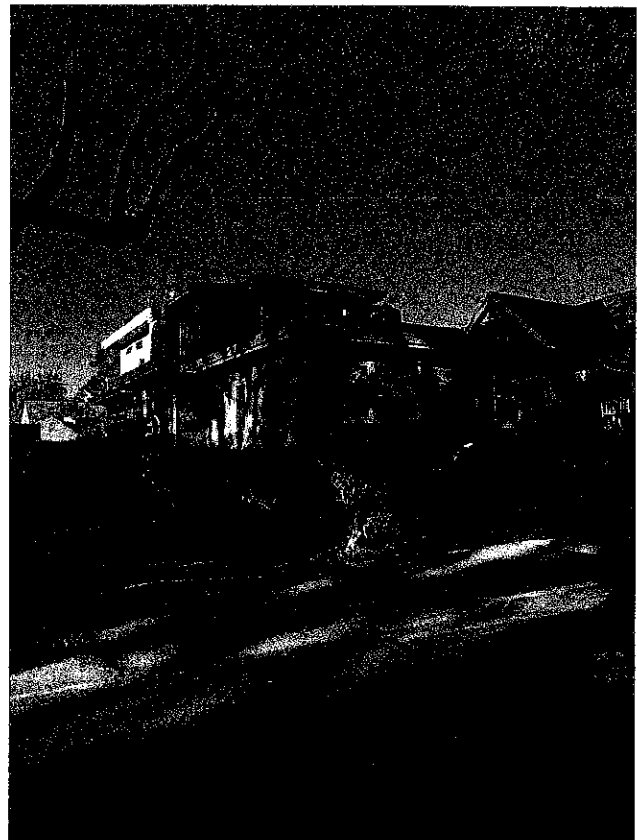
From: Tim Raduenz

Date Sent: 8/22/19

Number of Pages: 2



Easton Addition - recessed second floor



Easton Addition - recessed second floor



Easton Addition - recessed second floor



Easton Addition - recessed second floor

Just a few homes (above) I believe could have been better designed and shows what will happen if we have to adhere to P+T's review comments about a much larger setback, We believe our shown setback from the new (addition) and (historical facade) is well designed and still captures the essence of the historical rules.

Best,

Tim Raduenz – CGBP





CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

1457 BERNAL • BUILDING HEIGHT

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.

THE BLEND OF THE (E) HISTORICAL LARGE FRONT GABLE + THE (2) SMALLER 2ND FL. GABLES ARE COMPATIBLE IN SCALE + MASSING, IF WE WOULD REDUCE THE PITCH IT WOULD SEVERLY ALTER THE LOOK & MAKE IT FEEL STRAIGHT. THE (E) FINISH FLOOR IS 36.75" ABOVE GRADE WHICH IS MAKING THIS SPECIAL PERMIT NECESSARY.

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.

1. THIS IS AN HISTORICAL HOME, SO THE MATERIALS USED ON THE 2ND FLOOR ADDITION ARE COMPATIBLE W/ THE CRAFTSMAN STYLE, THESE FACADE + EXT. FINISHES ARE APPROVABLE BY PAGE + TURNBULL.
2. CHARACTER NEIGHBORHOOD: MOST NEIGHBORS ARE 2ND STORY HOMES W/ SIMILAR MASSING + BULK.

3. How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?

1. THE (E) ROOF LINES OF THE HISTORICAL + ADDITION WILL BE COMPATIBLE.
2. PARKING PATTERN WILL BE AS PER NEIGHBORHOOD NORM. REAR/ DETACHED.
3. ARCH STYLE: IS COMPATIBLE + SINCE (E) F.F. IS OVER 36" FROM (E) GRADE, THE MASSING WILL BE TO SCALE WITH THIS SPECIAL PERMIT.
4. INTERFACE W/ (E) STRUCTURES IS SIMILAR IN BULK + MASSING
5. LANDSCAPE: WE ARE PROTECTING (E) LARGE TREES, THIS WILL HELP THE

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.

NO TREES TO BE REMOVED, SAVING (2) LARGE TREES AS PER SITE PLAN + ARBORIST REPORT. THE LARGE TREES ALSO GIVE US THE ADDED SCALE TO THE PROJECT, WHICH WILL HELP SCALE DOWN THE MASSING.

1457 BERNAL • DECLINING HEIGHT ENVELOPE

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.

THE BLEND OF THE (E) HISTORICAL LARGE FRONT GABLE + THE (2) SMALLER 2ND FL. GABLES ARE COMPATIBLE IN SCALE + MASSING. IF WE WOULD REDUCE THE PITCH IT WOULD SEVERELY ALTER THE LOOK & MAKE IT FEEL SHOUT. THE (E) FINISH FLOOR IS 36.75" ABOVE GRADE WHICH IS MAKING THIS SPECIAL PERMIT NECESSARY.

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.

1. THIS IS AN HISTORICAL HOME, SO THE MATERIALS USED ON THE 2ND FLOOR ADDITION ARE COMPATIBLE W/ THE CRAFTSMAN STYLE, THOSE FACADE + EXT. FINISHES ARE APPROVED BY PAGE + TURNBULL.
2. CHARACTER NEIGHBORHOOD: MOST NEIGHBORS ARE 2ND STORY HOMES W/ SIMILAR MASSING + BULK.

3. How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?

1. THE (E) ROOF LINES OF THE HISTORICAL + ADDITION WILL BE COMPATIBLE.
2. PARKING PATTERN WILL BE AS PER NEIGHBOR NORM. REAR/ DETACHED.
3. ARCH STYLE: IS COMPATIBLE + SINCE (E) F.F. IS OVER 36" FROM (E) GRADE, THE MASSING WILL BE TO SCALE WITH THIS SPECIAL PERMIT.
4. INTERFACE W/ (E) STRUCTURES IS SIMILAR IN BULK + MASSING

5. LANDSCAPE: WE ARE PROTECTING (E) LARGE TREES, THIS WILL HELP THE MASSING + SCALE ON SITE.
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.

NO TREES TO BE REMOVED, SAVING (2) LARGE TREES AS PER SITE PLAN + ARBORIST REPORT. THE LARGE TREES ALSO GIVE US THE ADDED SCALE TO THE PROJECT, WHICH WILL HELP SCALE DOWN THE MASSING.

SPECPERM.FRM



1457 BERNAL • SIDE SETBACK VARIANCE

CITY OF BURLINGAME VARIANCE APPLICATION

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). 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.

- a. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.

A. HISTORICAL FRONT FAÇADE NEEDS TO BE PROTECTED.
B. PROTECTED TREES (2) STAYING
C. (E) HOME HAS NO ON-SITE PARKING

- b. Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.

A. WE NEED ON-SITE PARKING SIMILAR TO OTHERS IN NEIGHBORHOOD
B. THE REQUIREMENT TO KEEP THE WIDER THAN STANDARD FRONT FAÇADE CREATES AN UNREASONABLE HARSHIP/LIMITATION.
C. NEIGHBORS @ 1455 (FRIEDMAN'S) ARE IN FULL SUPPORT.

