



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Tuesday, October 15, 2024

7:00 PM

Council Chambers/Online

- c. 19 El Quanito Way, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a first and second floor 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)(1) of the CEQA Guidelines. (Tim Raduenz, Form One Design, applicant and designer; Angelique and Chris Rypinski, property owners) (29 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [Staff Report](#)

[Attachments](#)

[Plans](#)

All Commissioners have visited the project site. Vice-Chair Horan noted that he exchanged text messages with the neighbor at 15 El Quanito Way to set up a site visit which was unsuccessful. Senior Planner Lewit provided an overview of the staff report.

Chair Lowenthal opened the public hearing.

Tim Raduenz, designer, represented the applicant and answered questions regarding the application.

Public Comments:

> Ammiel Kamon, 15 El Quanito Way: Commissioner Horan, I apologize for the missed connections. I tried to reach you last week. Same with Commissioner Tse, thank you for reaching out. I have two points and an ask. In the prior discussion, the conversation is centered around what is protected view and living spaces were identified. I took a photograph today to show a picture of the space of this one large living areas; it is a combination of living space, gaming area and dining area. There are large windows facing that way. It is elevated versus the homes down below. Absent a 30-foot ladder, you cannot see what we see. I would like for the commissioners to come in and see what we see and like what the applicant has stated, we would also like to put the matter in your hands. We live in the hills. We give up walkability, we are not proximate to downtown, and our kids can't even walk down to the local schools because there are no contiguous sidewalks all the way through, it is not safe, and we have to drive them. We do all that but as a benefit we get a little bit of quiet, a little less traffic and we have the views. I was driving by Hillside Drive and thinking of what the message is, because every house at any given time is subject to their lower neighbor building up and taking away the views. That is the frustration from the community perspective. If you are inclined to approve this project, I would respectfully ask you to at least consider an in-person visit on Thursday or Friday.

> Reg Lormon, attorney for Ammiel Kamon: If I catch the tenor of what is going on, there is a recognizable distant view towards the bay that exists at Mr. Kamon's property, whether there are some shrubs in it, it is observable. I was out there today, and the story poles will prevent the view. Pursuant to the Burlingame Municipal Code Section 25.20.040, it talks about being sensitive in the design of distant views and to take that into consideration subsection B states that "Hillside development shall be designed to preserve existing distant views." He has an existing distant view observable from his primary living

areas. That needs to be fit into whatever grand plan is ultimately decided upon by the commission. This does not intend to prevent people from building, it is just to accommodate what the code provides. Because if we allowed something other than preserving the view, it is taking away something that is otherwise stated in the City's Municipal Code.

> Chris Rypinski, 19 El Quanito Way: I would like to add a few things. I spent a lot of time understanding our neighbor's perspective and as requested by the commission has installed the story poles. With the permission of our next-door neighbor, we also took pictures from their roof to really see the perspective of our neighbor's view from that side. We really believed that side view is not a guaranteed view because it depends on the tree growth on our property and adjacent properties. The main view, which will remain unobstructed, is overlooking the canyon where all the homes are in El Quanito Way. We are hoping that all these information will help the commission reach the best decision. Thank you for your time.

Chair Lowenthal closed the public hearing.

Commission Discussion/Direction:

> Suggests looking at turning the roof 90 degrees so that the slope is the same as the current one at the front.

> At the last meeting when this project first came to us, I tried to visit the neighbor's home to see if there was any potential view blockage of the distant bay views, but due to schedule conflicts there was no opportunity to visit the house before this meeting. What I was able to see from the side of the house is one predominant window facing the bay. It is a large window with sidelights. It definitely looks like a feature window directed towards the bay. Just from his description that it is his main living space, I haven't been able to visualize that. Standing nearby and perched as close as I can get to see where the story pole area is, it appears that the view they currently enjoy is fully blocked. I would have to validate that by seeing it in the home, but we can't do that until later this week, so I don't really know how to decide tonight without getting that validated.

> I went to the house and climbed to get my head as close to that window as possible. It does appear that the distant view is blocked. I would need to go into the house as well to confirm that.

> I visited the site and agree with my fellow commissioners that unless we can go inside, I don't know how we can move forward. Let us assume that the view is blocked, then it is up to the applicant on what they want to do because they can't build this. Then my concern is that having knowledge of the house on the downslope from that property, which is the same house where my husband grew up in, the amount of erosion of that hillside and the amount of work that the city had to do back in the 80's with that retaining wall because it went down into canyon and all the work that had to be done. What are the implications if the applicants wanted to build? How are they planning to mitigate the erosion on this hillside by building it out so they can get the space that they want? I know it is not in our purview but those are some of my concerns. I know we don't like people to build closer to the front setbacks, but maybe this is one of those cases where we get a little lenient to the applicant to give them the space that they want within the house, so they don't have to deal with the erosion. I don't know and I am speculating that there are hillside and land issues back there. But it is important to get access to the house next door to be certain it is what we assume it is, then it is up to the applicant how they want to move forward.

> I appreciate the applicant's effort to preserve most of the home and not just knock it down. Because it is in a unique spot, there is not a lot of places to build out. My fellow commissioner's idea about the front is interesting. Thinking about the back, it destroys their ground floor layout, and they'd end up tearing down everything. The layout will not turn out to be good and then they will not have a flat space behind that. I feel for them on that. I believe the majority of the view on those lots is the canyon view. The true hillside is going down towards Canyon Drive and it is not going towards the bay. One interesting point

made by the applicant is that it is not a guaranteed view out towards the bay because there are a lot of trees. It is a small window that you can see the bay, whether it be from their property or on the street where there is no house. With tree growth, that view is gone too. I'm hesitant but it will be an interesting question whether or not there are different opportunities in bringing the house forward instead of up, but that will require some study on the designer's part whether or not the city will entertain that kind of variance.

> Short of a full redesign, I agree with my fellow commissioner that trying to keep the existing house is a great thing as opposed to tearing it down. Unless you go with a very modern aesthetic and have a flat roof without any pitch, it may still block some of the views.

> In addition, you have to redesign the whole ground floor to do a split-level. We've already seen that in order to make a two-story modern home not go up.

> We are handcuffing the options here by only focusing on the view. The question for the neighborhood is do you want to see a new construction on this site, which is going to be a lot more invasive, potentially causing erosion issues for the whole neighborhood or is a small view something that we'll be able to deal with?

> Again, we can't make that determination until we see it from inside the neighbor's home.

> I don't know who makes the determination, the City or the applicant, but who takes care of that land that comes down the canyon? Is it the part of the Public Works Department that works with the property owners? I don't know if the city can investigate as well. (Spansail: We can certainly have staff look into it.)

> In my experience as a builder, you end up with many agencies involved. There's a lot that goes into it. Building on a hillside is extremely challenging and expensive. You can only do it for part of the year. So, you end up with a drawn-out project. Is that better than some of these other options? I don't know if that is better for the neighborhood or not.

> I recognize both party's interest in this. I can appreciate the view blockage concern from the neighbor uphill, but I also appreciate that it restricts the landowner from doing anything. I don't know that our decision should completely punish one or the other. It's looking for the best possible option.

> What was mentioned is also true for the whole hillside overlay area. Everybody knows they can't add a second story if you're going to block anyone's view, that's the rule, not just to this street but a whole area of Burlingame. I'm in the hills, I understand that respect and challenge for homeowners. It is something you accept by buying a home on the hills.

> I will be open to a front addition, more so than any other situation because there is such a restriction here and it affects multiple parties. I suppose they can propose it to staff and then it will be brought back to us for a variance. (Hurin: Correct. We will bring it back to the commission if a variance is requested. Certainly, it is something that can be considered as mitigation for hardship on this property.)

> It is certainly considered a hardship.

> In order to make this a little fruitful for the applicant, a lot of those houses that are close to the front property line now is not like we are asking for a big setback. Could we give them a latitude to come up within a few feet of the sidewalk? It's not going to be a hazard issue; it's just going to be a lack of front yard. Knowing you are on the hillside, maybe that is an acceptable thing. (Hurin: The block average is 20'-0" and they are proposing the structure to be set back at the front by 24'-11". So, they have 4'-11" to play with to come up within the average and then beyond that will be considered a variance.)

