



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, January 28, 2019

7:00 PM

Council Chambers

- b. 1629 Howard Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (Adam Bittle, Architecture Allure, applicant and designer; Peter and Judith Cittadini TR, property owners) (119 noticed) Staff Contact: Ruben Hurin

All Commissioners had visited the project site. There were no ex-parte communications to report.

Community Development Director Gardiner provided an overview of the staff report.

Questions of staff:

> *There is a new parking area shown on the site plan where the driveway is being widened in front of the house. Is that allowed? (Keylon: It is allowed for accessory dwelling units. If project does not contain an ADU, it is not allowed unless it's leading to a garage. Would not be allowed in this case since an ADU is not proposed.)*

Chair Gaul opened the public hearing.

Adam Bittle, Architecture Allure, represented the applicant.

Commission Questions/Comments:

> *Have you talked to neighbor on the right on the corner of Howard Avenue and Occidental Avenue? Their back yard backs up against your right side of the property. (Bittle: Their side yard where the garage is really their yard, so we tried to open up also in flipping the garage to the opposite corner; creates an open space that the two properties can share. Have not talked to this neighbor.)*

> *Have you decided on the type of stone cladding? Encourage you to choose something in the vernacular that fits the neighborhood, should not choose river rock. (Bittle: Thinking to use a natural stone, but don't have that detail yet.)*

> *Plans call out aluminum clad windows and doors. Are you familiar with the simulated true divided lite muntins that we look for? Please add note to plans specifying type of muntins. (Bittle: Yes.)*

> *Understand explanation of massing and trying to fit in with the context of the neighborhood. Think there is support for it in looking at the massing of the houses on either side. Plate heights are 10 feet on the first floor and 9 feet on the second floor. House is within the limit allowed. Second floor windows are tall, and there is a lot of freeboard of shingles that makes the second floor feel heavy. Will the second floor ceilings be vaulted and have volume? (Bittle: Yes, there will be sloped ceilings. Did look at lower plate heights on both floors, but it looked out of scale compared to the house on Occidental Avenue. Also used trim on the gable ends to break down the face of the house.) Should revisit reducing the second floor plate height, perhaps bringing it down to 8'-6", would help with scale as you work from freeboard below window sills to the tall windows. (Bittle: Will take a look at it.)*

> *Like style of existing bungalow with low slung roof and wood brackets.*

> *Existing house has tapered front columns, new house has simple square columns that look light for this design. Could you consider tapered columns with a solid base? Would make the front of the house pop.*

> *Are trim boards on gable ends flat against the wall with shingle in between them or pulled out under*

the barge rafter? (Bittle: They are flat against the wall. Probably should transition to a clapboard between something different material.) Could look really nice if the trim was pulled out, would help the design, should consider it to make things jump out more. (Bittle: We're not too deep on the rake as shown, not enough to get the emphasis you're looking for.)

> Agree that plate height should be reduced, would help bring back the Craftsman design we are losing in the existing house.

> There doesn't appear to be an weather protection over the rear patio doors. Should consider an eave overhang or other detail to protect those doors from weather. (Bittle: With current waterproofing methods, it should work. Looked at adding a trellis, but decided against it because the yard is so small and want to bring light into the house. Can look at recessing it a bit, but not looking to do a full covered roof.)

Public Comments:

Neighbor on Occidental Avenue (name not provided): Did not review proposed plans until today. Concerned about window placement and privacy on side of house facing my home. Appreciate thoughtfulness of the size of windows and them not being located directly from my office. Would like owner to consider adding privacy hedges between houses. Less worried about first floor windows except at the rear of the house, where my kitchen sink window is located. Concerned with second floor facing daughter's bedroom. More than likely lines up with the stairwell window, which will always produce light at nighttime.

Chair Gaul closed the public hearing.

Commission Discussion:

> Landscape plan should be developed further. Suggestion to add landscape screening along the driveway would be helpful.

> Delineate size of patio in back yard on the site plan, floor plan and landscape plan.

> Should check with staff if pull-out area in driveway is allowed by code.

> Revisit plate heights, particularly on second floor. Would help with overall scale; adjusting by six inches or so would help with the overall context of this house fitting in with the neighbors.

> Revisit front porch columns as discussed.

> Indicate size of wood trims, brackets, and corbels on building elevations.

> Indicate simulated true divided lite windows on building elevations.

> Encourage applicant to meet with the neighbors to discuss details of the project, including adding landscape screening along both side yards of the house.

> Encourage applicant to meet with neighbor on right to review alignment of the windows. Could consider making stairwell window frosted glass to reduce light impact.

> Would be helpful to see alignment of windows with neighboring house to right on plans.