- c. 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.

P.H.: N.A.

P.S.: SPRINKLERS WILL BE INSTALLED, NO NUISANCE OR SPECIAL NEEDS WILL
G.W.: THE PROPOSAL IS CONSISTENT WITH CITY'S POLICY, IT WILL BE CREATED.
WILL EASE PARKING CONCERN.

CONV.: ACCESS TO NEW OFF STREET PARKING + CONV. TO OWNERS.

- d. 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?

1. THE DETACHED REAR YARD GARAGE IS THE EXISTING CHARACTER OF THE NEIGHBORHOOD
2. SIZE + USE IS THE STANDARD IN THE NEIGHBORHOOD (GARAGES)
3. THE ONLY OTHER OPTION DESIGN WISE IS PARKING/UN-COVERED IN FRONT YARD, WHICH IS NOT THE NEIGHBORHOOD NORM OR PATTERN/ NOR IS IT THE ACCEPTED PLANNING GUIDELINE OF THE NEIGHBORHOOD.
4. WE ARE FORCED TO KEEP THE (E) HOME WHICH IS 36.75' F.F. FROM GRADE.



1457 BERNAL • DRIVEWAY WIDTH VARIANCE

CITY OF BURLINGAME VARIANCE APPLICATION

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). 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.

- a. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.
 - A. HISTORICAL FRONT FACADE NEEDS TO BE PROTECTED (WIDER THAN STANDARD)
 - B. PROTECTED TREES (2) STANDING ON LEFT SIDE.
 - C. (E) HOME HAS NO ON SITE PARKING.
- b. Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.
 - A. WE NEED ON-SITE PARKING, SIMILAR TO OTHERS IN NEIGHBORHOOD
 - B. THE REQUIREMENT TO KEEP THE WIDER THAN STANDARD FRONT FACADE CREATES AN UNREASONABLE HARSHIP/LIMITATION
 - C. NEIGHBORS @ 1453 (FRIEDMAN'S) ARE IN FULL SUPPORT OF SIDE SETBACK DRIVEWAY WIDTH.
- c. 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.

P.H. : N.A.

P.S. : FIRE SPRINKLERS WILL BE INSTALLED IN GARAGE, + NO NUISANCE OR SPECIAL

G.W. : THE PROPOSAL IS CONSISTENT WITH CITY'S POLICYS, NEED WILL BE CREATED.

CONV. : ACCESS TO NEW OFF STREET PARKING + CONV. TO OWNERS, ALSO ITS THE DESIGN CHARACTER OF THE NEIGHBORHOOD.
- d. 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?
 1. THE DETACHED REAR YARD GARAGE IS THE EXISTING CHARACTER OF THE NEIGHBORHOOD.
 2. SIZE + USE IS THE STANDARD IN THE NEIGHBORHOOD (GARAGES).
 3. THE ONLY OTHER OPTION DESIGN WISE IS PARKING/UN-COVERED IN FRONT YARD, WHICH IS NOT THE NEIGHBORHOOD NORM OR IS IT PER PLANNING GUIDELINES OR NEIGHBORHOOD AESTHETICS.

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

May 22, 2019

Tim Radunez
4843 Silver Springs Drive
Park City, Utah 84098

Site: 1453 & 1457 Bernal Avenue, Burlingame CA

Dear Mr. Radunez,

As requested on Monday, April 22, 2019, I visited the above site to inspect and comment on the trees. A new home is proposed for each site, and your concern for the future health and safety of the trees has prompted this visit. No site plans have been reviewed. Once made available they should be sent to the Project Arborist for further review.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

1453 & 1457 Bernal 5/22/19

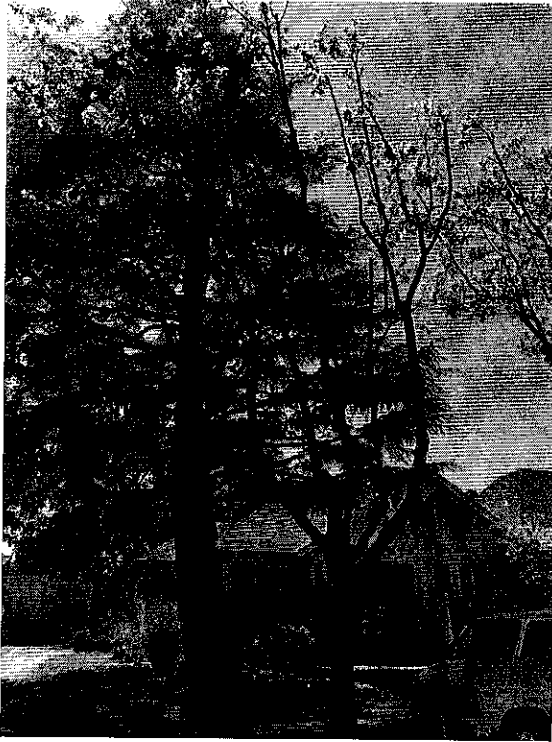
(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	London plane (<i>Platanus x hispanica</i>)	15.5	40	50/20	Fair to poor vigor, poor form, suppressed by cedar tree #3, street tree .
2P	London plane (<i>Platanus x hispanica</i>)	17.3	60	50/20	Fair vigor, fair to poor form, limbs headed, street tree .
3P	London plane (<i>Platanus x hispanica</i>)	16.7	65	50/25	Fair vigor, fair form, street tree .
4P	Deodar cedar (<i>Cedrus deodara</i>)	42.9	75	80/25	Fair vigor, fair form, large tree on site.
5P	Magnolia (<i>Magnolia grandiflora</i>)	28.7	70	40/30	Fair vigor, fair form, next to driveway.
6P	Coast live oak (<i>Quercus agrifolia</i>)	48.1	65	55/60	Good vigor, fair form, codominant at 5 feet, pruned on one side for utility line clearance, heavy into property, well maintained through pruning in past, recommended to remove irrigation under canopy and cable and prune where possible.
7*P	Buckeye (<i>Aesculus californica</i>)	20est	70	25/20	Fair vigor, fair form, 3 feet from property line fence.

