



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, September 12, 2022

7:00 PM

Online

- b. 1317 Paloma Avenue, zoned R-1 - Application for Design Review, Special Permit for first and second story plate heights, and Minor Use Permit for detached garage plate height for a new, two-story single-unit dwelling and detached garage. (Ardalan Djalali, applicant and designer; Behzad Hadjian, property owner) (132 noticed) Staff Contact: Fazia Ali

Attachments: [1317 Paloma Ave - Staff Report](#)

[1317 Paloma Ave - Attachments](#)

[1317 Paloma Ave - Plans](#)

All Commissioners have visited the project site. Planning Manager Hurin provided an overview of the staff report.

Chair Gaul opened the public hearing.

Ardalan Djalali, designer, represented the applicant and answered questions about the application.

Public Comments:

> *There were no public comments.*

Chair Gaul closed the public hearing.

Commission Discussion/Direction:

> *Reconsider the different siding from the first floor to the second floor on the East Elevation. Those walls are stacked on top of each other and on the same plane, and that small roof is just going to project out a foot or so and go along the edge there. I think that's one of the spots where that detail becomes a little odd.*

> *On the West Elevation, consider keeping the same width of that chimney through the plane of the roof and terminating it at the same height.*

> *I make the findings for the extra half foot of plate height on the lower and upper floors of the house nor for the garage. Because of the strong verticals, it would be better to have it down a little bit, it's not much but it will help. I want to agree with the comment about the chimney. It would be really nice to see that continue up further where it has a more logical end.*

> *On the plate heights, I actually understand the request, not so much based on the doors, but because the kitchen/dining/family area is a huge open space. It's an editorial comment, but since every project is requesting a special permit for plate height we might want to look at increasing that in the Zoning Code because high ceilings in very expensive houses are something people desire. I don't find the driver for that on the garage. I don't think you would notice it is six inches shorter. It is set back and it's a detached garage so I don't agree on the garage, but I understand the request on the first floor. I love front porches, but at 3'-6" wide looks like a faux front porch. I don't think it's very useable and that's a shame because I think the purpose of a front porch is to have chairs and hang out.*

> *I like the look of the project, but the plate heights and the windows are all out of scale. The reason we have those guidelines are so that the houses don't get bigger like this. We have found over the years that*

many of these projects with the higher plate heights don't look well when they get done. We really want the architects to be creative, to be able to have a well broken up and scaled elevation. When I look at the person standing on the porch, he's dwarfed by the house and that really is something that the applicant should be looking at and getting this back to a human scale. I agree with the chimney and a few of the other things that my fellow commissioners are bringing up, but overall the scale was an issue. I don't support the special permit request for the change in plate height. This one is completely different than the one that we looked at earlier where it was going down, not going up. I would like to see the plate heights looked at again before the project comes back.

> I was just driving around that street, in particular that block, and felt there was a really nice quaintness to that neighborhood. Somehow, proportionately the increased plate heights don't work so well for this street. Maybe I could support the main floor but I don't think the upper floor is really necessary. You can utilize the attic space for some volume ceilings to get a little bit more height. I definitely don't think the garage needs to have an increased plate height, so that's certainly not going to be noticeable as a detached garage in the rear of the property that needs to harmonize with the main floor of the house. I'm not sure if there's too much going on. I appreciate all of the renderings, it helps a little bit. It looks better in the renderings than the elevations. There are too many lines, horizontal and vertical lines, and there are shutters, there are muntin details in the windows, and there are the decorative gable ends. I'm wondering if the applicant might want to take a look at that again and see if it's necessary to have so much detail. I want the front porch to feel more welcoming, a little bit more comfortable for one to use, a little more like the one we saw on a project earlier, it's a little tall. I can see, from what the human figure shown in the elevation, that proportionately it seems like a cold porch. Not one you want to sit down and enjoy ice cream or lemonade on a front porch or anything. I don't know if the stacking on the first floor on the left-hand side is not helping this case too, making the house feel a little boxy and blocked. Certainly, they don't have a declining height envelope issue on that side with a driveway, but I would love to see a little bit more articulation on that side to also improve the wrap around roof that they are attempting on that left elevation.