> If they come forward beyond 20'-0" is that in our purview to accept or is there a blockage that you are

leveled to keep them from doing that? (Hurin: No, it will just be the variance request. There are no other requirements that says you cannot go past a certain point. It is up to the commission to consider what they are proposing, if it makes sense for the neighborhood or if it is mitigating another issue on the site.)

> It will be a waste if they exert the effort and then have the Fire Department say they can't do that because they must be within the minimum distance. If there is nothing that prevents them from presenting it, then I would love to give them the opportunity to consider that and how it may impact their home.

> There are no sidewalks there, it's not like people are walking on the street. It is a pretty quiet cul-de-sac. You are not going to El Quanito unless you live there.

> Hurin: An additional item that staff wanted to provide clarification on, as you visit the neighbor's house and looking at the view from his indoor space, there was the issue of primary indoor living area. We wanted to clarify that primary indoor areas do not include kitchens, bathrooms or bedrooms. Living rooms and dining rooms are shown in parenthesis in the code, and that is to provide examples of primary indoor living areas; it is not limited to just those two types of rooms.)

> What if it is a library or dining room? (Hurin: We would considered those living areas.)

> Again, I would recommend that this portion of the code gets amended because the way it is written is confusing. (Spansail: That is certainly something staff is currently doing. In the interim, it will probably be the Community Development Director who can make an interpretation. For now, it is in the commission's purview. The Planning Commission can interpret the code as well. Right now, staff's guidance is that bathrooms, bedrooms and kitchen will not be included as living areas. The others, we will leave to the commission's discretion until we present you with the directions.)

> If we continue this project, it's up to the applicant to decide if one of our suggestions of trying the front expansion is a viable option or whether we are going to rule on the addition as drawn. If that is the intention, then we need to get in the neighbor's home to try and determine what that is. If the applicant will consider changing into a single-level addition to the front, that has a wholly different impact to the eventual question that will be asked.

Chair Lowenthal re-opened the public hearing.

> Raduenz: I would like all the commissioners to visit the neighbor's home. That is the whole point. It is a V-shaped view of the bay. We can see it from the pictures, and I'd like for you to see it in person. I will look at doing a single-story addition towards the front, but preferably not to go past the existing bedroom on the left. The owners and I will discuss if the alternative is workable.)

> Consider bringing the front door forward.

> Raduenz: Yes, we will try to fill in the u-shaped area. We have to make it look good with the existing garage at the 30-degree angle. Again, that view is what we are getting. The neighbor between us does not have that view either. He can build up and get the same view, if not better. I know that is not the answer. I've worked in the Town of Hillsborough, and they do not have a view ordinance. We are currently working on a small addition there and the neighbor is adamant, but the commission said we are not blocking the view. We would like you to look at it. We have some time since we are not building during the winter. Take your time in making a good decision. In the meantime, we will study the single-story addition and get back with the planning staff.)

> Given the circumstances, this is not one of those things that we would be stuck on the average setback of the street because it is a unique condition and have an opportunity to resolve two problems, not just one.

Chair Lowenthal closed the public hearing.

Commissioner Comaroto made a motion, seconded by Commissioner Schmid, to continue the application. The motion carried by the following vote:

Aye: 6 - Comaroto, Horan, Lowenthal, Schmid, Shores, and Tse

Absent: 1 - Pfaff

Form + One

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TRANSMITTAL FORM

To: City of Burlingame	From: Tim Raduenz
Subject: 19 El Quanita Planning/Commission Responses	Date Sent: 10/30/24
	Number of Pages: 1

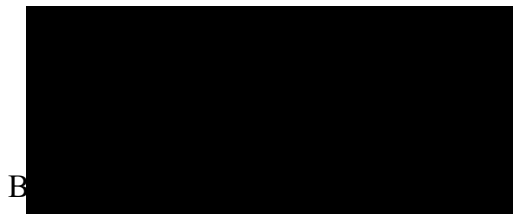
Response to Planning/Commission Comments:

REVIEW OF STORY POLES BY COMMISSION FROM OUR NIEIGHBORS HOME:

Response: We hope that everyone had a chance to see the views from the neighbor's home and see that its from a side room and not entertaining room and that the view slice was created by neighbor's pruning and keeping their trees trimmed. As you can see, the views to the left and right are completely wooded views.

Once we get our decision, we will continue to work on the style and other concerns of the board.

Thank you for your time on this matter, I know this will be a tough decision, that will also impact future development in the neighborhood.



Tim Raduenz

To the Burlingame Planning Commission:

We are writing to advocate for the approval of our current remodel plan, which involves building above the existing reinforced foundation of our home at 19 El Quanito. We believe this option best balances our family's needs with the character of the neighborhood and reasonable construction costs.

- **Preservation of Neighborhood Character and Green Space:** The current plan maintains the existing setback from the curb, preserving the streetscape's consistency. Our front yard, with its mature fruit trees, is integral to our family's life and contributes to the neighborhood's valued green space. We planted the orange tree [REDACTED]

[REDACTED]
The current plan avoids the disruptive changes that would result from moving the house forward.

- **Financial, Compliance and Environmental Responsibility:** Building on the existing foundation is the most financially feasible option, aligning with our budget. It also minimizes waste and environmental impact compared to the other options.
 - Building in the back is prohibitive from a soil erosion risk perspective and would require extensive retaining wall reconstruction. In addition, there's a sewage easement that runs adjacent to the patio and would be a significant risk of damage were we to construct any further back on the hillside.
 - The commission's requested alternative suggestion to build further in the front and waive the setback restrictions would result in a significant burden to building our desired home design. We want to live in this home for decades, creating the space for our current lives, [REDACTED] to enjoy. We simply cannot afford to double the budget for a new foundation in the front, redoing the landscaping, rerouting the main water line, etc that goes with that plan.
- **View Considerations:** While we understand concerns about potential view impacts, the story poles demonstrate that the primary view for the neighbors of the canyon remains unobstructed. We firmly believe that this limited side view, primarily of rooftops, is not a guaranteed nor a defining feature of their home. People purchase homes on our street for Canyon views, not rooftop views that can be obstructed by tree growth.
- **Neighborhood Support:** As homeowners committed to fostering a harmonious relationship with our community, we took proactive steps to engage with our neighbors with a detailed written letter about the motivation with a design proposal even before the initial commission's review meetings commenced. Throughout this process, we have maintained a consistent focus on attentiveness and responsiveness to the neighborhood's concerns and reactions.

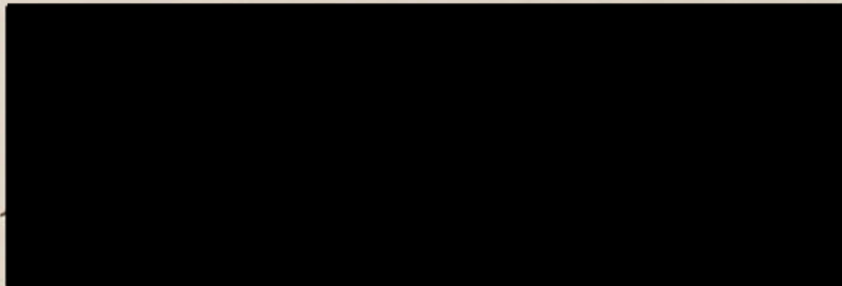
Our efforts have been met with overwhelming support from our immediate neighbors most impacted by this project. The residents to our right at #17 and directly facing us across the street at #18 have both expressed their full support for our project. Their enthusiastic endorsement is a testament to our commitment to transparency and collaboration.

While we are grateful for the overwhelming support we have received, we acknowledge that one neighbor has shared concerns regarding our project. We have listened attentively to their concerns and have made every effort to address them in a respectful and understanding manner. We recognize the importance of open communication and believe that by maintaining a dialogue, we can reach a resolution that is mutually satisfactory.

We respectfully request that the commission carefully consider these points and approve our current plan. We believe it is the best solution for our family, our neighbors, and the environment.

Sincerely,

Signed Name

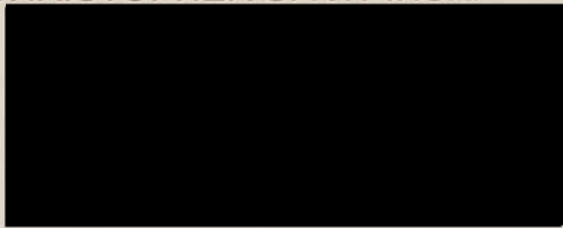


Date:

10/31/2024

Printed Name: CHRISTOPHER S. RYPINSKI

Signed Name 2:



Date:

10/31/2024

Printed Name: ANGELIQUE RYPINSKI

Address:
19 El Quanito Way
Burlingame, CA 94010

To the Burlingame Planning Commission:

I am writing to advocate for the approval of 19 El Quanito's current remodel plan, which involves building above the existing reinforced foundation of our neighbor's home. We believe this option best balances the family's needs with the character of the neighborhood and has a moderate impact on the existing structure.