P-Indicates protected tree by city ordinance (15 inches diameter or street tree of any size)

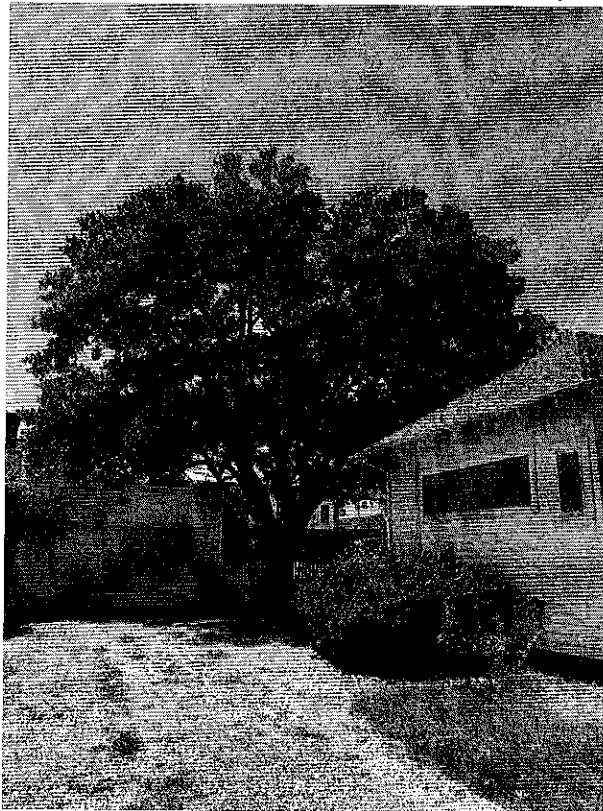
*****-Indicates tree on neighboring property



Summary:

All of the trees surveyed on site are protected trees by city ordinance. The only tree in poor condition is London plane street tree #1. This tree is heavily suppressed by the large deodar cedar tree #4. The remaining trees are in fair to good condition. Magnolia tree #5 will require significant dry season irrigation to maintain a healthy canopy. Irrigation is recommended for this tree every 2 weeks.

Showing London plane street tree #1 under canopy of large cedar tree #4

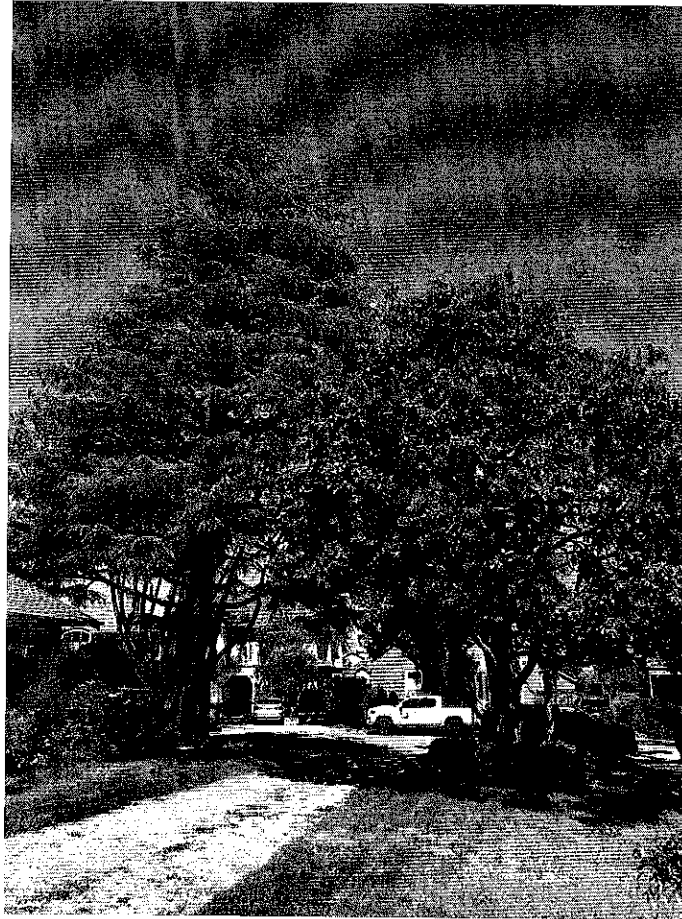


Coast live oak tree #6 is located in the back of the property near the property line. The tree has been pruned on one side for utility line clearance. The constant pruning has made for an off-balanced canopy, heavier into the property. The tree has been well maintained in the past through proper pruning (on the property side). It is recommended to use crown reduction pruning every 3 years on this tree in order to keep the tree at its current size and to reduce risk of a large branch failure. Heavy limbs are also recommended to be cabled where possible. All irrigation when underneath the dripline of this tree is recommended to be permanently suspended. Irrigation to native oak trees in the dry summer months can significantly raise risk of the oak tree developing an oak root fungus disease. This tree is well located at the back-property line fence. Excavation should stay as far as possible from the tree.

Showing oak tree #6

Construction recommendations:

A site plan has not yet been made available for these sites. A new home on each site is proposed. Currently both sites share a driveway that is between the magnolia tree #5 and cedar tree #4. The proposed driveway for the 1453 Bernal site is recommended to be placed in the same location as the existing driveway to reduce impacts to both trees. If the driveway is to be placed on the opposite side of the magnolia tree, then the magnolia tree should be removed, as excavation would have a high impact on the tree's health and stability. The new driveway will need to be constructed as close as possible to on top of grade. The existing driveway location has likely discouraged root growth due to the compaction. Root growth is expected to be more abundant in other areas than the existing driveway location. Driveway excavation should not be greater than 6 inches below grade.



Showing driveway location for both sites

The driveway for the home at 1457 Bernal is recommended to be placed on the opposite side of the property as far from the cedar tree as possible. A new driveway on this property may require the removal of a street tree. Home excavation for the 1457 Bernal site should be no closer to the cedar tree than the existing home on site. The following tree protection plan will help to reduce potential impacts to the retained trees on site. Once a site plan has been reviewed, the plan may need to be amended.

Tree Protection Plan:*Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones. On this site the entire street tree planting pits will need to be fenced off in order to protect the street tree.

Inspections

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The city of usually requires a letter stating the fencing is in place before any permits are to be granted. The site arborist must inspect the site anytime excavation work is to take place within 6 times the diameter of the protected tree on site. It is the contractors responsibility to contact the site arborist if excavation work is to take place within 6 times the diameter of the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin). All driveway demolition and excavation must be inspected and documented.

Root Cutting and Grading

Any roots to be cut shall be monitored and documented. Large roots (2" in diameter or over) or large masses of roots to be cut, must be inspected by the Project Arborist. The Project Arborist, at this time, may recommend irrigation the root zone as well as other mitigation measures when needed. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist to avoid root desiccation. The existing grade underneath the dripline of the trees shall be retained when possible. If to be changed the Project Arborist must review and give mitigation measures.

Landscape Barrier zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Trenching and Excavation