> I would have to agree, there's too much going on. I like some of the details like the gable ends and the knee bracing at the front porch, but I agree with my fellow commissioner's comment, the front porch could be bigger. The stacked wall with the change of siding is where I'm having a problem with. If there was just the horizontal siding around it would look more traditional like the homes on that block. I don't think I can support the request for a special permit for plate heights because it is a new house and we have not typically approved that. As what my fellow commissioner said, it doesn't give it much of a human scale, it makes it a little too big. I would like to see the plate heights brought down and again like what my fellow commissioner said, the upper floor could be vaulted if you want more volume.

Chair Gaul made a motion, seconded by Commissioner Schmid, to place on the item on the Regular Action Calendar when plans have been revised as directed. The motion carried by the following vote:

Aye: 6 - Gaul, Horan, Lowenthal, Pfaff, Schmid, and Tse

Absent: 1 - Comaroto



Ardalan Djalali
1670 El Camino Real, Apt 309
Menlo Park,, CA 94025
ph: (650) 387-9272

October 14, 2022

**City of Burlingame
Planning Division**

501 Primrose Road, Burlingame, CA 94010

Attn: Ms. Fazia Ali

Re: 1617 Paloma Ave

Dear Fazia,

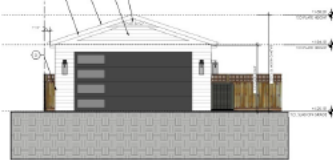

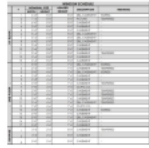


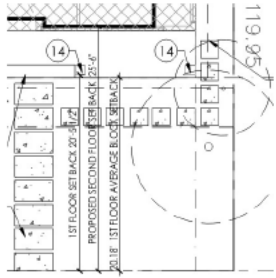
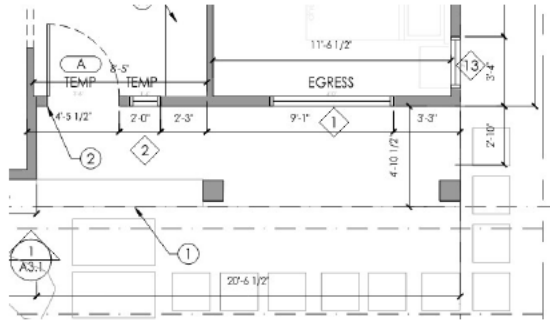
Thank you for taking the time to review our drawings. The following pages include the list of the changes to the plans based on the commissioner's comments followed by our explanations, reference sheet number, and possible screenshots identifying important key items on plan.

Should you require any further information or clarifications on these matters, please do not hesitate to call our office.

Sincerely,

Ardalan Djalali



List of the Changes	Sheet #	Screenshots
1- Plate Height <ul style="list-style-type: none"> The plate height in the first floor is changed from 9'-6" to 9'-0". The garage plate height is changed from 9'-6" to 9'-0". 	A3.1 A3.2 A3.3 A5.0	<div>Garage:</div>  <div>Residence:</div> 
2- Window sizes: <ul style="list-style-type: none"> The window sizes have been changed to represent a better scale and harmony in the project. The windows are lined up with interior door headers. Two windows are added in the first floor bed room (window #12, 13). 	A3.1 A3.2 A3.3 A3.4 A2.1 A3.2	<div>Window Sizes:</div>  <div>Added Windows:</div>  
3- Porch In order to increase the width of the porch, the building has been shifted inward. The Front setback remains the same as before. The setback is measured from the porch column. The porch width is changed from 3'-6" to 4'-10 1/2".	A1.0 A2.1	 

4- Chimney

The falls chimney is removed due to the window blockage in the second floor. The feature wall remains the same as before.

A3.2



5- Rendering

In order to have a better presentation of the vertical and horizontal siding we provided realistic rendering.