Commissioner Kelly made a motion, seconded by Commissioner Terrones, to place the item on the Regular Action calendar when revisions have been made as directed. The motion carried by the following vote:

Aye: 5 - Kelly, Comaroto, Gaul, Terrones, and Tse

Absent: 2 - Sargent, and Loftis



ARCHITECTURE
ALLURE

Architecture + Interiors

February 12, 2019
City of Burlingame

Planning Commission Review Response Letter

Re: Cittadini Residence – Planning Commission Discussion Items

Project Address: 1629 Howard Avenue
APN/Lot No. – 028-316-280

RECEIVED

FEB 12 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

Commission Discussion

1. Landscape plan should be developed further. Suggestion to add landscape screening along the driveway would be helpful.
Response: Landscape screening along driveway has been added, see sheet L1. Landscape includes 3 gallon Ceanothus Americanus, Cornus Stolonifera, and Lonicera Nitida.
2. Delineate size of patio in back yard on the site plan, floor plan and landscape plan.
Response: Outline of possible patio has been added to the site plan, floor plan, and the landscape plan. Pavers or paved area would not exceed 250 SF. For patio delineation see sheets A2, A3, and L1.
3. Should check with staff if pull-out area in driveway is allowed by code.
Response: Pull out area has been omitted, but an area with pavers has been included for easier access to front door, see sheet L1.
4. Revisit plate heights, particularly on second floor. Would help with overall scale; adjusting by six inches or so would help with the overall context of this house fitting in with the neighbors.
Response: Second floor plate heights have been lowered by 6" to reduce second floor mass, see sheets A5 & A6.
5. Revisit front porch columns as discussed.
Response: The front porch columns have been detailed thicker with a taper and a more solid base, see sheet A5.
6. Indicate size of wood trims, brackets, and corbels on building elevations.
Response: Elevations have been revisited, adding a deeper barge rafter and large corbels. Trim sizes have also been added to the elevations, see sheets A5 & A6.
7. Indicate simulated true divided lite windows on building elevations.
Response: The window notes have been updated to show simulated true divided lights, see sheet A5.
8. Encourage applicant to meet with the neighbors to discuss details of the project, including adding landscape screening along both side yards of the house.
Response: Screening has been added/called out along both sides of house, including specific screening at the driveway and windows, see sheet L1. Privacy hedges include 5 gallon Rhamnus Alaternus, Forsythia Intermedia, Pittosporum Tenuifolium, and Berberis Thunbergii.

9. Encourage applicant to meet with neighbor on right to review alignment of the windows. Could consider making stairwell window frosted glass to reduce light impact.
Response: Following previous hearing, we spoke with neighbor and coordinated. Second floor window locations have been added to the site plan per item #10 below. Stair window is off center. While the windows are close in horizontal alignment, and increased setback of almost 15' was provided to mitigate. Frosted glass is not a desired solution. Window treatments will likely be used. In combination of landscape screening and the use of the stair (not a bedroom and will have a lower intensity decorative pendant) being low use "space", the issue should be resolved.

10. Would be helpful to see alignment of windows with neighboring house to right on plans.
Response: Second floor window locations of the neighbor on Occidental have been added to the site plans, see sheet A2.

Please feel free to contact me with any questions or concerns.

Sincerely,



Adam Bittle

Architecture Allure, Inc.
(650) 208-1204
adam@archallure.com



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 028-316-280
 Conditional Use Permit Special Permit Zoning / Other: R-1

PROJECT ADDRESS: 1629 Howard Avenue

APPLICANT

Name: Adam Bittle, Architecture Allure
 Address: 1501 Mariposa St., Ste. 308
 City/State/Zip: San Francisco, CA 94107
 Phone: 650-208-1204
 E-mail: adam@archallure.com

PROPERTY OWNER

Name: Pete Cittadini
 Address: 1629 Howard Avenue
 City/State/Zip: Burlingame, CA 94103
 Phone: -
 E-mail: -

ARCHITECT/DESIGNER

Name: Adam Bittle
 Address: 1501 Mariposa St., Ste. 308
 City/State/Zip: San Francisco, CA 94017
 Phone: 650-208-1204
 E-mail: adam@archallure.com
 Burlingame Business License #: 29891

RECEIVED

OCT - 2 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

Authorization to Reproduce Project Plans:

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

PROJECT DESCRIPTION: Removal of existing single story residence w/ detached garage. Proposed construction of a new two story residence w/ detached garage.

AFFIDAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature:  Date: 10/02/18

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature:  Date: 10/02/18

Date submitted: 10/2/18

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND DESIGN REVIEW

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

WHEREAS, a categorical exemption has been proposed and application has been made for Design Review for a new, two-story single family dwelling and detached garage at 1629 Howard Avenue, zoned R-1, Peter and Judith Cittadini TR, property owners, APN: 028-316-280;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on February 25, 2019, 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 the California Environmental Quality Act (CEQA), per Section 15303 (a), which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review, is hereby approved.
2. Said Design Review is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review 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.

Chairman

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 25th day of February, 2019 by the following vote:

Secretary

EXHIBIT "A"

Categorical Exemption and Design Review

1629 Howard Avenue

Effective **March 7, 2019**

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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped February 12, 2019, sheets A1 through A7, SU-1, and L-1;
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 (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the 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;

EXHIBIT "A"

Categorical Exemption and Design Review

1629 Howard Avenue

Effective **March 7, 2019**

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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;
11. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
12. 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;
13. 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
14. 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.



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

Site: 1629 HOWARD AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, FEBRUARY 25, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a new, two-story single family dwelling and detached garage at
1629 HOWARD AVENUE zoned R-1. APN 028-316-280

Mailed: February 15, 2019

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

1629 Howard Avenue
300' Radius
APN #028.316.280