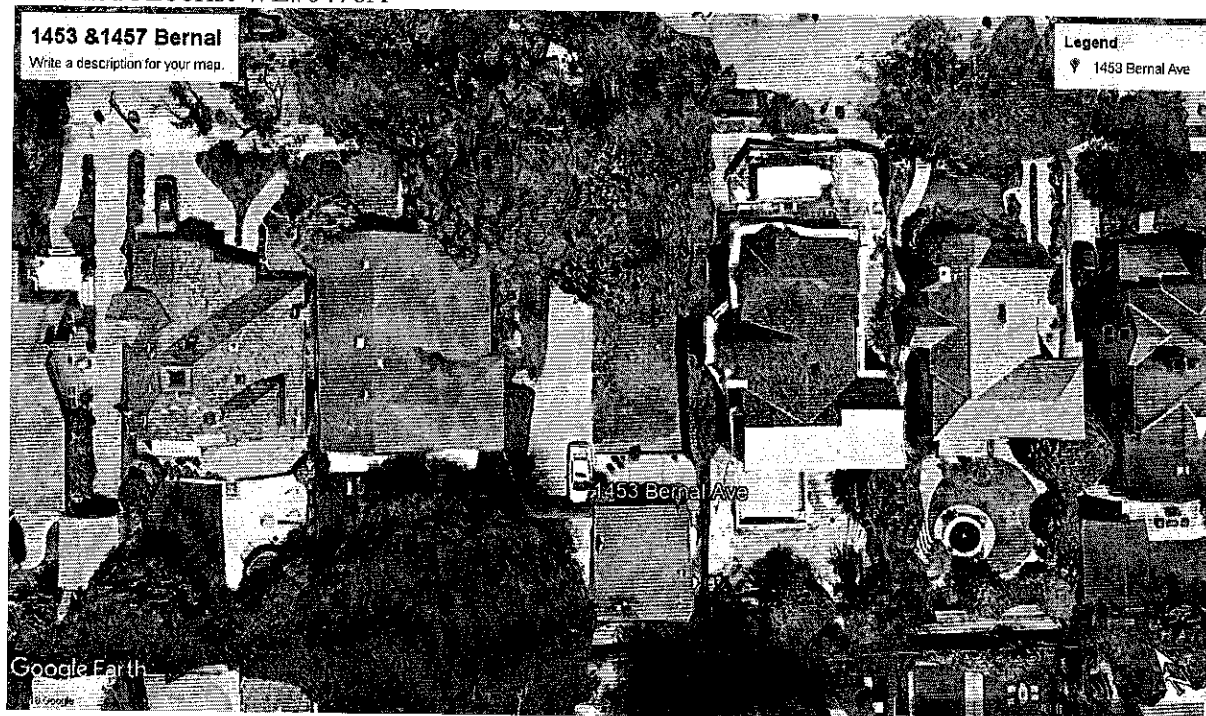
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely, Kevin R. Kielty
Certified Arborist WE#0476A



Showing tree number locations

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST 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 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 a 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, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Arborist:

Kevin R. Kielty

Date:

May 22, 2019



14 May 2019

Mr. Kevin Gardiner, Director
Community Development Department
City Hall
501 Primrose Road
Burlingame, CA 94010

Dear Mr. Gardiner:

It is my understanding that there is no historic district designation within the residential areas of Burlingame, nor are there historic preservation guidelines to direct the alteration or replacement of older homes with new construction. Former Community Development Director Meeker therefore recommended that concerned citizens alert the City to the historic significance of residential properties throughout the city.

For this reason, I enclose a brief history of the property at 1453 and 1457 Bernal Avenue. The age of the house and the relevance of its owners to the history of Burlingame make this property worthy of consideration.

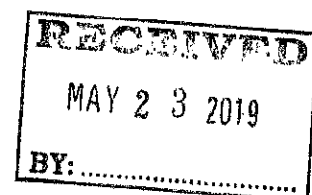
It has served as something of a local landmark and has helped to reveal the character and charm of the original town. Ideally, every effort should be made to preserve the scale, appearance and park-like atmosphere of the property which has been so carefully maintained by both of the families who lived there and so greatly appreciated by visitors and the neighbors who are fortunate enough to live nearby.

Thank you for your consideration of this matter.

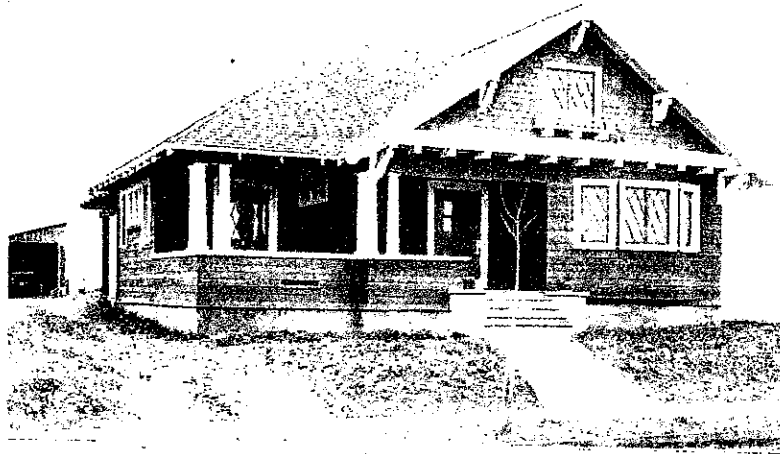
Sincerely,

Mary Packard

cc: Mr. Ruben Hurin



1457 Bernal Avenue



Easton Additions - Real Estate Brochure
Undated - ca 1912



1453 Bernal Avenue

No early photographs are available of this house. However, no significant alterations have been made to the building that are visible from the street, and aside from some changes in landscaping and paint colors, the house is much as it was in the 1948 when it was added onto the garage of 1457 Bernal Avenue to provide a home for one of the sons of Mr. and Mrs. Tiddy.