A3.5





Project Application - Planning Division

Type of Application: ☐ Accessory Dwelling Unit ☐ Conditional Use/Minor Use Permit
☒ Design Review ☐ Hillside Area Construction Permit ☐ Minor Modification
☐ Special Permit ☐ Variance ☐ Other

Project Address: 1317 Paloma Ave **Assessor's Parcel #:** 026085100 **Zoning:** R1

Project Description:

DEMOLISH OF 1080 S.F. EXISTING ONE STORY SINGLE FAMILY HOUSE, AND NEW CONSTRUCTION OF 2962.4 LIVING AREA AND 451 S.F. DETACHED GARAGE AREA IN TOTAL 3413.4 S.F. IN A 6000 S.F. LOT

Applicant

Name: Ardalan Djalali
Address: 1670 El Camino Real, Apt 309
Menlo Park, CA, 94025
Phone: 650-387-9272
E-mail: ardalandjalali@aol.com

Property Owner

Name: Behzad Hadjian

Architect/Designer

Name: Ardalan Djalai
Address: 1670 El Camino Real, Apt 309
Menlo Park, CA, 94025
Phone: 650-387-9272
E-mail: ardalandjalali@aol.com

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to 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.

AD
(Initials of Architect/Designer)

Burlingame Business License #: 951862

* Architect/Designer must have a valid Burlingame Business License.

Applicant: I hereby certify that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature:

Date: 04/06/2022

Property Owner: I am hereby authorizing the above applicant to submit this application to the Planning Division.

Property owner's signature:

Date Application Received:

RECEIVED Date: 4/6/2022

APR 4 2022

CITY OF BURLINGAME
CDD-PLANNING DIV.



City of Burlingame Special Permit Application (R-1 and R-2)

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Chapter 25.78). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Refer to the end of this form for assistance with these questions.

- 1. Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.**

The proposed structure with 9'-0" first floor plate height and 8'-6" second floor plate height is not a bulk structure and we tried to meet all the requirements regarding the max allowed building height to make this structure blend into the neighborhood. The neighbor on the right side is a new two-story residence farmhouse style close to our design and it is placed a little higher than our building. The left side, rear, and cross street neighbors are one-story residences.

- 2. Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.**

In the design of the proposed building, we tried to select the materials to blend this structure into the neighborhood. We used board and bath siding with the window trim, stone-based columns, windows with horizontal grid lines, corbels, and decorative window shutters.

- 3. How will the proposed project be consistent with the residential design guidelines adopted by the City?**

We tried to address all the requirements of the design guidelines. Such as landscape design in the front yard and back yard to be compatible with other neighbors, requirements for two cars detached garage, trying to blend the design to the neighborhood pattern, driveway pattern, roof design, and the other items that helped us to not impact our neighbors with this design.

- 4. Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the City's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.**

Based on the arborist report we do not have any protected trees on this property, and based on the proposed landscape design we will try to save some of the existing trees and use them for an appropriate achievement in this regard.

1. ***Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.***

How will the proposed structure or addition affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Compare the proposed addition to the mass, scale and characteristics of neighboring properties. Think about mass and bulk, landscaping, sunlight/shade, views from neighboring properties. Neighboring properties and structures include those to the right, left, rear and across the street.

How does the proposed structure compare to neighboring structures in terms of mass or bulk? If there is no change to the structure, say so. If a new structure is proposed, compare its size, appearance, orientation etc. with other structures in the neighborhood or area.

2. ***Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.***

How does the proposed structure or use compare aesthetically with structures or uses in the existing neighborhood? If it does not affect aesthetics, state why. Was the addition designed to match existing architecture and/or pattern of development on adjacent properties in the neighborhood? Explain why your proposal fits in the neighborhood.

How will the structure or addition change the character of the neighborhood? Think of character as the image or tone established by size, density of development and general pattern of land use. If you don't feel the character of the neighborhood will change, state why.

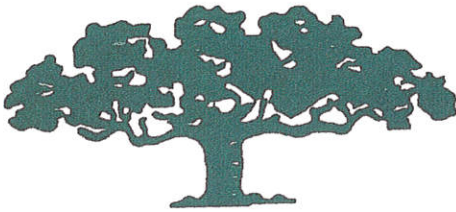
3. ***How will the proposed project be consistent with the residential design guidelines adopted by the City?***

Following are the design criteria adopted by the City Council for residential design review. How does your project meet these guidelines?

