



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, June 13, 2022

7:00 PM

Online

- d. 34 Dwight Road, zoned R-1 - Application for Design Review for a first and second story addition to an existing single-unit dwelling. (Jesse Geurse, Geurse Conceptual Design, Inc., applicant and designer; Peter Gorski and Suzanne Nguyen, property owners) (130 noticed) Staff Contact: Erika Lewit

Attachments: [34 Dwight Rd - Staff Report](#)

[34 Dwight Rd - Attachments](#)

[34 Dwight Rd - Plans](#)

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

Chair Gaul opened the public hearing.

Jesse Geurse, designer, represented the applicant and answered questions regarding the project.

Public Comments:

> *There were no public comments.*

Chair Gaul closed the public hearing.

Commission Discussion/Direction:

> *The two windows on the south elevation are very narrow and very tall, they look squished in there. There is also a set of four sliding doors on the left hand side at the basement that are very tall and oversized. Consider bringing down the height.*

> *On the proposed left elevation, the relationship of the door that is underneath the bay window and the window next to it seems odd. The door looks miniature and the window looks really tall. Consider relocating the door in the garage or lowering the window header height.*

> *I think you made a really beautiful house. You're good at designing the entrances of homes and it looks lovely coming at the front. I hope you can revisit some of those window heights.*

> *I did notice that there were always a lot of plants or bushes on the left-hand side on the driveway and they seem to all be gone now. Consider putting a hedge or something in there because it would be more in proportion to the house, to make it feel warmer and such.*

> *I'd like to say thank you for being able to adapt and reuse the forms of this house. We're seeing two story homes that are really tall; this home and design has taken great advantage of a split-level opportunity to be able to update something but not make it a lot bigger. So, I commend the owner and the team for really putting forth a really good adaptive solution on this project. I can support this and love to see it go forward.*

Commissioner Schmid made a motion, seconded by Commissioner Comaroto, 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: 7 - Comaroto, Gaul, Horan, Lowenthal, Pfaff, Schmid, and Tse

Geurse Conceptual Designs, Inc.

405 Bayswater Avenue Burlingame, California 94010

June 24, 2022

City of Burlingame
Attn: Erika Lewit, Senior Planner
501 Primrose Road
Burlingame, CA 94010

Re: Response to Planning Commission's comments per meeting
On June 13, 2022 Planning Commission Meeting

Dear Members of the City of Burlingame Planning Commission,

We thank you for your concerns and suggestions made with regard to our application for design review for the proposed new residence located at 34 Dwight Road. We too, are architecturally sensitive and very eager to address your concerns. We had responded to your comments either verbally or per plans. We hope that you find the revised project acceptable for approval. Please see below for response to changes.

In response to your particular comments and or recommendations:

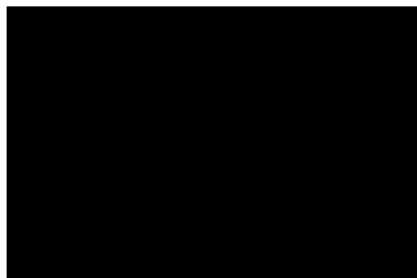
1. *Commissioner Tse: "Comment regarding height of window.*
 - a) GCD Response: Reduced height to match adjacent door .

2. *"Commissioner Pfaff: "Comment regarding vegetation on side of property.*
 - a) GCD Response: We added shrubs to driveway left and right side.

Thank you for this opportunity to further consider our proposed addition. Should you have additional questions or concerns, please do not hesitate to contact us at 650-703-6197

Sincerely,

Jesse Geurse
Principal





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: 34 Dwight Road **Assessor's Parcel #:** 029301230 **Zoning:** R-1

Project Description:

EXISTING GROUND LEVEL FLOOR:1) NEW ENTERTAINMENT ROOM 2) FULL BATH 3) KITCHENETTE 4) LAUNDRY/MUD
 EXISTING MAIN LEVEL FLOOR:1) EXPAND EXISTING FAMILY ROOM 2) KITCHEN REMODEL
 3) MASTER BEDROOM EXPANSION, BATH + CLOSET 4) NEW STAIRCASE TO SPLIT LEVEL AND GROUND LEVEL
 EXISTING EXTERIOR: 1) NEW DOORS + WINDOWS RE-DESIGN

Applicant

Name: Peter Gorski
Address: 34 Dwight Road
 Burlingame, California 94010
Phone: [REDACTED]
E-mail: [REDACTED]

Property Owner

Name: Peter Gorski
Address: 34 Dwight Road
 Burlingame, California 94010
Phone: [REDACTED]
E-mail: [REDACTED]

Architect/Designer

Name: Jesse Geurse
Address: 405 Bayswater Avenue
 Burlingame, California 94010
Phone: 650-703-6197
E-mail: jgeurse@gmail.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.

jg (Initials of Architect/Designer)

Burlingame Business License #: 22811 * 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: [REDACTED] **Date:** 4-7-2022

Property Owner: I am authorized to submit this application to the Planning Division and I hereby authorize the above applicant to submit this application on my behalf.

Property owner's signature: [REDACTED] **Date:** 4-7-2022

Date Application Received: [REDACTED]

RECEIVED

APR 08 2022

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND DESIGN REVIEW

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

WHEREAS, a Categorical Exemption has been prepared and application has been made for Design Review for first and second story additions to an existing single-unit dwelling at 34 Dwight Road, Zone R-1, Piotr Gorski and Suzan Nguyen, property owners, APN: 029-301-230;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on July 11, 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 CEQA Section 15301(e)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive, 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.

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 11th day of July, 2022 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review

34 Dwight Road

Effective **July 21, 2022**

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1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped June 1, 2022, sheets T1.0 through AD.2 and Boundary and Topographic Survey, and sheets SP1, A1, and A7 date stamped June 24, 2022;
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 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; (not necessary if FAR is 200 SF + feet under max).

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review

34 Dwight Road

Effective **July 21, 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; (new houses only)
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; and
13. that prior to final inspection, Planning Division staff would 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: 34 Dwight Road, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, July 11, 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: 854 9123 0621	Passcode: 625375
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Description: Application for Design Review for a first and second story addition to an existing single-unit dwelling.

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

Mailed: July 1, 2022

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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)

34 Dwight Road
300' noticing
APN: 029-301-230