NOTES ON THE HISTORY OF 1453 AND 1457 BERNAL AVENUE

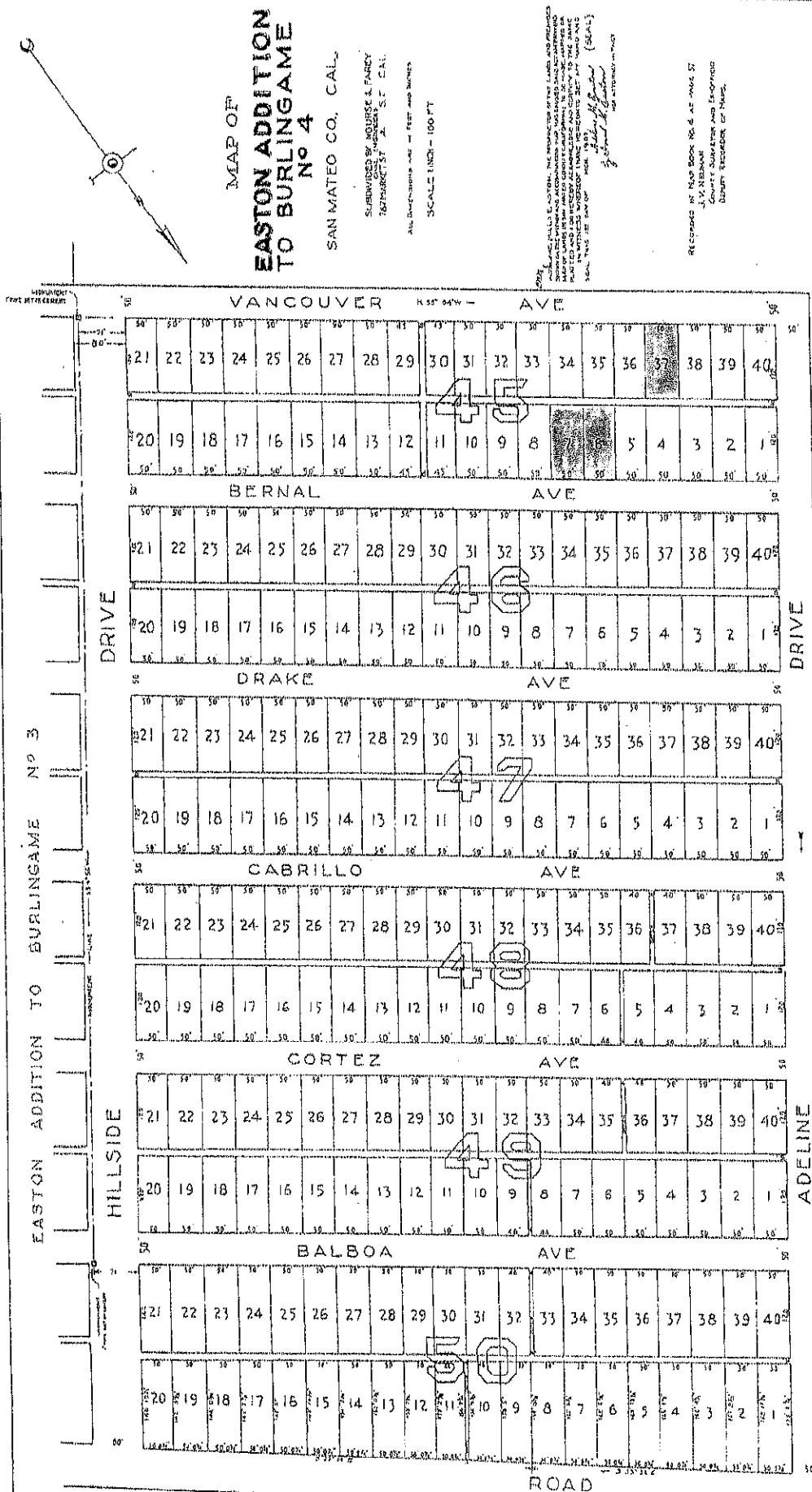
On March 1, 1907, Adeline M. Easton and Ansel M. Easton filed plans for the Easton Addition to Burlingame No. 4, as surveyed by Nourse & Farey, Civil Engineers, with the Public Recorder of San Mateo County. By the date of the 1910 Census, April 16, 1910, the William Toothaker family was shown to have taken up residence on lots 6 and 7, block 45 of that subdivision. The Toothaker house was built on lot 6, which would be given the address 1457 Bernal Avenue when street numbering was implemented to provide residential mail delivery in 1914.

William Toothaker was a prominent citizen of Burlingame. Born in 1844 in Maine, as the Civil War progressed, he enlisted in Company A, Maine 24th Infantry Regiment on October 1, 1862 and mustered out on February 8, 1863. He re-enlisted in the Maine 2nd Light Artillery Battery on December 19, 1863 and mustered out on June 16, 1865. He married Loriania Walker in Boston on December 10, 1865. Available City Directories show that Mr. and Mrs. Toothaker were residents of San Francisco by 1868 and Voter Registration records indicate that they were residents of Easton at some point between 1900 and 1912. He was employed as a hydraulic engineer, so it was not surprising to find that he was actively engaged in the campaign for the purpose of incurring a bonded debt to provide for the acquisition, construction and completion of a system of waterworks for the City of Burlingame in 1912, serving as clerk for the election held on November 1st of that year.

He had earlier achieved local notoriety in 1908. As the owner of an extremely loud bell that he had installed on Oak Grove, he sold it to Mrs. James (Jessie) Murphy, a pioneer figure who served as the first Parks Commissioner and was a leading member of the Burlingame Woman's Club. Mr. Toothaker's bell was in turn presented it to the Burlingame Volunteer Fire Department to carry out the Woman's Club's first project, which had been the acquisition of a fire bell for the community. In an era when mass communication was challenging, Mr. Toothaker's bell was a perfect solution to the problem, since it provided a city-wide alarm that could alert fire department volunteers and other citizens to any crisis.

Two large trees adorn the frontages of 1453 and 1457 Bernal that are known to have been in place for more than three-quarters of a century and are clearly a significant aspect of the local landscape. Considering Mrs. Murphy's early acquaintance with the Toothakers, these trees may well be a part of the earliest efforts by Mrs. Murphy and the Woman's Club to promote tree planting in the City of Burlingame.

In 1913, Ethel Toothaker, 18, married Archie Tiddy, 21, and they took up residence in the Toothaker home, raising their four children there. Archie was part of the pioneer family that established Tiddy Bros. grocery store, a high-end market established in the early 1900s

[illegible][illegible]

NO RECORD AS WEDNEY OF ROSS & ROSA MAY 14 & 1907 AT 10 AM
 12-13-07 P. M. DAN WATSON COUNTY RECORDS
 J. J. JOHNSON COUNTY RECORDS
 ALABAMA & MISSISSIPPI COUNTY

INVESTIGATION INTO A TRUE COPY
OF AN ORIGINAL HAS RECORDED HEREIN.
PAGE TWO.

Sgt. [Signature]

RECEIVED
JAN 10 1968

operating in multiple Burlingame locations, most notably at 1116 Burlingame Avenue, until the mid-1940s.

In the 1940s, Ethel Tiddy would regale the children in the neighborhood with stories about the early days in the area. She said that hers was the first house built in the neighborhood and told about living at 1457 Bernal Avenue when there were no other buildings visible from their front porch, just fields of tall grass and a few trees. She also talked about the streetcar that had run up and down Hillside, a story that most children found very hard to believe, since no streetcar or tracks were still in evidence in the 1940s. Photographic evidence proved both stories to be true.

Since the Easton No. 4 subdivision was not laid out until 1907 and the Easton School, which should have been visible from their house, was built in 1909, if her story was accurate, it is probable that this house was built and occupied sometime between 1907 and 1909. The 1910 Census reveals the Toothaker family was living on Bernal Avenue near Adeline Drive, and City Directories for 1912 show Ethel and her parents were living there at that time.

In 1947, Ethel and Archie began construction of the small cottage attached to the garage at the back of their property which would become 1453 Bernal Avenue. The cottage was for their son, Redick (Dick), his wife Terry and their son. Dick was born February 16, 1922 and had served in the Army Air Corps from 1943 to 1946 in the South Pacific during World War II. The cottage had a large open area on the main floor and a steep set of stairs leading up to a bedroom loft, an unusual layout at the time and one that the neighbors found fascinating as they watched the building grow.

Redick Tiddy was named for Redick Duperu, the second resident on that hilltop. The Duperu house was located at 1464 Vancouver (Lot 37, Block 45) almost directly behind the Tiddy house, and clearly the absence of other neighbors nearby created a feeling of mutual support between the two families. Following the death of Redick Duperu in 1929, his widow, Anna, was hired by Tiddy Bros. grocery store as a bookkeeper, and in 1956 she moved into the cottage at 1453 Bernal Avenue, where she continued to live until 1972. This spirit of a caring, close-knit community demonstrated by the families who first occupied these two houses lingers today and is one of the defining characteristics of the area.

