



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

R-1

PROJECT INFORMATION

1470 Alvarado Ave. Burlingame 027-182-500
PROJECT ADDRESS CA 94010 ASSESSOR'S PARCEL # (APN)

Residential
ZONING

PROJECT DESCRIPTION

Design Review for Second story addition and Variance
for floor area ratio.

Representative: Jennifer Gilson

APPLICANT INFORMATION

Marc & Ariane Trimuschat

PROPERTY OWNER NAME [] APPLICANT?

PHONE

Design Everest, Marcus Yan

ARCHITECT/DESIGNER [] APPLICANT?

650-265-2822

PHONE

1470 Alvarado Ave, Burlingame CA 94010

ADDRESS

E-MAIL

365 Flower Lane, Mountain View CA 94043

ADDRESS

jessica@designeverest.com (team member)

E-MAIL

BURLINGAME BUSINESS LICENSE #

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

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.

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

September 4, 2019

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 AND PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION

(INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

☐ ACCESSORY DWELLING UNIT (ADU)

☒ VARIANCE (VAR) FAR

☐ CONDITIONAL USE PERMIT (CUP)

☐ WIRELESS

☒ DESIGN REVIEW (DSR)

☐ FENCE EXCEPTION

☐ HILLSIDE AREA CONSTRUCTION PERMIT

☐ OTHER: _____

☐ MINOR MODIFICATION

☐ SPECIAL PERMIT (SP)

DATE RECEIVED:

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CDD PLANNING DIV.

STAFF USE ONLY



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.***

See word doc

- 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.***

See word doc

- 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.***

See word doc

- 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?***

See word doc

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CITY OF BURLINGAME
CDD-PLANNING DIV

a. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area. *Do any conditions exist on the site which make other alternatives to the variance impracticable or impossible and are also not common to other properties in the area? For example, is there a creek cutting through the property, an exceptional tree specimen, steep terrain, odd lot shape or unusual placement of existing structures? How is this property different from others in the neighborhood?*

The 4th bedroom and deck off the bedroom level were pre-existing when we purchased the property. The original owner/builder, who lived in the house after building it in 2000, did this work. The 4th bedroom is a part of the original footprint of the house—it is not an addition.

The house is on a hill, with the front door/street level on the top floor and the backyard 2 flights down. Because of this, the deck is of great importance as the backyard is removed from the main level of the house. The deck connects the house with the backyard. There is no other access from the house to the backyard other than through the deck.

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. *Would you be unable to build a project similar to others in the area or neighborhood without the exception? (i.e., having as much on-site parking or bedrooms?) Would you be unable to develop the site for the uses allowed without the exception? Do the requirements of the law place an unreasonable limitation or hardship on the development of the property?*

To our knowledge, the bedroom and deck have existed since the construction of the home in 2000. The bedroom is a part of the original footprint of the house and does not increase that footprint. Removing the bedroom or deck would cause disruption to the neighbourhood. It would be a negative to the aesthetic of the home and would cause us to suffer severe financial hardship.

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. *How will the proposed structure or use within the structure affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Think about traffic, noise, lighting, paving, landscaping sunlight/shade, views from neighboring properties, ease of maintenance. Why will the structure or use within the structure not affect the public's health, safety or general welfare? Public health includes such things as sanitation (garbage), air quality, discharges into sewer and stormwater systems, water supply safety, and things which have the potential to affect public health (i.e., underground storage tanks, storage of chemicals, situations which encourage the spread of rodents, insects or communicable diseases). Public safety. How will the structure or use within the structure affect police or fire protection? Will alarm systems or sprinklers be installed? Could the structure or use within the structure create a nuisance or need for police services (i.e., noise, unruly gatherings, loitering, traffic) or fire services (i.e., storage or use of flammable or hazardous materials, or potentially dangerous activities like welding, woodwork, engine removal). General welfare is a catch-all phrase meaning community good. Is the proposal consistent with the city's policy and goals for conservation and development? Is there a social benefit? Convenience. How would the proposed structure or use affect public convenience (such as access to or parking for this site or adjacent sites)? Is the proposal accessible to particular segments of the public such as the elderly or handicapped?*

C. The bedroom is a private room within the footprint of a private house and cannot be seen from the outside. It is not an addition to the house and would be impossible to remove as it is a part of the structure, underneath the dining room. The deck is in keeping with the aesthetic of the neighbourhood and the neighbours directly on either side of 1470 as well as many others on Alvarado Avenue have all written letters in support of the deck. Neither the deck nor the 4th bedroom affects public health, safety, convenience in any way. **The structural engineer has approved and stamped both the bedroom and deck.**

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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. *How does the proposed structure or use compare aesthetically with existing neighborhood? If it does not affect aesthetics, state why. If changes to the structure are proposed, was the addition designed to match existing architecture, pattern of development on adjacent properties in the neighborhood? If a use will affect the way a neighborhood or area looks, such as a long term airport parking lot, compare your proposal to other uses in the area and explain why it fits. How does the proposed structure compare to neighboring structures in terms of mass or bulk? If there is no change to the structure, say so. If a new structure is proposed, compare its size, appearance, orientation, etc. with other structures in the neighborhood or area. How will the structure or use within the structure change the character of the neighborhood? Think of character as the image or tone established by size, density of development and general pattern of land use. Will there be more traffic or less parking available resulting from this use? If you don't feel the character of the neighborhood will change, state why. How will the proposed project be compatible with existing and potential uses in the general vicinity? Compare your project with existing uses. State why you feel your project is consistent with other uses in the vicinity, and/or state why your project would be consistent with potential uses in the vicinity.*

The deck and 4th bedroom are in keeping the character of the home and the neighbourhood. They were installed by the original owner/builder and have always existed as a part of the house. Changing or removing them would be a huge project, would negatively affect the aesthetic of the house and would result in significant disruption to the both the character and quiet enjoyment of the neighbourhood.

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CITY OF BURLINGAME
CDD-PLANNING DIV.

RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW AND VARIANCE

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for Design Review and Variance for floor area ratio for approval of unpermitted conversion of crawl space to living space and a rear deck addition (no new construction proposed) at 1470 Alvarado Avenue, Zoned R-1, Marc & Ariane Trimuschat, property owners, APN: 027-182-500;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on November 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 15301 (e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, is hereby approved.
2. Said Design Review and Variance are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Variance 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 12th day of November, 2019 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Variance
1470 Alvarado Avenue
Effective **November 22, 2019**
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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped October 30, 2019, sheets A0.1 through A4.1;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the first or second floors, or garage which would include adding or enlarging a dormer (s), shall require an amendment to this permit;
4. 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; 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 prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
6. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
7. 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
8. 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.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
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www.burlingame.org

Site: 1470 ALVARADO AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **TUESDAY, NOVEMBER 12, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and Variance for floor area ratio for approval of unpermitted conversion of crawl space to living space and a rear deck addition (no new construction proposed) at **1470 ALVARADO AVENUE** zoned R-1. APN 027.182.500

Mailed: November 1, 2019

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

1470 Alvarado Avenue
300' noticing
APN #: 027.182.500

