



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes - Draft Planning Commission

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Monday, July 10, 2023

7:00 PM

Council Chambers/Online

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- a. 1588 Columbus Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single-unit dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Chu Design Associates, applicant and designer; Vincent Ko, property owner) (48 noticed) Staff Contact: Fazia Ali

**Attachments:** [1588 Columbus Ave - Staff Report](#)

[1588 Columbus Ave - Attachments](#)

[1588 Columbus Ave - Plans](#)

*This item was pulled off the Consent Calendar for further discussion at the request of a member of the public.*

*All Commissioners have visited the project site. Senior Planner Lewit provided an overview of the staff report.*

*Chair Pfaff opened the public hearing.*

*James Chu, designer, represented the applicant and answered questions regarding the application.*

*Public Comments:*

> *Sam Williams, 2301 Valdivia Way: I, with my wife, Kara Williams, own the adjoining property. First, I want to thank this commission for letting us know about this improvement that's planned. Kevin, thank you for sending us the note. We live in a wonderful neighborhood, and I'm really proud of the investment that our neighbors have put into their properties. We're excited to see our neighbors continue to invest in their properties. On the face of it, I don't have any major concerns with what the co-property is planning. One thing that was not so clear in the plans as drawn was that the slope that's at the back of the property runs down into Mills Creek. This is actually quite a steep slope. They're planning on putting the back of their property within 15 feet where this drops off about 30 feet down into an active waterway. This waterway along Mills Creek in the summer doesn't carry all that much water. In the winter, it picks up a considerable amount of water. We've noticed that there have been landslides along its length, which have threatened a number of the properties. So, what we want to ensure is that this is in the record. This is being built right next to an active waterway. We also want to ensure that appropriate engineering considerations are built in to mitigate any kind of landslide risks that might be incurred by building in this way. We also want to ensure that water that comes out of the property, and I'll point out that in their plans, they have said that's going to the street side, in no event go into the stream or into any kind of drainage ditch that abuts the stream bed because that would definitely contribute to the risk of slippage. Again, we're very happy to see our neighbors developing their land. We just want to make sure that everything is developed in a responsible way to ensure that we don't damage the waterways that we all enjoy. Thank you.*

> *Chu: The Public Works Division did request that we show the top of the bank and that we must stay out of it. That's what we did. The foundation will match the existing, it is 15 feet away but the area that we're building is mostly flat. That's been there for a long time. It's only a single story that's 15 feet away*

from the property line. We will address the comment with regards to drainage, engineering, and foundation when we're ready to submit for a building permit.

> Sam Williams, 2301 Valdivia Way: I will point out that the abutting property does appear to be trying to mitigate some slippage that's occurring on the slope that's right nearby. I really do think that you need to take that seriously. Building a standard foundation in that space is putting the stream bed at risk. It's putting your property at risk. I'd really like that to be entered into the record so that if there is future damage that's caused to the stream bed, that is acknowledged before this project begins. Thank you very much.

> Hurin: Those issues are going to be reviewed by the Public Works Division and the Building Division to make sure that the correct type of foundation is used in this case, and that the drainage is properly handled as well. It's not really under the purview of the Planning Commission. It will be taken care of during the building permit review process.

Chair Pfaff closed the public hearing.

Commission Discussion/Direction:

> I just wanted to thank the applicant for addressing our comments. The enhancements are beautiful aesthetically to coordinate with the already beautiful design of the home.

**Chair Tse made a motion, seconded by Commissioner Schmid, to approve the application. The motion carried by the following vote:**

**Aye:** 7 - Comaroto, Horan, Lowenthal, Pfaff, Schmid, Shores, and Tse



# 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](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

1588 Columbus Ave

PROJECT ADDRESS

027-141-410

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

First and second story addition

APPLICANT INFORMATION

Vincent Ko

APPLICANT?

PHONE

James Chu; Chu Design Associates

ARCHITECT/DESIGNER  APPLICANT?

650-345-9286x1001

PHONE

22684

BURLINGAME BUSINESS LICENSE #

E-MAIL

210 Industrial Rd #205, San Carlos CA 94070

ADDRESS

james@chudesign.com

E-MAIL

SHIP

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

Dec 5, 2022

DATE

THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

Dec 5, 2022

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 JC (INITIALS OF ARCHITECT/DESIGNER)

## 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)

RECEIVED

FEB 23 2023

CITY OF BURLINGAME  
CDD-PLANNING DIV.

DATE RECEIVED:

STAFF USE ONLY

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