Archie Tiddy died in 1958 and Ethel continued to live at 1457 Bernal until 1963. The Tiddy family continued to own the property following Ethel's death in 1967, renting the house at 1457 to Harry and Winifred Gogarty until selling it to them in 1972, at which time they assumed ownership of both lots.

Harry Gogarty was born in Castlegregory, Co. Kerry, Ireland on July 24, 1924 and graduated from Rockwell College, Co. Tipperary. He came to the United States in 1949, arriving in Boston,

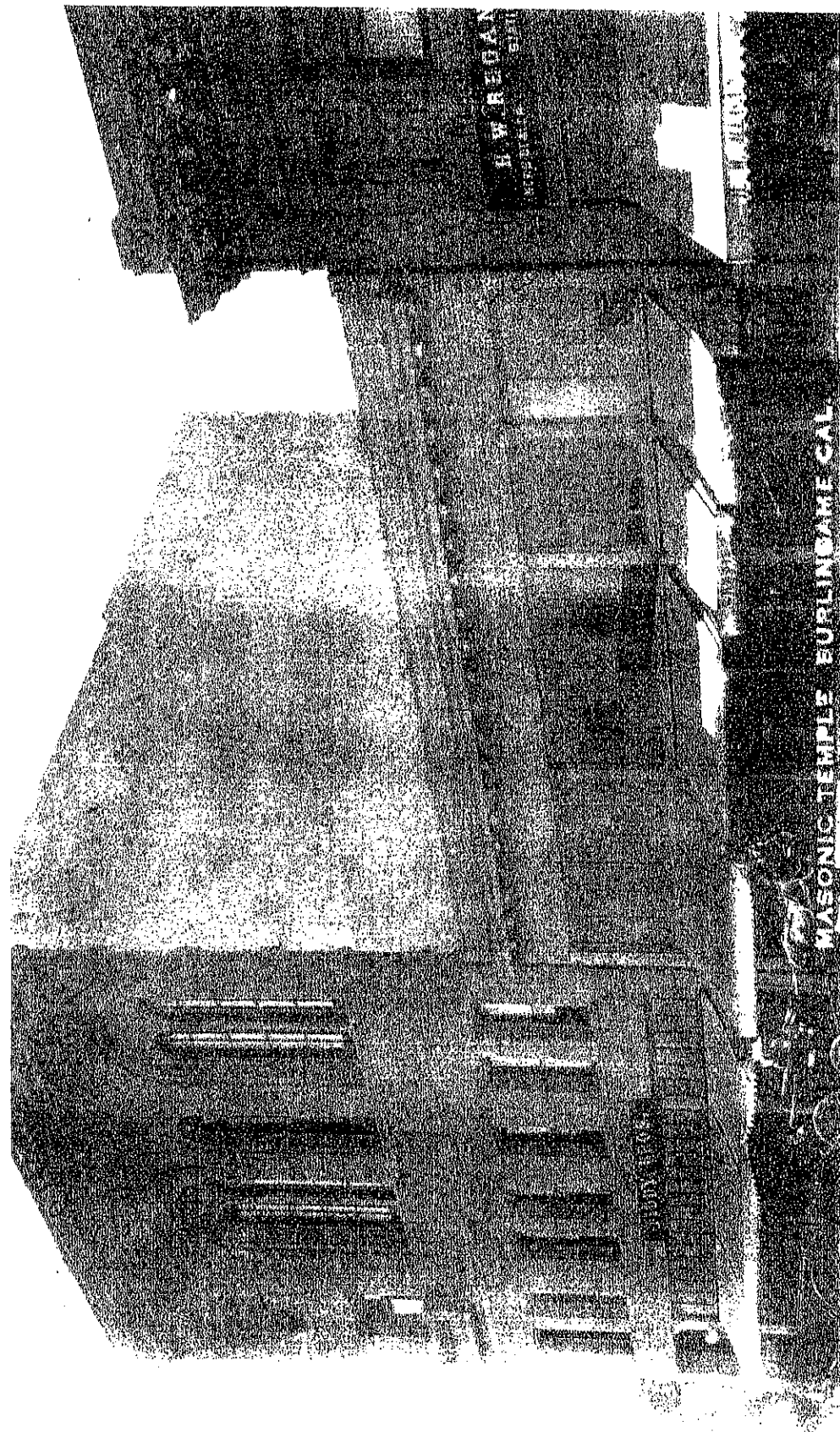


Photo ca. 1910 on Burlingame Avenue
Tiddy Bros. store situated in the Masonic Temple Building
H. W. Regan business situated in the Bank Building

From the collection of the Burlingame Historical Society

and moving on to New York and Chicago before arriving in Burlingame. Widely known and highly regarded in the area, he dedicated himself to the promotion of travel to Ireland through his 35-year career with the Irish Tourist Board. Harry and Winifred had five children that they raised here. Winifred died in 2018, having remained at 1457 Bernal following Harry's death in 2009.

As can be seen through a review of the photographs of the house taken in the early 1900s and in 2014, the general appearance of the house front has been maintained, although the front porch was glassed-in by the 1940s. The original house and the property as a whole have remained virtually unchanged and have been carefully tended by both the Toothaker/Tiddy and Gogarty families, thereby preserving some of the early character and charm of North Burlingame for more than 110 years.

Dear Neighbor,

As the new owners of 1453 Bernal (Josh and Lisa Friedman) and 1457 Bernal (Tim and Megan Baldwin), we wanted to introduce ourselves and let you know our plans for the properties. Both of our families have owned homes in Easton Addition for the past 6+ years; it's where our children (Sydney and Madison for Josh and Lisa; Charlie, Thomas and Beau for Tim and Megan) have all been born and raised. In fact, Megan and Lisa met via the Burlingame Mother's Group while pregnant with their first children. We love our neighborhood and are so excited to be putting even more permanent roots here!

Alongside architect Tim Raduenz and RG Developments (Greg Gambrioli), we are developing plans for a farm-house style home at 1453 and a shingled home at 1457. Greg and Tim have done many projects in the neighborhood as well as in San Mateo Park throughout the years. They put their *all* into each project, ensuring a result that is tasteful and befitting the street where the work is done. We're expecting the same for these projects.

We can't wait to join the block and introduce ourselves if we haven't met you already. If you have any questions and/or are interested in viewing the plans, please don't hesitate to reach out. Otherwise, we'll see you soon!

Tim: [REDACTED] Megan: [REDACTED]

Josh: [REDACTED] Lisa: [REDACTED]

Tim Raduenz: tim@formonedesign.com

RECEIVED

JUN 17 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

1457 Bernal Ave

CD/PLG-Erika Lewit

From: Shveta Mujumdar <[REDACTED]>
Sent: Thursday, August 15, 2019 6:12 PM
To: CD/PLG-Erika Lewit; Tim Raduenz
Cc: Amit Mujumdar
Subject: 1453 and 1457 Bernal

RECEIVED

AUG 15 2019

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CITY OF BURLINGAME
CDD-PLANNING DIV

To Whom it May Concern:

We live at [REDACTED] and have lived here for 5.5 years. We have long since seen the 1453 and 1457 Bernal homes/lots and felt that they need to be refreshed to reflect the neighborhood. We are excited that the new owners are saving the front facade even though the house is completely outdated. We've reviewed the 3D plans and are in support of what they are doing.