- **Preservation of Neighborhood Character and Green Space:** The current plan maintains the existing setback from the curb, preserving the streetscape's consistency. The Rypinski's front yard, with its mature fruit trees, is integral to the family's life and contributes to the neighborhood's valued green space. [REDACTED]
[REDACTED] The current plan avoids the disruptive changes that would result from moving the house forward and is the only real viable option to meet the needs.
- **Compliance and Environmental Responsibility:** Building on the existing foundation is the most moderate option of all available options. It also minimizes waste and environmental impact compared to the other options.
 - Alternative option previously considered by homeowners: Building in the back is prohibitive from a soil erosion risk perspective and would require extensive retaining wall reconstruction. In addition, there's a sewage easement that runs adjacent to the patio and would be a significant risk of damage were they to construct any further back on the hillside.
 - The commission's requested alternative suggestion: Building further in the front and waiving the setback restrictions would result in significant changes to consistency which as neighbors we would least enjoy as it would negatively alter the front landscaping that we often take the time to comment positively about.
- **View Considerations:** While we understand concerns about potential view impacts to the neighbor at #15, the story poles demonstrate that the primary view for the neighborhood is that of Canyon and will remain unobstructed. We firmly believe that this limited side view, primarily of rooftops, is not a guaranteed nor a defining feature of their home. People purchase homes on our street for Canyon views, not rooftop views that can be obstructed by tree growth.

We respectfully request that the commission carefully consider these points and approve the 19 El Quanito homeowner's current plan. We believe it is the best solution for their family, the neighborhood, and the environment.

Thank you for your [REDACTED]

Signed full name: [REDACTED]

Date: 10/27/2024

Printed full name: DAN MILLER

Address: [REDACTED]

To the Burlingame Planning Commission:

I am writing to advocate for the approval of 19 El Quanito's current remodel plan, which involves building above the existing reinforced foundation of our neighbor's home. We believe this option best balances the family's needs with the character of the neighborhood and has a moderate impact on the existing structure.

- **Preservation of Neighborhood Character and Green Space:** The current plan maintains the existing setback from the curb, preserving the streetscape's consistency. The Rypinski's front yard, with its mature fruit trees, is integral to the family's life and contributes to the neighborhood's valued green space. [REDACTED]
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We respectfully request that the commission carefully consider these points and approve the 19 El Quanito homeowner's current plan. We believe it is the best solution for their family, the neighborhood, and the environment.

Thank you for your [REDACTED]

Signed full name: [REDACTED]

Date: 10.30.24

Printed full name: Edna Steele

Address: [REDACTED]



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, September 9, 2024

7:00 PM

Council Chambers/Online

- a. 19 El Quanito Way, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling. (Tim Raduenz, Form One Design, applicant and designer; Angelique and Chris Rypinski, property owners) (29 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [Staff Report](#)

[Attachments](#)

[Plans](#)

[Renderings](#)

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

Chair Lowenthal opened the public hearing.

Tim Raduenz, designer, represented the applicant and answered questions regarding the application.

Public Comments:

> Ammiel Kamon, 15 El Quanito Way: I am the owner of a single-family home two houses over from the subject property. I am here to express grave concerns that we have with the planned addition of another floor at 19 El Quanito Way. The proposed addition will eliminate protected water and bay views that we have from both our living room and kitchen. The street is kind of flat and dives down. Our house is right by the bend so it always had that view because houses further down the street are a little lower, so we can actually see the bay from there. These are favored views, and they are integral to quality family time; specifically, morning coffee, breakfast, and in the kitchen, we see the water and trees. I called the 19 El Quanito Way homeowner on August 21st as soon as we received the letter informing us of the project. I have asked if they can consider other expansion options, and she expressed that while some other options may exist, they will be more cost prohibitive. I really sense no desire to modify the plans or to look at different expansion options, I think that was the end of the conversation, so this is my one recourse here. The proposed expansion will also reduce our property value. When you are in our dining room, the entire wall is glass; a big picture window and two narrow side windows. What will happen with the addition of this second floor is why have all these windows just to be looking over our neighbor's house. You don't do that. That is an inviting view bringing light, nature, the bay and so forth. To preserve any water views, I need to do a major remodel myself to build up. We have some plans for building some things inside and maybe pushing the house a little bit back on the other side, but we didn't think of adding a second floor. That is very cost prohibitive. It is even impractical because we are getting older. This is where we have lived for 20-plus years. The nice thing about these homes as you get older is you've got everything in one level, and you can go down if you need additional stuff. It is a dramatic change. Yes, we can go build up, but it is a very big change to quality of life. Lastly, in relation to the home that was reviewed earlier where a neighbor wrote that they are glad that the applicant didn't build a monstrosity on the lot because the neighborhood used to have a certain design feel. Our neighborhood has a feel where all the homes are consistent with one street level and going down. I believe this will be the first home that will be three

levels. I worry that there will be a street warfare, "well you're going to go up, I'm going to go up." Then we now block the canyon views for our neighbors across the street, that's what I worry about as well.

> *Angelique Rypinski, 19 El Quanito Way: I am the owner of the subject property. I want to express our excitement about the project. We would like to expand our home because the space is currently tight. My husband works from home remotely next to the washing machine. This will be a really great addition for us. I would like to emphasize that we actually explored other options, even an ADU. The problem is we have an easement at the backyard. The city has an access for sewage, so the backyard is not even an option. Obviously, we have the hill and overlooking canyons, so this is not possible. The commission mentioned the front, again, that will not give us much space to play with. We love the design because it is not overpowering and very considerate of what the neighborhood looks like. The commission also mentioned about doing something modern, but I don't want to do that because there is no modern house on our street. That will look like an eyesore. We really like this look and the roof profile. Regarding the neighbor, we really didn't suspect that this will be an issue regarding the view. The main view on our street is overlooking the canyon. Their house has huge bay windows overlooking that view. This is an area where nobody is able to build, and we love that view very much. The view that my neighbor has mentioned is on the side of their house and very recessed, so that's why we didn't suspect that this will be an issue. The views that they have are very much dependent on the trees that are growing. Our oak tree has been trimmed. If it grows more, they will actually lose that view. So, it is something to consider. Thank you so much.*

Chair Lowenthal closed the public hearing.

Commission Discussion/Direction:

- > *Please fix drafting inconsistencies of window casings on the elevations and renderings.*
- > *Suggest discussing previous mudslide issues with Public Works for future mitigation.*
- > *Consider looking at other roof profiles and shapes.*
- > *Install story poles for the proposed addition.*
- > *I agree with my fellow commissioner. The story poles are needed. I want to note that I tried to reach out to the homeowner at 15 El Quanito Way but was unsuccessful. While I was there, I did walk to the side of the house towards the view. Though I was not at the level of the kitchen and the dining room, I can see that at least at street level or at grade, that there would be some view blockage with the second story addition over the house. I would like to see story poles installed by the time you get to the height of the dining room and kitchen area that clears that second story roof. But until the story poles are up, it's really hard to determine.*
- > *From a design perspective, I can understand that there are some limitations on where to build. I do see that there is some space in the front of the property to expand, as well as some space out beyond the living room.*
- > *There is a 10'-0" change in ridge height, from the top of the current ridge to the new proposed ridge. That is considerable. We can see on the side elevations that it looks somewhat blocky from a neighbor's perspective. The applicant has a great designer and I'm sure the floor plan is working very nicely for them, but I feel that the massing of the central structure feels flat in relationship to all the other homes on the street, which are more ranch-like, low-lying, and sprawling type of arrangements. If this addition goes forward, it must be a bit low-lying to somehow break up that central portion between the first and second story.*
- > *Curious to know why there are no windows on the right-hand side of the second story facing the bay. I*

would think that they will have a nice bay view from that second floor. There are some corner windows but surprised that there aren't more windows in that direction letting in some more light and view.

