

Geurse Conceptual Designs, Inc.

405 Bayswater Avenue Burlingame, California 94010

April 20, 2015

City of Burlingame
attn: Catherine Barber , Planner
501 Primrose Road
Burlingame, CA 94010

re: Response to Planning Commission's comments per meeting
on March 23, 2015 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 addition to the residence located at 225 Dwight Road. We too, are architecturally sensitive and very eager to address your concerns. We had responded to your 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 DeMartini, Sargent, Yie, Bandrapalli, Gum, Loftis and Mrs. Farney:
"Comment size of Deck.*

a) GCD Response: Dear commissioners,

We thank you again for the opportunity to revise and re-submit the revised deck size for your review and approval.

We would like to point out that the Begic Family is sensitive to neighbors concerns and had no problem with reducing the deck even further in size due to commissioners concern per last meeting.

We would like to mention that the previous deck size was rather large at 497 sq. ft. We had reduced the deck per this re-submittal to 109 sq. ft.

The new deck is far smaller in size as you will see. We hope that the reduced size of the deck is acceptable to the commissioners for approval.

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

Geurse Conceptual Designs, Inc.

405 Bayswater Avenue Burlingame, California 94010

February 26, 2015

City of Burlingame
attn: Catherine Barber , Planner
501 Primrose Road
Burlingame, CA 94010

re: Response to Planning Commission's comments per meeting
on February 6, 2014 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 addition to the residence located at 225 Dwight Road. We too, are architecturally sensitive and very eager to address your concerns. We had responded to your 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 DeMartini: "Comment regarding size of front entry window" review size.*

- a) GCD Response: We had increased the width of the window from 2'-0" to 2'-6" which looks and works well with the façade. Any size larger was overwhelming the front wall. Please see floor plan and exterior elevations

2. *"Commissioner DeMartini, Bandrapalli, Gum, Loftis and Mrs. Farney: "Comment size of Deck.*

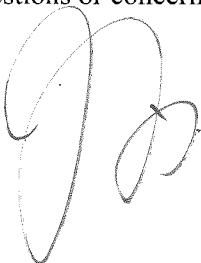
- a) GCD Response: We had reviewed the deck and reduced the size significantly by 4'-0" away from rear yard as well as removal of wrap around portion of deck. A roof was installed in place. Mr. Begic had spoken to neighbor to right of residence regarding the rear deck off of bedroom no.6. We had reduced that deck by 1'-4". This deck is mostly covered by sloping of roof. Screen trees were also proposed on sheet LS.1 for right side of property for screening of the deck off of bedroom no. 6 as well as in front of stairwell window. In addition, we had also proposed addition screen trees at rear flag portion of the property to screen deck from Mrs. Farney's property which is approx. 155'-0" away as a crow flies. Please see sheet LS.1 for tree location and denotation.

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



RECEIVED

FEB 27 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

available to employees could be a viable solution to a lot of problems related to parking. When Off-the-Grid was approved, thought that the parking was to be used as overflow for that event.

Chair Bandrapalli closed the public hearing.

Commission Discussion:

The City has a tenuous control over the property, though understands the concerns expressed by the Broadway business community.

- > Doesn't see a means of requiring Caltrain and San Francisco Public Utilities Commission to retain the property for parking.
- > Has a problem with a roughly 500-foot long, six-foot tall spike-topped fence along California Drive where none exists currently. There will be no walkway between the fence and the public right-of-way.
- > It would be great to have conversations with the property owner to try to determine a solution.
- > If the plan moves forward, wants to see a scaled drawing with more detail of the fencing and demonstration of how the use will not be an inconvenience to the neighborhood.
- > Is a tricky issue. Part of the concern is that there wasn't discussion with the City, the business community and neighbors regarding this matter. The very successful auto dealership wants to continue to thrive in the City.
- > The lease has been accepted by the property owners.
- > Need to reach out to the employees to compel them to park at Lot T.
- > Need to provide a better explanation of how the use will not be injurious and detrimental to the neighborhood and the community, or to public health, safety and convenience. What will happen when new restaurants come into Broadway.
- > Would like for Rector to engage with the neighborhood to get over the hurdle about not becoming an inconvenience to the neighborhood and the community.
- > There is no answer to the questions today, hopefully there can be a quick solution. Doesn't want the dealership to go anywhere else.
- > Supports Rector in its need for a place to store vehicles. Would like to see discussions occur between Rector and the business community.
- > Open to sharing the space.
- > Should also look at pedestrian safety along California Drive.
- > When the lease is up and the Broadway Station opens again, then there will be a need for parking. Hopefully, someone with the City is exploring options for parking in the area.
- > Continue with the request that there be additional study re: coordination and cooperation with the City and the business community to achieve some shared use of the property.
- > Wants to see a scaled drawing that may provide a walkway along the outer perimeter of the property. (Kane - the City in no way controls the terms of leases on the property. Cannot mandate any changes to the leases. Public Works would frown upon creating an informal sidewalk that is not ADA compliant.)
- > If the application can be made more pedestrian friendly it may be considered; cannot be approved as it stands.

