



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

151 Willow Avenue , Burlingame CA 94010

PROJECT ADDRESS

028141250

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

Add a 24" tall by 48" aluminium framed, white opaque polycarbonate panel, in series to the top of an existing Redwood fence.
The series will be 32' long, to block the direct line of sight from 789 El Camino, a large apartment complex, into the Dining Room, Breakfast and Kitchen Windows.

APPLICANT INFORMATION

Jamie Freedman, Jill Loftiss

PROPERTY OWNER NAME ☐ APPLICANT?

PHONE

Mika Hamamura

ARCHITECT/DESIGNER ☒ APPLICANT?

415-519-1411

PHONE

BURLINGAME BUSINESS LICENSE #

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

Michael Mika Hamamura

1356 Cortez Avenue, Burlingame CA 94010

NAME

ADDRESS

AFFIDAVIT

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

7/8/20
DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

7/9/20
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 **MH** (INITIALS OF ARCHITECT/DESIGNER)

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)

DATE RECEIVED:

RECEIVED

JUL 15 2020

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY



CITY OF BURLINGAME FENCE EXCEPTION APPLICATION

In order to approve an application for a fence exception, the Planning Commission is required to make findings (Code Section 25.78.050). Please answer the following questions as they apply to your property and application request to show how the findings can be made. A letter may also be submitted if you need additional space or if you wish to provide additional information for the Planning Commission to consider in their review of your application. Please write neatly in ink or type.

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

1515 Willow 's East Property border is close enough to the West facing side of 789 El Camino, a large apartment complex, that the line of sight from the top two floors of apartments looks directly into the Dining Room, Breakfast area and Kitchen. See attached photos of aerial view and views from Dining Room and Kitchen looking out to 789 El Camino's west wall.

b. *Explain why the application request will not create a public hazard and will not be detrimental to public health, safety and general welfare.*

We purpose to fabricate 24" high x 48" long panels, featuring a Black Aluminum framed Opaque White Polycarbonate sheet. Theses sheets are UV stable and suitable for roofing applications. The panels will be bolted to the top of the existing 6' high Black stained Redwood fence. We purpose to install 8 or 9 panels along the existing fence top creating a line of sight block for the Dining room, Breakfast area and Kitchen.

c. *Explain why the granting of the application will not materially damage neighboring properties.*

We purpose the panel line start approx. 50' from the front property line and end approx. 30' from the rear property line.

The panel will match in color and style to the residence and neighboring property. The neighbor sharing a property line, 1507 Willow has no objection to the design or location of panels.

d. *Discuss why the regulations cause unnecessary hardship for the property owner.*

With a young child currently in residence at 1515 Willow, there are security and privacy issues which must be taken into consideration. Having 12 apartments looking directly into these common areas of the home from above, day and night, creates a very uncomfortable environment to live.

If simple window coverings are installed on windows facing 789 El Camino, and lowered day and night, the loss of natural light and line of sight to the blue sky will be significant. This also creates and uncomfortable and unhealthy living environment for the home owners.

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND FENCE EXCEPTION

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

WHEREAS, a Categorical Exemption has been prepared and application has been made for Fence Exception to increase the fence height within the side setback, to 8'-0" above grade at 1515 Willow Avenue, Zoned R-1, Jamie Freedman and Jill Loftiss, property owners, APN: 028-141-250;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on September 14, 2020, 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 Article 19, Section: 15303 of the CEQA Guidelines, which states that new construction or conversion of small structures - (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences is exempt from environmental review, is hereby approved.
2. Said Fence Exception is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Fence Exception 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.

Chairperson

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 14th day of September 2020 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Fence Exception

1515 Willow Avenue

Effective **September 24, 2020**

1. that the project shall be built as shown on the plans submitted to the Planning Division on July 15, 2020;
2. that if the fence is demolished or the envelope changed at a later date, the fence exception, as well as any other exceptions to the code granted here, will become void;
3. that the applicant shall obtain a building permit for the fence; and
4. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at the time of building permit submittal, as amended by the City of Burlingame.



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

Project Site: 1515 Willow Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, September 14, 2020 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (669) 900-6833:

**PUBLIC HEARING
NOTICE**

Meeting ID: 891 0251 6360 Passcode: 071683

Description: Application for Fence Exception to increase fence height 20% above the maximum allowed.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: September 4, 2020

(Please refer to other side)

City of Burlingame - Public Hearing Notice

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

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, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

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.

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

1515 Willow Avenue
300' noticing
APN #: 028-141-250