> The design is very traditional. It doesn't relate to the ranch-style low-slung of the neighborhood. When I mentioned modern design, I didn't mean flat. I was envisioning some creative ways like slightly slanted roofs; it doesn't have to be far out there, just a different way to organize that space. It may not be in the same area. I completely understand the limitations. When I was on the site, it is quite land-locked there. The back is better designed than the front. It doesn't hold together with the rest of it. It is almost all by itself. I am inclined to think that when we get the idea of what the story poles tell us, maybe there is another way to organize the space that perhaps hasn't been thought about.

> I agree with my fellow commissioners. Whenever there is a hillside overlay, I read this just to make sure that everyone is clear. The Zoning Code states that protected views only apply to living rooms and family rooms, so it is not kitchens and dining rooms. Please let us know when you have the story poles up so we can actually see the view from your living room.

Chair Lowenthal re-opened the public hearing.

> Kamon: I've sent in an email, and I have attached photos. This is what is confusing, if nothing was sent in then you wouldn't have those photos. (Chair Lowenthal: We have the photos, but we want to see the story poles from your perspective.)

> Raduenz: Thank you commissioner for bringing that code up. I will read the code and put it in our response letter. We are going to look at other options as well. Story poles will go up. It is very important that you get the whole story and to be on site. This is important for the homeowners and the neighbors. I'd like for it to be per the letter of the law.

Chair Lowenthal closed the public hearing.

> I struggle with the language of how the code section was written. I read it as somewhat unique to every home's view, the floor plans of each home and what they are seeing. But when I think of living rooms, I think of dining rooms as part of that, the entertainment spaces. Not necessarily a bathroom or a private bedroom, but the spaces where one would entertain and live in. That's why I see it as dining rooms to be included, but that depends on the layout. I know we have been provided photos here and it looks like the dining room window is huge and is looking out towards the bay. We would have to see once the story poles are up and get permission to enter the home to understand the layout. That is how I've interpreted living rooms.

> The code does not allow for interpretation. For example, it actually names living rooms and family rooms. They might want to reword it in the future, but that is how it is written as of today.

> That is a little confusing because nowadays, I don't know if that is the case with what we are talking about now, there's a lot of combining rooms and open floor plans so it could be any of those two. I thought it mainly meant no office.

> Spansail: We can certainly provide more clarification in the next staff report to make sure we put in there exactly what can and cannot be considered.

> It does not say bedroom, correct? That is an important distinction because bedrooms, bathrooms and things like that do not count.

> This commission in the past had rejected a project because there was a tiny bit of view from one's corner office window upstairs. That was a bedroom being used as an office. That is why my understanding of the language has transferred into other rooms.

- > *Lewit: We did have a code change in January of 2022 and this language was revised. As the Assistant City Attorney said, we can get back to you with more details.*

- > *I'm not as quite opposed to the aesthetics of the design because the nature of the ranch houses in this area is extreme compared to the ones we see in other areas which are almost basically split-level. I'm not as opposed to what the elevation looks like a three-story massing because it will only look that way from a very specific angle. A little bit more work can be done to make the front façade less blocky. The correct cladding has been chosen so far. Consider adding more details or moving some things around to make it more cohesive. Overall, I agree with my fellow commissioners.*

- > *I don't have much of an issue with the design itself. I don't disagree with what my fellow commissioners have said. If we can go a little laterally with the design, as opposed to vertically, I believe we are at 31'-6" from the lower grade. Maybe we can somehow get closer to 27' or 28', it may be easier for the other neighbors. I am also against the idea of handcuffing the entire neighborhood because that just hurts your property values. There's got to be a middle ground. I wouldn't put a dead end for them putting up a second story, that is for sure. There can be work done. I am excited to see the story poles and see what we can go with that.*

- > *I agree with everyone. To help get all these parts together, consider using stucco on the first floor and have the wood siding on the upper floor.*

- > *Consider a break in materials and increase the horizontal element as opposed to the vertical element.*

- > *I also agree with my fellow commissioner about not handcuffing the neighborhood in not being able to add a second story. Driving along that street, because of the low-grade of the slope of the street, it seems that nobody is really affected. There are some second story houses on the other side of the street. If there are any second stories that don't block distant bay views per our letter of the law, then that should be allowed.*

- > *I do appreciate the attempt to remodel the home as opposes to re-building. I do think that is a nice thing to do. I believe the neighbors will also appreciate that as far as the length of construction and change to the natural state of the hill.*

Chair Lowenthal made a motion, seconded by Commissioner Comaroto, to place the item on the Regular Action Calendar when plans have been revised as directed and story poles have been installed. The motion carried by the following vote:

Aye: 6 - Comaroto, Horan, Lowenthal, Pfaff, Shores, and Tse

Absent: 1 - Schmid

Form + One

4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304
E + tim@formonedesign.com

TRANSMITTAL FORM

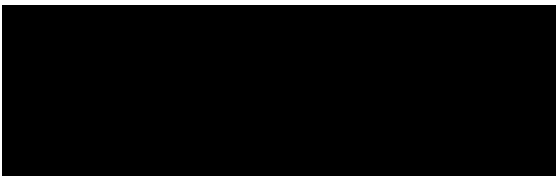
To: City of Burlingame	From: Tim Raduenz
Subject: 19 El Quanita Planning/Commission Responses	Date Sent: 10/01/24
	Number of Pages: 1

Response to Planning/Commission Comments:

- a. Install story poles: **Story Poles Installed**
- b. Inconsistency of window casings being shown on drawings and differs from renderings: **renderings was updated to match**
- c. Look at different roof shapes that may be flatter: **we can reduce wall height 12” to go with 7’ wall heights if that helps with view.**
- d. Make first floor stucco to be consistent with rest of house and increase horizontal element of addition: **We have taken your recommendation on this and hope this helps with the overall style.**
- e. Consider windows on right side elevation: **We can add these windows back in, hopefully we can get an approval so we can move forward with design process!**

Planning comments to address – please call out the following on the building elevations:

1. Specify material for window cladding: **The windows will be Sierra Pacific wood with aluminum Clad exteriors**
2. Specify window trim material: **Cedar or Redwood trims**
3. Specify size and materials of wood eave brackets/ wood corbels and horizontal band at the cantilever: **Cedar or Redwood, 6x6 or 4x6 material sizes**
4. Clarify existing windows and new windows (i.e. change “R” note to “N”): **OK we have added this to the updated drawings.**

B 

Tim Raduenz

Form + One

4843 Silver Springs Drive
Park City, UT 84098

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TRANSMITTAL FORM

To: City of Burlingame / Commission
Subject: 19 El Quanito Story Poles + Views

From: Tim Raduenz
Date Sent: 10/01/24
Number of Pages: 5

Review of Story Poles + Views

Commission:

As outlined in the Hillside overlay code (see below), our design prioritizes preserving the slope's trees and the existing forest and canyon. In addition, we've worked within the building's current footprint.

The Hillside overlay code only protects family or living rooms from obstruction. Views are seasonal and can be compromised by tree neglect **and or just letting the trees grow naturally**. Other neighbors also have the right to maintain their views, highlighting the potential challenges of future development.

Homes on El Quanito Way have been **strategically designed** to face the canyon **as their main view**. And this view will remain permanently unobstructed regardless of tree growth from neighbors or development.

25.20.040 Hillside Overlay (H).

A. Purpose and Applicability. The Hillside Overlay Zone applies to all construction in the designated hillside area, as identified in Article 6 (Permit Processing Procedures). The Director may require a survey and slope analysis to determine whether the provisions of this chapter apply to a specific property or development. The purpose of this zone is to:

1. Protect public health and safety by minimizing hazards, including soil erosion and fire danger associated with development on hillsides;
2. Preserve and enhance the City's scenic character, including its natural hillsides and views of San Francisco Bay;
3. Respect natural features in the design and construction of hillside development; and
4. Design hillside development to be sensitive to existing terrain, distant views, and significant natural landforms and features.

B.

View Preservation. Hillside development shall be designed to preserve existing distant views. View preservation shall be limited to obstruction of distant views to San Francisco Bay, the San Francisco Airport, and Mills Canyon **from primary indoor living areas (living rooms and family rooms)**.



VIEW FROM SUBJECT SITE: EXISTING VIEW



VIEW FROM SUBJECT SITE: LOOKING BACK AT BOTH NEIGHBORS (THIS WILL ALSO AFFECT THE FUTURE BUILDING OF 2ND FLOOR OF THE CLOSEST NEIGHBORS HOME AS WELL) WHICH IS A DANGEROUS PRECEDENT.