Commissioner Terrones made a motion, seconded by Chair Bandrapalli, to continue the item until the next regular meeting of February 23, 2015. The motion was approved by the following vote:

Aye: 5 - Bandrapalli, DeMartini, Loftis, Terrones, and Gum

Absent: 2 - Yie and Sargent

9. DESIGN REVIEW STUDY

The Commission took a break from 10:08 p.m. to 10:15 p.m.

- a. 225 Dwight Road, zoned R-1 - Design Review for a first and second story addition to

an existing single family dwelling (Jesse Geurse, Geurse Conceptual Design, Inc., applicant and designer; Sinhad and Medina Begic, property owners) (58 noticed) Staff Contact: Catherine Barber

Commissioner Terrones indicated that he would recuse himself from participating in the discussion regarding this item for non-statutory reasons. He left the City Council Chambers.

Ex-Parte Communications: None.

Property Visits: All Commissioners had visited the property.

Community Development Director Meeker provided an overview of the project.

Questions of Staff:

> None.

Chair Bandrapalli opened the public hearing.

Jesse Geurse represented the applicant.

Commission Comments/Questions:

- > Likes the front porch.
- > Would there be potential to provide screening trees along the right side of the property to block views into the neighbors' yard? (Geurse - will look at ideas to provide screening and discuss with the homeowner.)
- > Any thought to providing a turnaround for cars at the garage? (Geurse - would eliminate the area desired for a future pool.)
- > With respect to screening trees on the left side, is there a way to mitigate the view from the second floor deck? (Geurse - will review.)
- > On Page A4 will the color be stain grade or satin grade for the rails and columns. (Geurse - stain grade.)
- > Will vinyl clad windows be installed? (Geurse - will install aluminum clad windows.)
- > Feels that there may be a need for story poles to indicate where the second floor decks will be. (Geurse - the three bedrooms upstairs are for the three children. The deck is intended to be more recreational space in the warm months.)
- > Need to reach out to the neighbors to see how to make the design work with minimal impacts.
- > The front window looks so small; was a larger window considered? (Geurse - can look at a larger window. Didn't want to make it too wide so as not to make that facade look too wide.)
- > Likes the treatment at the front of the house.
- > The windows look very small on the left elevation.
- > A bit concerned about the second floor deck. This project appears to move the social activity area to the side of the house where it may impact the adjacent neighbor more. Why does it stretch along the front of the recreation room? (Geurse - is serving as a roof element that helps with the transition between roof forms.)
- > Look at the second floor deck design to see if the large, side-lot exposure can be reduced.

Public Comments:

Margaret Farney, resident on Clarendon Road:

The deck seems out of place in the neighborhood; it is way too large and is off of a recreation room. Could be a lot of people on the deck or no one on the deck. The applicant has a large yard for the kids to play in. Would also like a bit more landscaping; is a large addition.

Chair Bandrapalli closed the public hearing.