1. Compatibility of the architectural style with that of the existing character of the neighborhood;
2. Respect for the parking and garage patterns in the neighborhood;
3. Architectural style and mass and bulk of structure;
4. Interface of the proposed structure with the structures on adjacent properties; and
5. Landscaping and its proportion to mass and bulk of structural components.

4. ***Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.***

Will any trees be removed as a result of this proposal? If so, explain what type of trees will be removed and if any are protected under city ordinance (C.S. 11.06), why it is necessary to remove the trees, and what is being proposed to replace any trees being removed. If no trees are to be removed, say so.



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

CERTIFIED FORESTER

• CERTIFIED ARBORISTS

• PEST CONTROL

• ADVISORS AND OPERATORS

STATE CONTRACTOR'S LICENSE NO. 276793

RICHARD L. HUNTINGTON
PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

January 20, 2022

Mr. Behzad Hadjian
1317 Paloma Ave
Burlingame, CA 94010

Dear Mr. Hadjian,

RE: (ARBORIST REPORT)

On January 12, 2022, at your request, I visited the above-referenced site. The purpose of my visit was to identify, inspect, and comment on any trees larger than 6 inches in diameter located on the property and within ten feet of the property line.

Limitations of this Report

The information within this report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unknown or unidentified defects associated with any of the trees in this report or on this property.

Method

Each tree was identified and given a number that is scribed onto a metal foil tag and placed on the trunk of the tree at eye level. This number has also been placed on the provided site plan to show the approximate location of each tree on the property. The diameter of each tree was found by measuring the trunk at 54 inches off the natural grade as described in the Heritage Tree Ordinance for the City of Burlingame. The height of each tree was estimated, and the canopy spread paced off to show the approximate dimensions for each tree. A condition rating was given to each tree. This rating is based on form and vitality and can be further defined by the following table:

0	–	29	Very Poor
30	–	49	Poor
50	–	69	Fair
70	–	89	Good
90	–	100	Excellent

Lastly, a comments section is included to give more individualized detail for each tree.

RECEIVED

APR 4 2022

CITY OF BURLINGAME
CDD-PLANNING DIV.

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

Tree Survey

Tree #	Species Common (Scientific)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Red Maple	5.7	80	25	15	Located in planter strip between sidewalk and street; partially covered root crown; good form, and vigor.
2	Red Maple	4.7	60	25	15	Located in planter strip between sidewalk and street; partially covered root crown; two-stem at 10 feet; good vigor, and poor form.
3	Bay Laurel	9.2	55	20	18	Partially covered root crown; leans northeast; side pruned along property line to the north; multi-stem top at 7 feet; healthy canopy with excess end weight; good vigor, and poor form.
4	Liquidambar	13.5	65	50	30	Roots cracking driveway and damaging the nearby retaining wall. Lifting property line fence; good vigor, and fair form.
5	Loquat	9.1	60	20	18	Measured below codominant attachment at 2 feet; several poorly attached limbs in upper canopy; moderate amount of interior deadwood; good vigor, and poor form.
6	Saucer Magnolia	12.2	55	20	15	Measured below three-stem attachment at 1 foot; leans southwest; good vigor, and poor form.
7	Loquat	7.0	55	15	15	Growing along the low retaining wall be driveway; leans north; multi-stem attachment at 6 feet; moderate amount of interior deadwood; good vigor, and poor form.
8	Apple	7.5 (Est.)	45	12	15	Root crown covered; two-stem at 1-foot; good vigor, and poor form.

Tree #	Species Common (Scientific)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
9	Bay Laurel	16.0 (Est.)	45	20	18	Three-stem at base with included bark; codominant attachment with included bark at 1 foot on center stem; decay at old cuts at 5 feet; good vigor, and very poor form.
10	Fig	6.6	40	12	15	Root crown covered; measured below lowest branch at 1 foot high; suppressed growth by adjacent trees; poor form, and fair vigor.

Observations

This is a small well-maintained property with a single-family home and a detached garage. There are small lawns in the front and rear of the home.

Trees #1 and #2 are both Red Maples, located in the planter strip between the sidewalk and street Making them property of the City of Burlingame. Both have partially covered root crowns and good vigor. Tree #1 has good form and tree #2 has poor form with a two-stem attachment at 10 feet high.