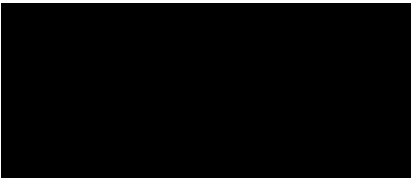
VIEW FROM SUBJECT SITE: EXISTING VIEW W/ STORY POLES

The view may be obstructed by the oak tree at 19 El Quanito Way and other trees at 21 El Quanito as they continue to grow.



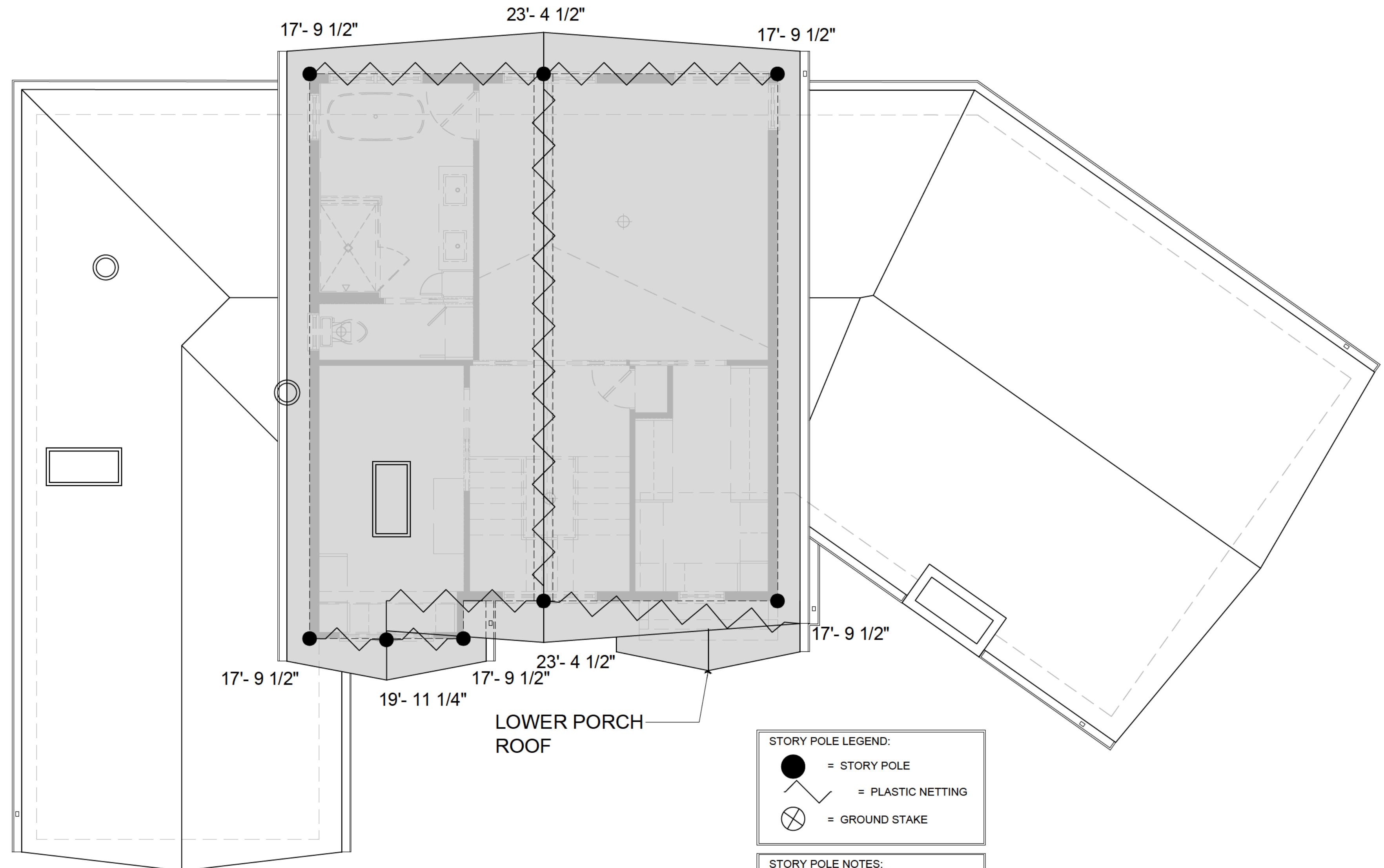
**VIEW FROM 17 EL QUANITO WAY ROOF (Direct Neighbor of both SUBJECT SITE and 15 El Quanito Way):
EXISTING VIEW W/ STORY POLES**

This view is the nearly equivalent to the natural view from 15 El Quanito Way kitchen window.



Tim Raduenz

All drawings & specifications provided as instruments of service are the property of the designer. Whether the project is executed or not, it is unlawful for any person, without the written consent of the designer, to duplicate or make copies of these documents, partly or in whole, for use for other projects & buildings.



STORY POLE LEGEND:

- = STORY POLE
- ⚡ = PLASTIC NETTING
- ⊗ = GROUND STAKE

STORY POLE NOTES:

1. HEIGHTS ARE BASED FROM (E) GRADE @ FRONT DOOR (293 68')
2. CONFIRM ALL REQUIREMENTS WITH T M RADUENZ - FORM+ONE - 415-819-0304
3. REQU RED FOR NEIGHBORS TO SEE HEIGHT + SCALE OF PROJECT.

PROPOSED STORY POLE PLAN

Scale: 1/4" = 1'-0"

1
SP

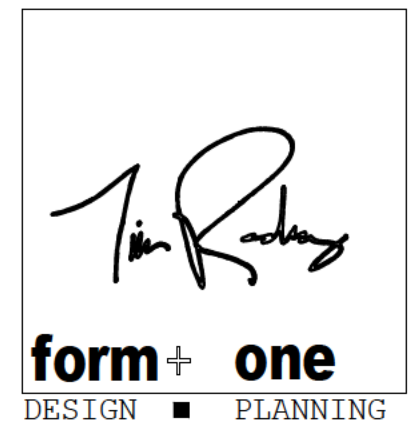
Revisions

Rev. #	Description	Date
001	Response to Comments	7/25/24
002	Response to Comments	8/14/24
003		
004		
005		
006		

Contractor :

Owner : Rypinski Residence
19 El Quanita Way
Burlingame, CA, 94010
Zoning: R3
Year Built: 1959

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM



Title : Proposed Story Pole Plan

Project : Rypinski Residence
19 El Quanita Way
Burlingame, CA, 94010

Job No. : 24_03 | Drawn : TIM RADUENZ | Date : 01.25.24

SP

**BUILDING SET
PLANNING SET**

APN#: 027-130-320

DMG Engineering, Inc.
30 Oakvue Court, Pleasant Hill, CA 94523
Phone: 925-787-0463 Fax: 925-287-8503
www.dmgbayarea.com

October 2, 2024

City of Burlingame ADRB
501 Primrose Road
Burlingame, CA 94010

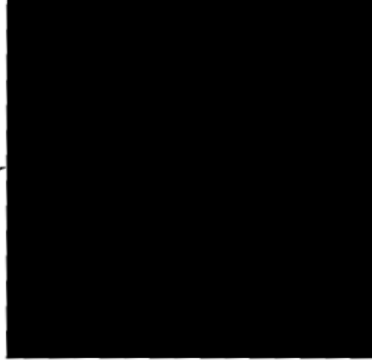
Reference: Story Pole Certification – 19 El Quanito Way, Burlingame

This letter is to certify that on September 30, 2024, DMG Engineering, Inc. verified the story poles for the proposed addition and verified that the story poles conformed to the architectural drawings prepared by Form One.

If you have any further questions regarding this matter, please contact me at your convenience.



Dylan Gonsalves, PE, PLS





From: Ammiel Kamon <[REDACTED]>
Sent: Friday, October 4, 2024 2:44 AM
To: GRP-Planning Commissioners <PlanningCommissioners@burlingame.org>
Subject: Concerns with the 19 El Quanito Way Vertical Expansion

Hello again, this is Ammiel Kamon, [REDACTED]

I just returned from extended business travel and noticed that the poles and red flags are now up at [19 El Quanito Way](#) showing the outline of the proposed 2nd floor addition. As you can see from the included photo from our great room the water view of the Bay is entirely blocked, confirming all of the concerns that I raised earlier.