Looking forward to having them in the neighborhood.

Please let me know if you have any questions.

Thanks!
Amit & Shveta Mujumdar

1457 Bernal Ave

CD/PLG-Erika Lewit

From: Ryan S [REDACTED]
Sent: Saturday, August 17, 2019 9:42 AM
To: CD/PLG-Erika Lewit
Cc: tim@formonedesign.com; Chinar M. Starck
Subject: 1453 and 1457 Bernal

RECEIVED

AUG 17 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

To whom it may concern. My name is Ryan Starck and I am a resident of Easton Addition. The purpose of this email is to provide support for the proposed homes at 1453 and 1457 Bernal.

I am very familiar with these properties as I pass by several times per week and often visit friends in the [REDACTED] block of Bernal, Vancouver and Drake. Furthermore, I toured the existing structures during the open house.

In short, the existing structures have outlived their useful life. The proposed design respects the setting, incorporates design elements from the existing structure and improves the continuity of the block. I was also very excited to see that the plans incorporated some of the mature trees on the site.

These are well designed homes that improve the neighborhood and respect the architectural elements that make Easton Addition unique. I strongly support these proposals and hope to see them move forward soon.

-RWS-

CD/PLG-Erika Lewit

1457 Bernal Ave

From: Eliot.Williams [REDACTED]
Sent: Tuesday, August 20, 2019 12:05 PM
To: CD/PLG-Erika Lewit
Cc: [REDACTED] tim@formonedesign.com; [REDACTED]
Subject: Property Improvement at 1453 and 1457 Bernal

RECEIVED

AUG 20 2019

Ms. Lewit:

We are residents of Burlingame's Easton Addition ([REDACTED] Block of Vancouver) and write in support of the proposed renovation of the structures at 1453 and 1457 Bernal. We are familiar with the land and improvements as they currently stand, and have reviewed the proposed design of the new owners. We are fully in support of the new owners' proposal. The existing structures are outdated and fail to provide a living space that is consistent with the prevailing expectations in the neighborhood, especially for families with young children.

The proposed renovation of the property preserves the charm and appeal of the old façade, integrates perfectly with the aesthetics of the neighborhood, and updates the property to be consistent with the demands of contemporary living. The new owners' proposal reflects well on their future stewardship of the property, and we respectfully recommend swift approval of their request.

Very truly yours,
-Eliot & Lisa Williams

Eliot D. Williams
[REDACTED]

Confidentiality Notice:

The information contained in this email and any attachments is intended only for the recipient[s] listed above and may be privileged and confidential. Any dissemination, copying, or use of or reliance upon such information by or to anyone other than the recipient[s] listed above is prohibited. If you have received this message in error, please notify the sender immediately at the email address above and destroy any and all copies of this message.

1457 Bernal Ave

CD/PLG-Erika Lewit

From: Kate Conte [REDACTED]
Sent: Tuesday, August 20, 2019 1:45 PM
To: CD/PLG-Erika Lewit
Cc: tim@formonedesign.com; Megan Baldwin
Subject: In Support of 1457 Bernal Ave

RECEIVED

AUG 20 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

To Whom it May Concern,

As a Burlingame resident raising my family here, and as a local Burlingame business owner working with the children in our community, I am highly invested in preserving the character and heritage of our city, while allowing space for the natural growth and evolution needed to sustain future generations. The purpose of this email is to provide support for the proposed project at 1457 Bernal Ave.

The plans the Baldwin family have for their home at 1457 Bernal strike the perfect balance of respecting the legacy of the architecture of the home, while bringing new life to the space and allowing the structure to fit in with its Easton Addition neighbors.

I am very familiar with the current property as I pass by several times per week as I visit local schools in the area. The existing home has been an eyesore for quite some time and I was thrilled to see the plans the Baldwins have created. The proposed home will reflect its natural setting, preserve its character and improve the charm of the entire block.

I look forward to seeing this project move forward.

Kate Conte
[REDACTED]

1457 Bernal Ave

CD/PLG-Erika Lewit

From: Jenny Broderick [REDACTED]
Sent: Wednesday, August 21, 2019 11:23 AM
To: Megan Baldwin; CD/PLG-Erika Lewit; tim@formonedesign.com
Subject: Re: House Plans

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED

AUG 21 2019

To Whom it May Concern:

CITY OF BURLINGAME
CDD-PLANNING DIV.

The purpose of this letter is to let the city know of my strong support for the proposed project at 1453 and 1457 Bernal. The project is completely in keeping with the standards of the city. In fact it provides improvements valuable to the neighborhood, such as the percentage of lot coverage and by making the house colored to blend in with the surrounding vegetation. The Baldwin Family are very desirable neighbors and Bernal Ave is the perfect street for their forever home.

Jenny Kilroy Broderick
[REDACTED]

On Tue, Aug 20, 2019 at 5:22 PM Megan Baldwin [REDACTED] wrote:

Hi and thanks so much for your help! Below you can see current house and renderings of our plans (although aesthetics such as color and the detailing in the upper gables will change, but you get general idea). After the photos are a few representative notes from neighbors. It would mean the absolute world if you could write your own letter in such spirit (email is fine, you can send to elewit@burlingame.org and cc me and tim@formonedesign.com). Thank you!!

1457 Bernal

To whom it may concern,

I've been neighbors with the Baldwins for the past 6 years and wanted to write in support of these great Burlingamers. Born and raised in Burlingame, I know their new property, 1457 Bernal Ave, well, and I love the plans they've put together to rehab it. Beyond saving those trees I love so well about that street, I love that their plans, which they've shared with me, keep the old structure while growing around it. I think it's important in Burlingame to pay tribute to our past while also allowing new generations to make their mark. What I like about these plans is that the proposed house fits with the rest of the street and neighborhood, of which my house is a part. For my family, it looks like the best of both worlds--old and new, with the new paying tribute to the old.

I'd be happy to support these plans going forward!
Kathleen O'Shea

RECEIVED

AUG 21 2019

CITY OF BURLINGAME
ODD-PLANNING DIV.

From: **Cathy Baylock** [REDACTED]
Date: Wed, Aug 21, 2019 at 1:55 PM
Subject: Re: House Plans
To: Tim Baldwin [REDACTED]

RECEIVED

AUG 21 2019

CITY OF BURLINGAME
ODD-PLANNING DIV.

Hi Tim

I think you plans look lovely. I was surprised to see the driveway and garage because I thought originally that there wasn't room for a driveway. Glad to see it worked out.

I think your architect has done an excellent job integrating the old with the new.

Best wishes on your project!