No work is recommended at this time for these two trees. Any work performed on these trees requires a permit to be accomplished prior to commencing with the work.

Tree #3 is a Bay laurel located on the right side in front of the home. Soil and other organic material partially cover the root crown. The whole tree leans to the northeast, it is side pruned along the property line to minimize growth over the neighbor's driveway, it has a multi-stem top at 7 feet, and there is excess weight on the leaning side of the canopy. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy into a smaller form to reduce the weight and promote a balanced form.

Tree #4 is a Liquidambar located near the left front corner of the property. Its roots are cracking the nearby driveway, damaging a nearby short brick wall, and lifting the property line fence. Overall, this tree has good vigor and fair form.

I recommend removal of this tree as it too large for its location, is presently causing damage to the surrounding environment, and will continue to cause more severe damage in the future. Mitigation measured for this tree are limited due to the small growing space and prolific surface roots produced by this type of tree.

Tree #5 is a Loquat located on the left side of the property between the driveway and the property line fence. I measured below the codominant attachment at 2 feet, several poorly attached limbs in the upper canopy and a moderate amount of interior deadwood. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance that should include shaping the canopy and removing the interior deadwood.

Tree #6 is a Saucer Magnolia located on the left side of the home between the driveway and the property line. I measured the trunk below a three-stem attachment at 1 foot, the whole tree leans to the southwest, has good vigor, and poor form.

I recommend routine tree maintenance that should include shaping the tree to maintain a smaller rounded balanced form.

Tree #7 is a Loquat located along the left side of the property between the driveway and the property line. It is growing very near a low retaining wall, leans to the north. Has a moderate amount of interior deadwood and has a multi-stem attachment at 6 feet.

I recommend routine tree maintenance that should include removal of the interior deadwood and shaping the canopy.

Tree #8 is an Apple located in the rear of the home. Ivy and other organic material cover the root crown. It has a two-stem attachment at one-foot, good vigor, and poor form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to maintain a smaller form.

Tree #9 is a Bay Laurel located along the right side of the garage. It has a three-stem attachment at the base with included bark, a codominant attachment with included bark at 1 foot on the center stem, decay at 5 feet on each stem from old pruning cuts, good vigor, and poor form.

I recommend routine tree maintenance that should include exposing the root crown and reducing the overall height of this tree to maintain a smaller form. Potential removal of this tree should be considered as the roots may damage the foundation of the garage in the future.

Tree #10 is a small Fig located in the rear of the property. Soil and other organic material cover the root crown, I measured the trunk below the lowest limb at 1 foot, the canopy is suppressed by adjacent taller canopies, it has poor form and fair vigor.

I recommend removal of this tree as it has limited growing space and does not appear to be an especially vigorous specimen.

Summary

Trees #4, #7, and #9 have the potential for damaging the surrounding hardscape as they become large. Because of this I recommend considering removal in the future (Within 3-5 years).

All other trees need routine tree maintenance that should include exposing the root crowns and shaping the canopies to maintain smaller rounded forms.