I want to also inform the commission that the room where I took this picture is our Living room and living space. There was discussion during the last hearing that the ordinance was recently changed so that most rooms would be excluded but not living spaces or rooms. Well the room in question is a large space used for lounging on couches, watching TV / gaming, and dining. It is the only shared space in our home (all other rooms are bedrooms, bathrooms, or kitchen). So respectfully, I believe the protection of the water view should apply in this case.

Could you confirm receipt of this email?

Also, what recourse do I have in this matter? What are the approval steps from this point, and who can I contact to help?

What is being proposed here is not OK.

Thank you in advance for your consideration and any answers that you may be able to provide.

- Ammiel

Crop





City of Burlingame Hillside Area Construction Permit Application

The Director or Planning Commission (if appealed) is required by law to make findings as defined by the City's Ordinance (Code Section 25.70.030). Your answers to the following questions can assist the Director in making the decision as to whether the findings can be made for your request.

- A. Explain how the proposed project is consistent with the purpose of the Hillside Overlay Zone, include the following:**
- 1. Protect public health and safety by minimizing hazards, including soil erosion and fire danger associated with development on hillsides;**
 - 2. Preserve and enhance the City's scenic character, including its natural hillsides and views of San Francisco Bay;**
 - 3. Respect natural features in the design and construction of hillside development; and**
 - 4. Design hillside development to be sensitive to existing terrain, distant views, and significant natural landforms and features.**

This project will comply with all requirements for soil erosion & fire danger associated with hillside development. The new second floor height will not impact any views and is consistent with the neighborhood designs.

RECEIVED

06.12.24

CITY OF BURLINGAME
CDD-PLANNING DIVISION

From: Ammiel Kamon <[REDACTED]>
Sent: Wednesday, August 28, 2024 4:53 PM
To: GRP-Planning Commissioners <PlanningCommissioners@burlingame.org>
Subject: Concerns with the 19 El Quanito Way Vertical Expansion

Dear Planning Commission,

I'm the owner of the single family home at [REDACTED] in Burlingame I am writing to express grave concerns that we have with the planned addition of another floor to 19 El Quanito Way, two doors down the street from us.

The proposed addition would eliminate the protected Water and Bay views that we have from both our living Room and our Kitchen (pictures included below).

These are our favorite views and they are integral to quality family time. Specifically, we enjoy our morning coffee and breakfast each day looking at these views, and when we have family meals together in the dining room.

I called Angelique, the 19 El Quanito homeowner, on August 21st, as soon as I received her letter informing of this project. I asked that they consider other expansion options, and she expressed that while some option may exist it would be more expensive. I sensed no desire to modify plans or to look at a different expansion approach.

The proposed expansion would also materially reduce my property's value.

To preserve any water views I'd need a major remodel to build up as well which I don't want to. Adding a floor to our home would almost certainly also cause issues with other neighbors and we would not put them in our shoes experiencing what we are experiencing.

Dining Room View (19 El Quanito is the 2nd roof that you see, it has a brick chimney):



Kitchen View:



I respectfully request that you reject the vertical buildout at 19 El Quanito Way.

Thanks for your time and consideration,

Ammiel Kamon



19 El Quanito homeowner response to 15 El Quanito concerns

RECEIVED

9.3.24

CITY OF BURLINGAME
CDD-PLANNING DIVISION

General comments

1. Our best option for expansion is building up because of setbacks, an easement, and the hill position.
2. If this item is upheld as blocking the project: none of 21, 19 or 17 and maybe more would have the right to similarly expand as all of them share the same line of sight and limited yard
3. Our project is a modest one:
 - a. Only about 700 square feet above our main floor and keeping the roof pitch down, staying consistent with the neighborhood
 - b. Provides a home workplace as since COVID we've been WFH multiple days per week sitting by the washer and dryer
4. We will create a more natural landscaping to give more curb appeal to the street
5. We didn't suspect this would be an issue for any of our neighbors as the main view on our side of the street overlooks Canyon Rd.

Line of sight to SF Bay Views on El Quanito

These next set of photos provide our perspective of of 15 El Quanito's SF Bay Views from the side of their home as taken from the rooftop of our home, about 120 feet away from their side window.

This demonstrates that the view is highly variable based on zoom settings and tree growth

Image from neighbor: View from 15 El Quanito Way dining room window, side of the house

Our oak tree



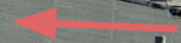
Tree belonging to 23 El Quanito trimmed last year



Our roof



17 El Quanito roof



View varies depending on tree growth

Google maps satellite

Terrain view illustrating relative position of camera and distance to neighbor's window

Next set of photos taken
From 19 El Quanito Way rooftop
Road
About 120 ft. from
15 El Quanito home



15 El Quanito Way side of
house facing SF Bay

Camera Position
(19 El Quanito Way rooftop)

Image taken from 19 El Quanito way roof facing the Neighbor's view - **No Zoom**

Position of camera:

6' above 19 El Quanito way roof peak
point closest to neighbor at 17

View on a clear day taken on August 30,
2024.

Camera specification:

Google Pixel 7 rear camera. 0 degree tilt, Zoom: 1.0;
12.5 MP wide lens; 1/1.31-inch sensor, 1.2 μ m pixels,
24mm equivalent f/1.85-aperture lens



Image taken from 19 El Quanito way roof - line of sight to 15 neighbor's window - **No Zoom**

Position of camera (same as previous slide, pointed in opposite direction):

6' above peak point on 19 El Quanito way roof; the peak of roof closest to neighbor at 17 El Quanito and about 120 ft away from the neighbor's window.

View on a clear day taken on August 30, 2024.

Camera specification:
Google Pixel 7 rear camera. 0 degree tilt, Zoom 1.0;
12.5 MP wide lens; 1/1.31-inch sensor, 1.2 μ m pixels,
24mm equivalent f/1.85-aperture lens



Side-by-side comparison (images cropped to fit on slide)

Image sent by #15 homeowner - view from their window



Image taken by #19 homeowner - standing view from rooftop - Scaled to match, otherwise unaltered



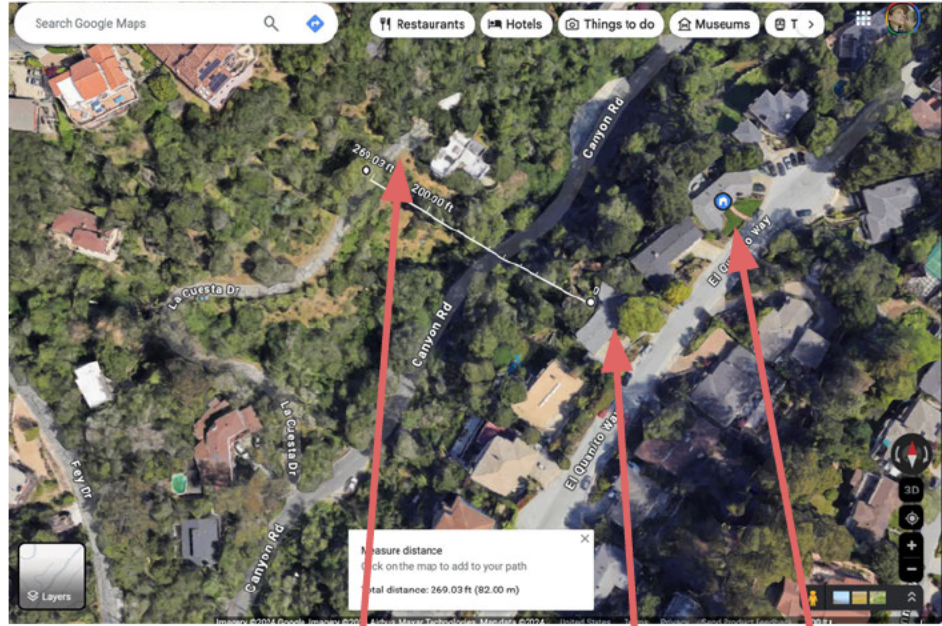
Views from La Cuesta Drive

The **main view of 15 El Quanito overlooks Canyon Road** and will remain unobstructed because of the cliff beyond their property. These next set of photos provide a perspective of #15 El Quanito home from La Cuesta Drive.