Cathy B

1457 Bernal Ave

CD/PLG-Erika Lewit

From: Judy Zhong [REDACTED]
Sent: Thursday, August 22, 2019 8:21 AM
To: CD/PLG-Erika Lewit
Cc: Megan Baldwin; Tim Baldwin
Subject: 1453 and 1457 Bernal Plan

RECEIVED

AUG 22 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

To Whom It May Concern,

Hi! My name is Judy Zhong and I live at 1272 Balboa Avenue in Burlingame and has lived here for 8 years. I have seen the 1453 and 1457 Bernal homes/lots and felt that they need to be refreshed to reflect the neighborhood. I am in support of what the new owners are doing.

Please let me know if you have any questions.

Thanks!

Judy Zhong

Sent from my iPhone

1457 Bernal Ave.

CD/PLG-Erika Lewit

From: Lena Draper <[REDACTED]>
Sent: Thursday, August 22, 2019 3:39 PM
To: CD/PLG-Erika Lewit
Cc: Megan Baldwin; tim@formonedesign.com
Subject: Baldwin Family House Plans

RECEIVED

AUG 22 2019

CITY OF BURLINGAME
ODD-PLANNING DIV.

Hello! I'm writing to voice my support for the Baldwin family's beautiful home plans. I've seen the current home as well as renderings of their planned renovation, and feel that the renovated home will be an asset to the neighborhood and the city. By preserving the historical charm of the facade while creating an interior that can accommodate a family, the Baldwins are helping to create the kind of neighborhood we all want to live in: full of character, charm, and happy families, old and new.

Personally, we love having them as neighbors and look forward to our children growing up together in Burlingame.

Lena Draper

1457 Bernal Ave

CD/PLG-Erika Lewit

From: Howard Wettan [REDACTED]
Sent: Tuesday, August 27, 2019 4:20 PM
To: CD/PLG-Erika Lewit
Cc: tim@formonedesign.com; [REDACTED] COUNCIL-Donna Colson;
COUNCIL-Michael Brownrigg; COUNCIL-Ricardo Ortiz; Richard Terrones; Jennifer Pfaff
Subject: 1457 Bernal

RECEIVED

AUG 27 2019

Dear Erika (and Planning Commissioners):

I am a resident of Easton Addition [REDACTED] and a former work colleague of Megan Baldwin, the owner of 1457 Bernal. Before Megan told me about the ongoing discussions regarding the approval of her plans for the property, Megan made an offer to me and my family to stay at the property rent-free while our own home renovation occurs this fall and winter. If we were able to make this work and live at the existing property, it would have been extraordinarily beneficial to us, as the property is very close to where all three of our daughters attend school (BIS/Lincoln) and because we would otherwise have to spend nearly \$40,000 in rent.

Unfortunately, upon reviewing the house, I determined that the property was uninhabitable for a family of any size. Instead, my wife and I have rented an apartment for about \$5500 per month for seven months up on Skyline Drive, where my younger daughters will be unable to walk to school.

It was only after I made this determination and informed Megan that she told me of the issues she is having with moving forward with a renovation of the property. I am someone who cares deeply about the historical character of Burlingame and I have fought to protect it (I have worked extensively on the preservation of Eucalyptus trees on El Camino Real). From what I can see, the Baldwins' intended plan to preserve the front of the house and turn it into a usable residence would be a victory for historical preservation in this case. My inspection of the house did not reveal elements behind the front that are worthy of preservation or that we could reasonably expect a family in Burlingame to utilize as a residence. I think significantly hindering the Baldwins' plan would not serve our interest in preserving the historical character of Burlingame.

I wish to emphasize that even with the potential of \$40,000 in savings and the ability to have my daughters within walking distance to their school, living in this house was not an option. I was not aware of the issues with the Planning Department when I made this determination. An appropriate renovation of this house is necessary and I believe it is in everyone's interest to find a viable path to proceed and create a usable residence here while preserving the front of the house.

Best regards,

Howard Wettan

VOL.

CODE NO.

APPRAISAL REPORT—ASSESSOR'S OFFICE—SAN MATEO COUNTY, CALIFORNIA

APPRaiser C. G. W.

DATE APPRAISED 7/6/48

OCCUPIED owner

OWNER E. T. 100%

TRACT EASTON RD #4

LOT 6 BLOCK 45-

ACREAGE

LOCATION OF IMPROVEMENTS ON PROPERTY

AT 2700' N

STORIES 1 1/2

NO. OF ROOMS 6

EXTERIOR WALL FINISH PLASTER

CONDITION 6.00/10

ROOF Gable Shingles

FOUNDATION CONCRETE

CONSTRUCTION WOOD FRAME

BASEMENT EXCAVATED 2' GRADE LEVEL 0

GARAGE 10' x 12' x 6'

WALLS 1/2" ROOF DOORS FLOOR

YEAR BUILT 1908

FUNCTIONAL AND ECONOMIC DEFECTS

OUTBUILDINGS

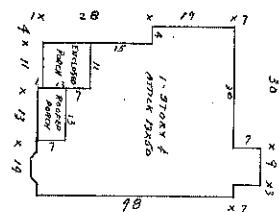
LISTED FOR TAXES

REMARKS

LOT SIZE

ZONING

APPRAISED



NO. 1457 BERNAL

ST. VALUE ESTIMATE—COST APPROACH—EQUALIZING FACTORS

BUILDING 1178 SQ. FT. @ \$ 3.00 COST 3534

BASEMENT 264 " " " " COST 211

GARAGE 143 " " " " COST 143

HEATING 6.50 " " " " COST 325

WATER HEATER 1.50 " " " " COST 75

FIREPLACES 1.50 " " " " COST 75

BUILT-IN FEATURES 1.50 " " " " COST 75

TOTAL 5813

APPRaiser'S OPINION OF MARKET PRICE 3791

ADDITIONS

B. P. NO. DATE AMOUNT \$ FOR IMPROVEMENTS PAID TO 44 @ 1208

RENTALS

SALES

LAND VALUE \$

IMPROVEMENTS \$ 3800

PERSONAL PROPERTY \$

ASSESSED LAND IMPROVEMENTS PERSONAL PROPERTY VALUE 1500

650 \$ 1208 \$ 1900

TRIM INTERIOR 1900

FLOORS HANDWOOD 5 ROOMS CONDITION 6.00/10

WALLS PLASTER CONDITION 6.00/10

CEILING PLASTER CONDITION 6.00/10

BATHS—NO. 1 FLOORS TILE

WAINSCOTING PLASTER WALLS

PLUMBING FIXTURES NO. 7

SHOWERS 1

LIGHTING FIXTURES 143

HEATING 6.50

WATER HEATER 1.50

FIREPLACES 1.50

BUILT-IN FEATURES 1.50

RENTALS

SALES



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

Site: 1457 BERNAL AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, SEPTEMBER 9, 2019** at **7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review, Special Permit for declining height envelope, and Variances for setback and driveway width for a new, two-story single family dwelling and detached garage at **1457 BERNAL AVENUE** zoned R-1.

APN 026-044-060

Mailed: August 30, 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

PUBLIC HEARING NOTICE

(Please refer to other side)

1457 Bernal Avenue
300' noticing
APN #: 026.044.060