Commission Discussion:

- > *There are plenty of other ways to configure the second floor deck.*
- > *Some landscaping will serve to mitigate viewing issues on both sides.*

Commissioner Gum made a motion, seconded by Vice Chair DeMartini, to place the item on the regular action calendar when ready for consideration. The motion was approved by the following vote:

Aye: 4 - Bandrapalli, DeMartini, Loftis, and Gum

Absent: 2 - Yie, and Sargent

Recused: 1 - Terrones

- b. ~~1364 Vancouver Avenue, Zoned R-1 - Application for Design Review for a second story addition to an existing single family dwelling and a new detached garage (Nenad Vukic Tr, applicant and property owners; Behraves & Associates Architecture, architect) (55 noticed) Staff Contact: Catherine Barber~~

~~Commissioner Terrones returned to the dais.~~

~~Ex-Parte Communications: None.~~

~~Property Visits: All Commissioners had visited the property.~~

~~Senior Planner Barber provided an overview of the project.~~

~~Questions of Staff:~~

- ~~> None.~~

~~Chair Bandrapalli opened the public hearing.~~

~~Ben Behraves represented the applicant.~~

~~Commission Comments/Questions:~~

- ~~> With respect to the declining height envelope; the two gables on the right side appear to be the same height, but are inconsistent in their representation on the elevations. (Behraves - will check it.)~~
- ~~> The peaked roof is blocking a portion of the view from the adjacent property. (Behraves - the only other option would be to place a flat roof on the top. Have tried to be very sensitive to the homes on either side.)~~
- ~~> Is the band below the bay window on the front going to be installed? (Behraves - yes.)~~
- ~~> Clarified that the seat walls flanking the porch will be made higher. Will a guard rail be provided? Add to the drawing.~~
- ~~> Handsome addition.~~
- ~~> Has the applicant reviewed the neighbor's (Riddle's) letter? Look at these items before reappearing before the Commission.~~
- ~~> Why are the divided lights being removed? (Behraves - are not opposed to keeping the divided light windows.)~~
- ~~> Requested clarification regarding the landscape plan. Encouraged preparation of a landscape plan that takes into account the size of the house.~~
- ~~> Appears very massive; is there a way to reduce the roof height?~~
- ~~> Feels that part of the north elevation appears busy, but the remainder lacks detail.~~
- ~~> Likes the porte cochere approach to the new garage.~~



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, March 23, 2015

7:00 PM

Council Chambers

- b. 225 Dwight Road, zoned R-1 - Design Review for a first and second story addition to an existing single family dwelling (Jesse Geurse, Geurse Conceptual Design, Inc., applicant and designer; Sinhad and Medina Begic, property owners) (58 noticed) Staff Contact: Catherine Barber

Attachments: [225 Dwight Rd- Staff Report](#)
[225 Dwight Rd- Attachments.pdf](#)
[225 Dwight Rd - 03.23.15 - recd after 1.pdf](#)
[225 Dwight Rd - 03.23.15 - recd after 2.pdf](#)

Commissioner Terrones was recused for non-statutory reasons.

Commissioner Sargent noted that he was absent from the last meeting but watched the video in full.

Ex-Parte Communications: None.

Visits to Property: All had visited the property.

Senior Planner Barber provided a brief overview of the staff report.

Questions of Staff:

> *None.*

Jesse Geurse represented the applicant.

Commission questions:

- > *Is it correct that the proposal is to use vinyl-clad wood windows? (Geurse: Correct. The existing windows are vinyl currently so wanted to match. They will use simulated true divided lites.) Commission has approved before but with scrutiny. Only type that has been approved has been Anderson 400. If different would need to see a sample first.*
- > *Roof deck is quite large and not in character with the neighborhood. In most single family neighborhoods the second story decks are minimal, just large enough to have a chair or open a french door. (Geurse: Neighbors on left and right sides are amendable to the roof deck. There have not been complaints from neighbors on Dwight Road. Neighbors with concerns are to the rear on Clarendon Road, which is a far distance away.)*
- > *Did chimney get wider in the resubmittal? (Geurse: It was not shown correctly in the previous Set of plans. Would also provide some barrier from adjacent neighbors.)*
- > *Deck is an improvement, but concerned it will become a party deck in the future.*
- > *Massing of the house is OK, but concerned with the change to the building typology. Typically gathering is in the back, so pushing gathering to the side is a concern since houses are so close.*
- > *Decks are usually off Master Bedrooms, not recreation rooms, so are typically less social spaces.*
- > *What is the status of the recreation vehicle parked in driveway? (Geurse: Nobody is living in the trailer. The letter with the complaint was not accurate.)*