Google maps satellite

Terrain view illustrating relative positions of camera and both homes on El Quanito Way

Next set of photos taken
From La Cuesta Drive
About 270 ft. from
15 El Quanito home



Camera Position

#15

#19

El Quanito Way

La Cuesta Drive Perspective

View on a clear day taken on
August 30, 2024.



Camera specification:
Google Pixel 7 rear camera. **Zoomed in**; 12.5
MP wide lens; 1/1.31-inch sensor, 1.2 μ m
pixels, 24mm equivalent f/1.85-aperture
lens

15 El Quanito Way

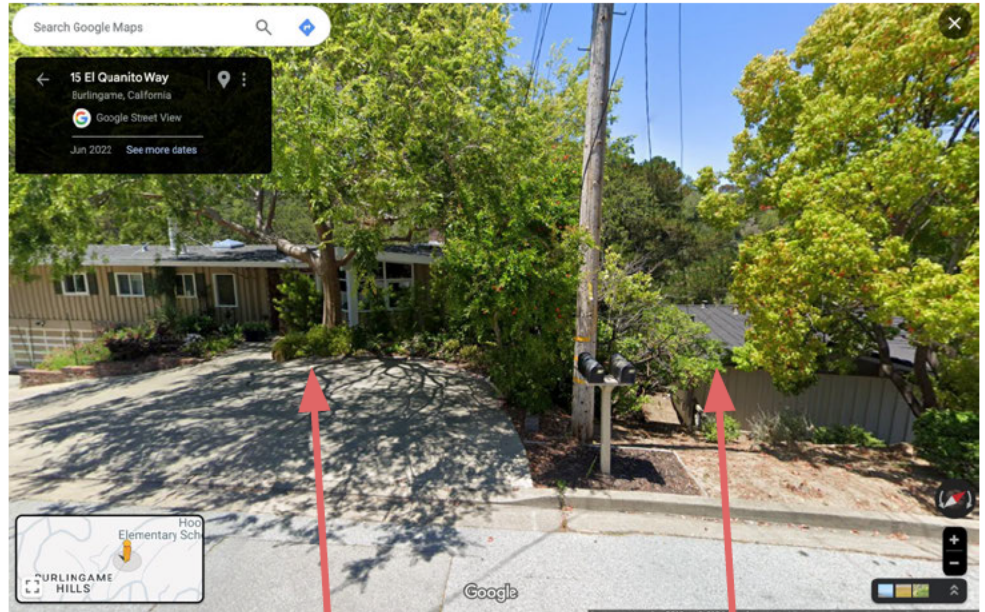
Appendix

Street views from El Quanito

These next set of photos provide an El Quanito street view perspective of of the 15 El Quanito home.

We didn't suspect the SF Bay view would be any concern to this neighbor given the narrow and thick woodland yard.

Google street view
of 15 El Quanito
Way, July 2022



#15

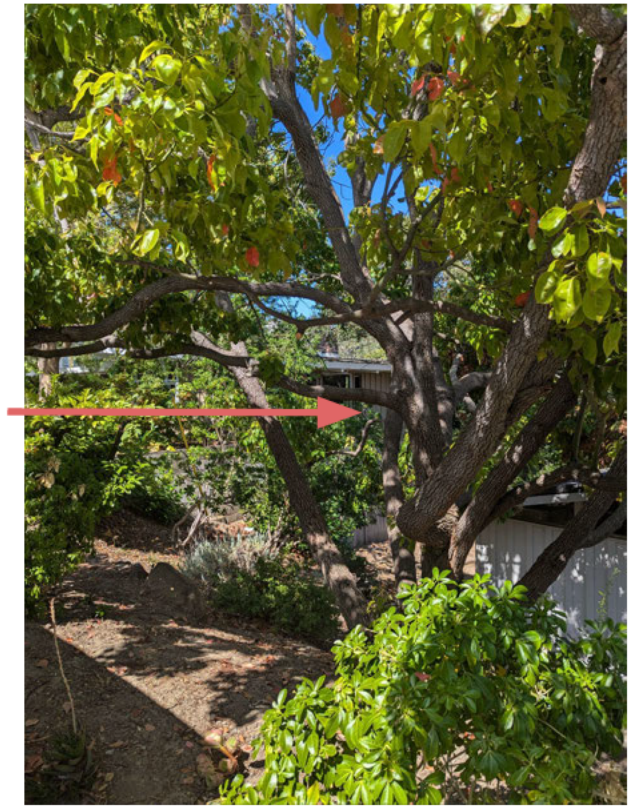
#17

El Quanito Way

Photograph from El Quanito Way - Perspective #1

View on a clear day taken on
August 30, 2024.

15 El Quanito Way

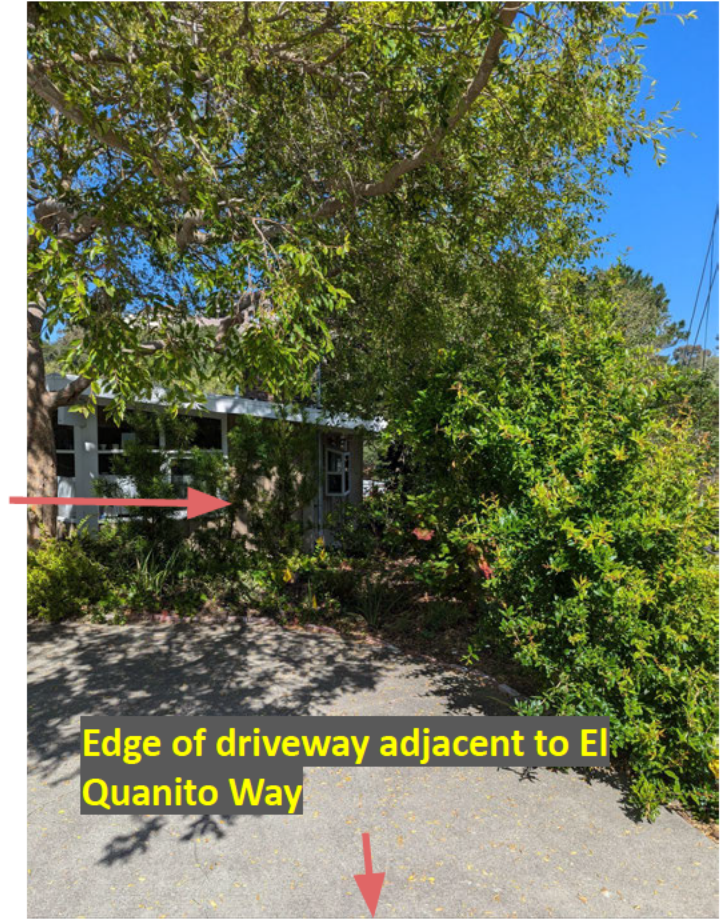


Camera specification:
Google Pixel 7 rear camera. Zoom: 1.0; 12.5
MP wide lens; 1/1.31-inch sensor, 1.2 μ m
pixels, 24mm equivalent f/1.85-aperture
lens

Photograph from El Quanito Way - Perspective #2 - driveway

View on a clear day taken on
August 30, 2024.

15 El Quanito Way



Camera specification:
Google Pixel 7 rear camera. Zoom: 1.0; 12.5 MP
wide lens; 1/1.31-inch sensor, 1.2µm pixels,
24mm equivalent f/1.85-aperture lens

Street views from Canyon Road

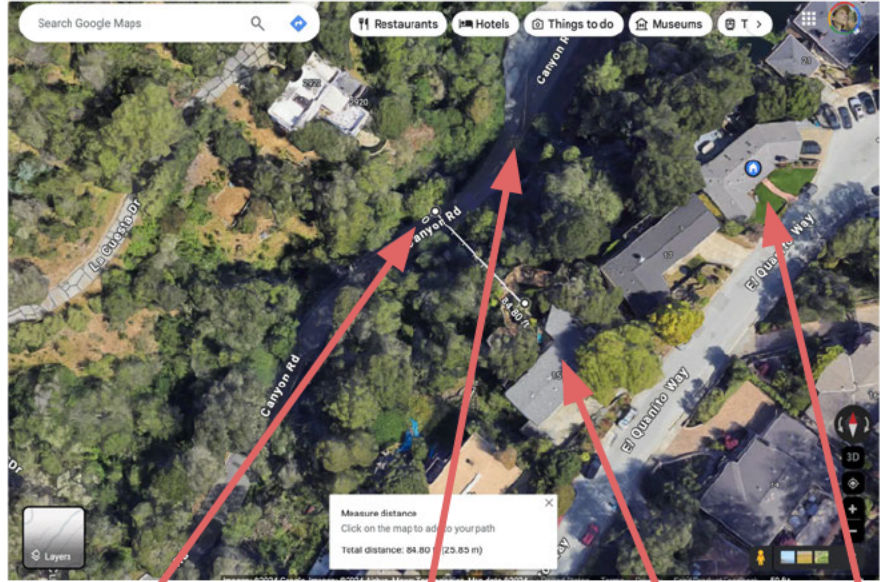
These next set of photos provide a Canyon Road street view perspective of of the 15 El Quanito home.