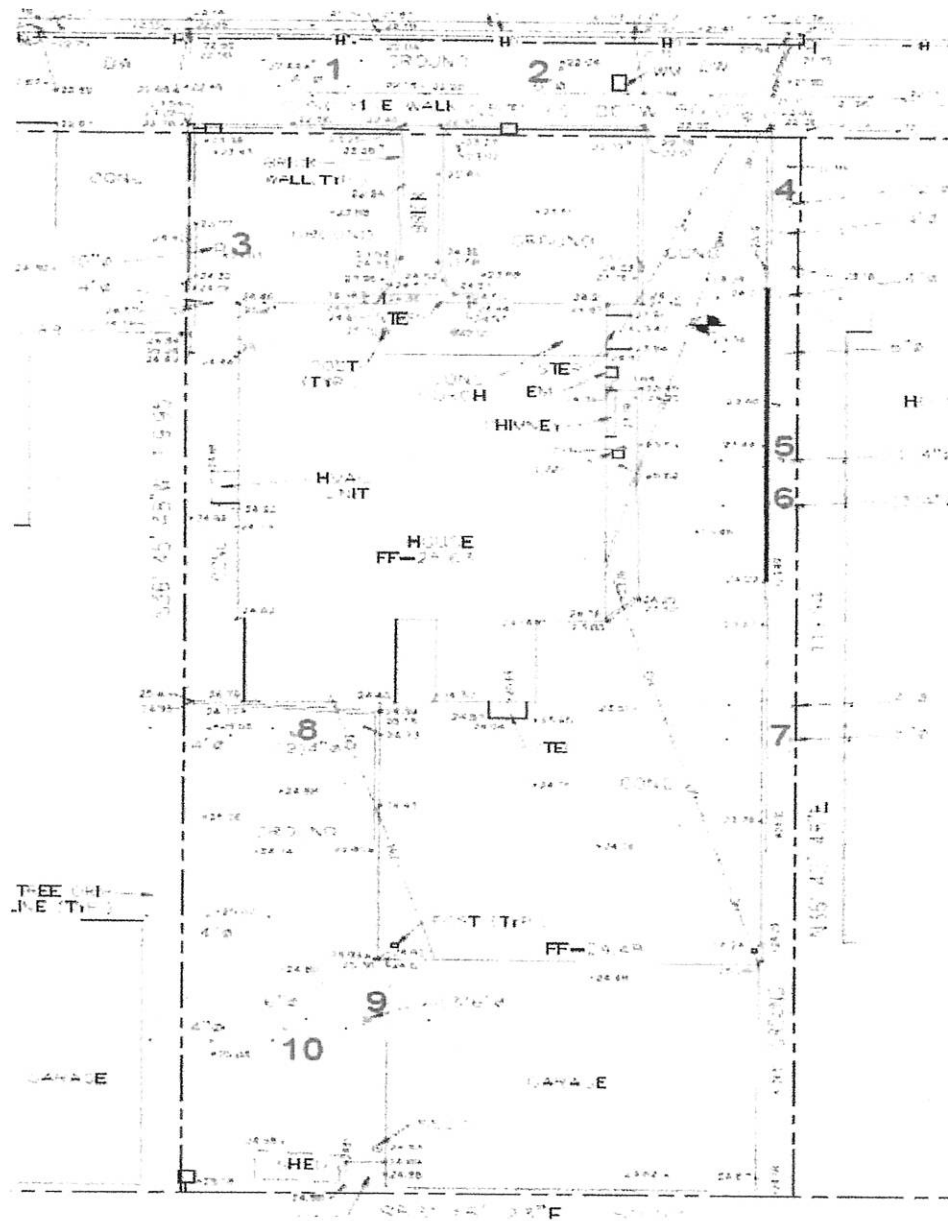
All tree work performed because of this report should be accomplished by a qualified licensed tree care professional.

I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

[REDACTED]
Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:lg





RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW AND SPECIAL PERMIT

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 and Special Permit for second story plate height and for a new, two story single-unit dwelling and detached garage at 1317 Paloma Ave, zoned R-1; Behzad Hadjian, property owner, APN: 026-851-100;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on October 24, 2022, 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 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. In urbanized areas, up to three single-family residences maybe constructed or converted under this exemption, is hereby approved.
1. Said Amendment to Design Review is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for Design Review and a Special Permit is set forth in the staff report, minutes, and recording of said meeting.
2. 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 24th day of October, 2022 by the following vote:

Secretary

EXHIBIT "A"

Conditions of approval for Categorical Exemption, Design Review and Special Permit

1317 Paloma Avenue

Effective **November 4, 2022**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped October 13, 2022, sheets A0.0 through A5.0, L-1 through L-3;
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 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 Special Permit

1317 Paloma Avenue

Effective **November 4, 2022**

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
www.burlingame.org

Project Site: 1317 Paloma Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, October 24, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 850 0771 4538	Passcode: 388194
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Description: Application for Design Review and Special Permit for second story plate height for a new, two story single unit dwelling and detached garage.

Members of the public may provide comments by email to publiccomment@burlingame.org or speak at the meeting.

Mailed: October 14, 2022

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

City of Burlingame - Public Hearing Notice

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

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

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

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

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

1317 Paloma Avenue
300' noticing
APN: 026-085-100

