



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

100 COSTA RICA AVE
PROJECT ADDRESS

028-293-190
ASSESSOR'S PARCEL # (APN)

R-1
ZONING

PROJECT DESCRIPTION Remodel of existing 3BR 2BA residence to include: Reconfigure kitchen, bathrooms, and other living spaces; addition of front entry (166 sqft); conversion of existing attached garage to living space; demolition of one accessory structure (-283 sqft); construction of new detached garage at rear of property; replacement of exterior doors and windows; alteration of roof pitch; extension of existing chimney; relocation of driveway and related curb cut; construction of garden wall at front of house; new swimming pool.

Project has undergone Planning Department Pre-Review. Drawings submitted include corrections responsive to Pre-Review comments

APPLICANT INFORMATION

Kristine Furrer
PROPERTY OWNER NAME ☐ **APPLICANT?**
[REDACTED]
PHONE
Gleason & Gleason Design Partners
ARCHITECT/DESIGNER ☒ **APPLICANT?**
650-201-7967 / 415-317-6001
PHONE
950213
BURLINGAME BUSINESS LICENSE #

100 Costa Rica Avenue, Burlingame
ADDRESS
[REDACTED]
E-MAIL
77 Huntleigh Rd, Piedmont, CA 94611
ADDRESS don.gleason777@gmail.com
keri@ggdesignpartners.com
E-MAIL

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

[REDACTED]
NAME **ADDRESS**

AFFIDAVIT OF OWNERSHIP

THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY

(**OWNER**) 05/14/20
DATE

BY AUTHORIZING THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

5.25.20
DATE

STAFF USE ONLY

APPLICATION TYPE

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

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JUN - 1 2020

DATE RECEIVED: CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY



CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

100 Costa Rica Avenue

Proposed half-bathroom at new detached garage

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.***

Proposed detached garage is located in rear 30% of property as permitted by zoning ordinance. Proposed half-bathroom is located inside garage structure, and will therefore not be visible; will be constructed in accordance with all applicable building codes and will not alter the use of the property; and therefore will not adversely affect the public health, safety, general welfare, convenience, or aesthetics of the neighborhood.

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

Proposed detached garage housing half-bathroom is located in rear 30% of the lot as permitted by code section 25.26.073(b4)

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?***

Half-bath will be located inside permissible Accessory Structure, and will not be visible from outside. Therefore neighborhood aesthetics are not affected.

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JUN - 1 2020

CITY OF BURLINGAME
CDD-PLANNING DIV.

CUP.FRM



CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

100 COSTA RICA AVENUE: PROPOSED POOL EQUIPMENT WITHIN ACCESSORY STRUCTURE

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.***

Applicant proposes to locate pool equipment (pumps, filter, heater) within new Accessory Structure (detached garage). Design will provide sound insulation as determined by Building Official so as not to affect aesthetics of neighborhood.

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

Proposed detached garage housing equipment is located in rear 30% of the lot as permitted by code section 25.26.073(b4)

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?***

Equipment will be located inside permissible Accessory Structure, and will not be visible from outside. Suitable sound insulation will be provided. Therefore neighborhood aesthetics are not affected.

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JUN -1 2020

CUP.FRM

CITY OF BURLINGAME
CDD-PLANNING DIV.

CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
PH: (650) 558-7250
FAX: (650) 696-3790

PUBLIC HEARING NOTICE

The City of Burlingame Planning Commission announces the following public hearing on
Monday, July 13, 2020 at 7:00 P.M.

Project Location: 100 Costa Rica Avenue, zoned R-1 (APN: 028-293-190)

Description: Application for Design Review for a first and second story addition to an existing single family dwelling and Conditional Use Permits for a new accessory structure.

Pursuant to the CDC's social distancing guidelines which discourage large public gatherings, the Planning Commission meeting will be held via Zoom, a teleconference platform (see below for access details). The Council Chambers will not be open to the public for the July 13, 2020 Burlingame Planning Commission meeting.

To access the meeting by computer:

Go to www.zoom.us/join
Meeting ID: 846 2316 9257
Password: 116435

To access the meeting by phone:

Dial 1-669-900-6833
Meeting ID: 846 2316 9257
Password: 116435

Members of the public may provide written comments by email to publiccomment@burlingame.org. Comments submitted during the meeting will be read aloud by staff for the record.

Questions/Comments

If you have any questions about the proposed project or would like to schedule an appointment to view a hard copy of the application and plans, please contact 'Amelia Kolokihakaufisi, staff planner for the project, at ameliak@burlingame.org or (650) 558-7216. Written comments on the project may also be emailed to the staff planner prior to the public hearing. We encourage you to review the proposed plans for this project online now at www.burlingame.org/planningcommission/agenda.

Agenda and Staff Reports

The City of Burlingame will publish the meeting agenda at 5 p.m. on Thursday, July 9, 2020. The agenda will be available online at www.burlingame.org/planningcommission/agenda and will contain the staff report, related documents, and proposed plans for this application. The agenda will also be posted at City Hall, 501 Primrose Road, Burlingame, CA. A hardcopy of the staff report and related documents may be obtained upon request to the staff planner (see contact information above).

(please refer to other side)

PUBLIC HEARING NOTICE

Accessibility

In compliance with the Americans with Disabilities Act, individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250, by 10:00 a.m. on Monday, July 13, 2020. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

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 the notice.

Kevin Gardiner, AICP
Community Development Director

Mailed: July 2, 2020

100 Costa Rica Avenue
300' noticing
APN #: 028.293.190