These provide further evidence of the main view is from their patio

Google maps satellite

Terrain view illustrating relative position of cameras

Next set of photos taken
From Canyon Road
About 85 ft. from
15 El Quanito home



Camera
Position#1

Camera Position#2

#15

#19

El Quanito Way

Photograph from Canyon road - Camera position #1

View on a clear day taken on
August 30, 2024.

15 El Quanito Way
(rear patio)

Camera specification:
Google Pixel 7 rear camera. **Zoomed in**; 12.5
MP wide lens; 1/1.31-inch sensor, 1.2 μ m
pixels, 24mm equivalent f/1.85-aperture lens



Photograph from Canyon road - Camera position #2

View on a clear day taken on
August 30, 2024.

15 El Quanito Way
(rear patio)



Camera specification:
Google Pixel 7 rear camera. **Zoomed in**; 12.5
MP wide lens; 1/1.31-inch sensor, 1.2 μ m
pixels, 24mm equivalent f/1.85-aperture lens

Angelique Rypinski
19 El Quanito Way
Burlingame, CA 94010

Site: 19 El Quanito Way, Burlingame

Dear Angelique,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A 2nd floor addition is planned for the property, prompting the need for this tree protection report.

Method:

The City of Burlingame protects all street trees and Private Protected trees whereby a Private Protected tree is a tree with a trunk circumference of 48” or more measured at 54” above ground. Burlingame requests that the tree protection plan contains all trees with a trunk diameter greater than 12 inches be included, this also includes trees on neighboring properties within 8 feet of the property line that may also be impacted by construction.

The location of the protected trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

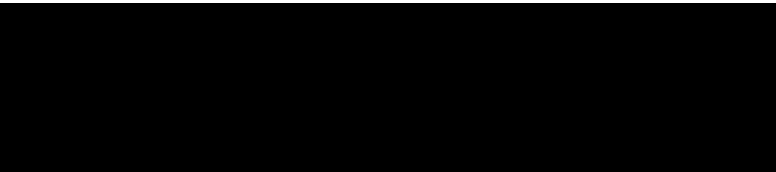
1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely



Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak <i>Quercus agrifolia</i>	18.6"	40/30	60	Good health and condition, one sided, Private Protected
2	Coast live oak <i>Quercus agrifolia</i>	22.9"	35/25	60	Good health and condition, decay and cavities, Private Protected
3	Coast live oak <i>Quercus agrifolia</i>	19.6"	35/20	55	Fair health and condition, cavity at 6', thin canopy, Private Protected
4	Coast live oak <i>Quercus agrifolia</i>	16.8"/15.8"	35/30	60	Good health and condition, codominant at grade, Private Protected
5	Cajeput tree <i>Melaleuca quinquenervia</i>	6.8"/4.2"/4.5"	25/8	55	Fair health and condition, codominant at grade, Not Regulated
6	Loquat <i>Diospyros japonica</i>	5.0"/4.7"/7.1"	15/9	70	Good health and condition, neighbor's tree, Not Regulated

Summary:

There are 5 trees on this property and 1 tree on the neighbor's property that might be impacted by the proposed construction.

Tree #s 1, 2, 3 and 4 are all Regulated coast live oaks that should be protected during construction.

Tree # 5 is a cajeput tree at the front of the property that is not Protected.

Tree # 6 is a loquat on the neighbor's property that is not protected.

The trees can be seen in the following photographs.



Tree # 1



Tree # 2



Tree # 3



Tree # 4



Tree # 5



Tree # 6

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½” or 2” posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ’s as follows:-

Tree # 1: TPZ should be at 15 feet from the trunk of the tree, closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. Shown as a thin red line.

Since the tree stands below 2 permanent retaining walls, there will be no impact on the root system and Type I fencing is not required. However, I would recommend the tree be wrapped with Type III Tree Protection as outlined and illustrated in image 2.15-4⁽⁶⁾.

Tree # 2: TPZ should be at 19 feet from the trunk of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. Shown as a thin red line.

Since the tree stands below a permanent retaining walls, there will be no impact on the root system and Type I fencing is not required. However, I would recommend the tree be wrapped with Type III Tree Protection as outlined and illustrated in image 2.15-4⁽⁶⁾.

Tree # 3: TPZ should be at 16 feet from the trunk of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. Shown as a thin red line.

Since the tree stands below a permanent retaining walls, there will be no impact on the root system and Type I fencing is not required. However, I would recommend the tree be wrapped with Type III Tree Protection as outlined and illustrated in image 2.15-4⁽⁶⁾.

Tree # 4: TPZ should be at 20 feet from the trunk of the tree, closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. Shown as a thin red line.

Since the tree stands at the edge of the patio, which is to remain, there will be no impact on the root system and Type I fencing is not required. However, I would recommend the tree be wrapped with Type III Tree Protection as outlined and illustrated in image 2.15-4⁽⁶⁾.



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline



IMAGE 2.15-4
Trunk Wrap Protection

• **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

• **Type III Tree Protection**

Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the *City Arborist*. (see *Image 2.15-4*)

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4” in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1” or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
5. **Do Not:**⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.
6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾
7. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾
8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots.⁽⁴⁾
9. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4” of wood chip overlaid with plywood.
10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
11. Ensure upon completion of the project that the original ground level is restored



Location of existing house, proposed addition, protected trees and their Tree Protection Zones.

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root plate	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

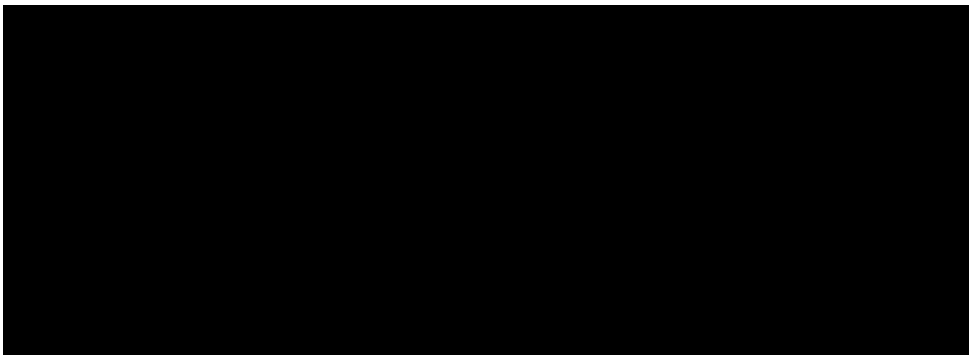
- (1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.
- (3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Anon
- (5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000
- (6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.



Robert Weatherill
Certified Arborist WE 1936a
Date: 5/29/24

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW, AND
HILLSIDE AREA CONSTRUCTION PERMIT**

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

WHEREAS, a Categorical Exemption has been prepared and application has been made for an application for Design Review and Hillside Area Construction Permit for a first and second floor addition to an existing single-unit dwelling at 19 El Quanito Way, zoned R-1, Angelique and Chris Rypinski, property owners, APN: 027-130-320;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on November 12, 2024, 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 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 Hillside Area Construction Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Hillside Area Construction Permit 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 12th day of November, 2024 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit
19 El Quanito Way
Effective **November 22, 2024**
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped October 1, 2024, sheets T1.0, SP, SP2, topographic survey, A1.0 through A5.0, and A9.0;
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 (level of review to be determined by Planning staff);
3. that any changes to the size or envelope of the basement, 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;
5. that demolition for 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;
6. 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;
7. 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;
8. 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;
9. 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;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

10. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit
19 El Quanito Way
Effective **November 22, 2024**
Page 2

11. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
12. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
13. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

19 El Quanito Way
300' noticing
APN: 027-130-320

