



## APPLICATION TO THE PLANNING COMMISSION

### Type of application:

- ☒ Design Review ☐ Variance  
☐ Conditional Use Permit ☐ Special Permit

☐ Parcel #: 026-014-100  
☐ Zoning / Other: \_\_\_\_\_

PROJECT ADDRESS: 1445 BALBOA AVE

### APPLICANT

Name: CHU DESIGN ASSOCIATES, INC.

Address: 55 W. 43RD AVE.

City/State/Zip: SAN MATEO, CA 94403

Phone: 650-345-9286 x104

E-mail: james@chudesign.com

### PROPERTY OWNER

Name: ANGELO COSENTINO

Address: [REDACTED]

City/State/Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

### ARCHITECT/DESIGNER

Name: JAMES/CHU DESIGN ASSOCIATES, INC.

Address: 55 W. 43RD AVE.

City/State/Zip: SAN MATEO, CA 94403

Phone: 650-345-9286 x104

E-mail: james@chudesign.com

Burlingame Business License #: 22684

RECEIVED

DEC - 4 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

### Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to reproduce upon request and/or post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action. JC (Initials of Architect/Designer)

PROJECT DESCRIPTION: DEMO EXISTING SINGLE STORY RESIDENCE AND ATTACHED GARAGE.  
REBUILD NEW TWO STORY RESIDENCE AND TWO CAR DETACHED GARAGE.  
ONE

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: James Chu

Digitally signed by James Chu  
DN: cn=James Chu, o=Chu Design Associates, Inc., email=james@chudesign.com, c=US  
Date: 2019.03.27 13:33:45 -0700

Date: Nov. 25, 2019

I am aware of the proper  
Commission.

Property owner's signature: [REDACTED]

I have applicant to submit this application to the Planning

Date: Nov. 25, 2019

Date submitted: Nov. 25, 2019

# Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

December 3, 2019

Mr. Michael Callan



Site: 1445 Balboa, Burlingame, CA

Dear Mr. Callan,

As requested on Tuesday, December 3, 2019, I visited the above site for the purpose of inspecting and commenting on the trees. A new home and landscape is planned and your concern as to the future health and safety of the trees has prompted this visit.

## Method:

All inspections were made from the ground; the tree was 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 tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

1445 Balboa/12/3/19

(2)

**Survey:**

Tree#	Species	DBH	CON	HT/SP	Comments
1	Catalpa ( <i>Catalpa ovata</i> )	14.8	55	35/35	Good vigor, fair form, lifting sidewalk.
2	Arborvitae ( <i>Thuja occidentalis</i> )	13.5	40	20/20	Fair vigor, poor form, at corner of house.
3	Birch ( <i>Betula pendula</i> )	10.2	60	45/35	Fair vigor, fair form, poor location.
4	Hollywood juniper ( <i>Juniperus chinensis</i> )	9.2	50	25/25	Good vigor, poor form, multi leader.
5	Apple ( <i>Prunus mume</i> )	12.2	30	20/20	Fair vigor, poor form, severe decay.
6	Cherry ( <i>Prunus serrulata</i> )	10.2	55	20/20	Fair vigor, fair form.
7	Plum ( <i>Prunus spp</i> )	8.1	60	15/15	Good vigor, fair form.
8	Hedge maple ( <i>Acer campestre</i> )	7.1-3.5	55	20/15	Fair vigor, fair form, codominant at base.
9	Grecian laurel ( <i>Laurus noblis</i> )	10.4-7.8	55	35/20	Good vigor, poor-fair form, codominant at base with a poor crotch.
10	Black acacia ( <i>Acacia melanoxylon</i> )	18.6	55	40/30	Good vigor, fair form, poor location, trimmed for line clearance.

**Summary:**

The trees on site are a mix of imported trees with no natives on site. The trees are in poor to fair condition with no excellent trees. The street tree, catalpa #1 is in fair condition. Roots of the tree are lifting the sidewalk and will continue to damage the sidewalk as the tree enlarges.

Tree #2, 3 and #4 are all poorly located with the trees being near structures or the driveway. The apple has severe decay. The other fruit trees are quite small and very replaceable. The acacia #10 is a poor species (invasive) and should be removed. The Grecian laurel #9 has poor form with included bark at the main crotch formation. Removal and replacement of trees #2 through #10 should be considered. The following tree protection plan will help to reduce impacts to any retained trees.



**Tree Protection Plan:**

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 4 foot orange plastic fencing supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. 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.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

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. Kilty  
Certified Arborist WE#0476A





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

**Site: 1445 BALBOA AVENUE**

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, FEBRUARY 10, 2020 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

**PUBLIC HEARING  
NOTICE**

Application for Design Review for a new, two-story single family dwelling and detached garage at  
**1445 BALBOA AVENUE** zoned R-1. APN 026.014.100

**Mailed: January 31, 2020**

*(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)*



1445 Balboa Avenue  
300' noticing  
APN #: 026.014.100