- > *Discussed with neighbors with their concerns? (Geurse: Yes. Responded to initial comments and letters, but now letters are focusing on size of the house.)*
- > *Property owners run business from this location and have extended family living with them, need the proposed space.)*

Public comments:

Margaret Farney, 220 Clarendon Road spoke on this item:

- > *Deck is still too large. Should just be a balcony.*
- > *Most neighbors are not aware the lot includes the extra section of yard, and that a large home can be built. Might have been more concerned if design review notice described 7 bedroom house and size of house, but assume it would be a regular sized house.*
- > *Did not talk to neighbors on Clarendon. Properties are not that far away, they are the next street over. The deck will be obvious to those neighbors.*

Mary Griffith, 232 Clarendon Road spoke on this item:

- > *Wrote the letter that mentioned the recreation vehicles. Mentioned it because it reflect the owners' aesthetics and what neighbors think is appropriate for the neighborhood.*
- > *Did not know this was a flag lot that would allow a larger house.*
- > *Concerned with 7 bedrooms and 7 bathrooms – that is a very large house. Would expect it to have at least 6 or 7 occupants. Lot of people, noise, parking issues.*
- > *Parking is in back but if RV is still there won't be able to move cars efficiently in and out.*
- > *Concern with rear deck and noise.*
- > *Concerned with the mass of the house.*
- > *Remodel does not seem in keeping with the tradition of the Lyon-Hoag neighborhood.*

Tony Serra spoke on this item:

- > *30 year resident of Dwight Road.*
- > *Concerned with noise from the deck, and parking.*
- > *RV will impact street parking. Is three doors down.*
- > *Has never been talked to about the project. Not accurate that the neighbors have been talked to.*
- > *Noise can be an issue with properties at rear; lots are 170 feet deep, but still can hear neighbors on the Clarendon side having parties.*
- > *Concerned that noise will travel down from the deck.*
- > *Tree-lined, quiet neighborhood, concerned with such a large structure.*

Rick Escobar, 229 Dwight Road, spoke on this item:

- > *Lives next door to the left, does not have concerns with deck. Has lived next to neighbors for 7 years and they are quiet.*
- > *Is a sound engineer. Sound transmission depends on a lot of factors, even temperature.*
- > *Back yard is really nice and more likely to be drawn there than the deck.*

W. Offield, 233 Dwight Road, spoke on this item:

- > *Lives two doors north.*
- > *Has a deck of second story bedroom.*
- > *Has no objections to the deck on the proposed house.*

Bart Gaul, 232 Dwight Road, spoke on this item:

- > *Across the street and one house away.*
- > *Proposal is an improvement on what is there now.*

- > *House proposed is within the bounds of the zoning.*
- > *Does not believe the deck will have as much impact as concerned.*
- > *Kids will grow up and move away. Parking is a non-issue.*
- > *House conforms, is nice looking, owner should be able to build the house he wants.*

There were no more public comments.

Chair Bandrapalli closed the public hearing.

Commission discussion:

- > *If concern was keeping activity to the back of the house and not have it spill over to the side, could cut off deck at end of recreation room so it would not wrap around.*
- > *House conforms with size, height, and has a lot of nice things about it. It is an improvement.*
- > *Only problem with the house is the deck. Does not fit in with the type of houses in the neighborhood. A fundamentally different living arrangement than the rest of the neighborhood.*
- > *Massing is done nicely. So much is on first floor so won't have as much of an impact as might be expected.*
- > *While house is large, the lot is nearly twice the size of the others.*
- > *Deck is still too large, seems fitting for the hills, but not this neighborhood.*
- > *Interface with adjacent structures not compatible.*
- > *The sole issue is the deck. Concerns are with sight lines, noise, and outdoor fireplace which suggests active use of the deck.*
- > *Problem is not with the deck specifically, does not need to go away completely, it is the size and use of the deck by large number of people. Should be more contained and constrained, a more private gathering area than public.*

Commissioner Sargent made a motion, seconded by Vice Chair DeMartini, to deny the application without prejudice. The motion carried by the following vote:

Aye: 6 - Bandrapalli, DeMartini, Yie, Loftis, Sargent, and Gum

Recused: 1 - Terrones

03.23.15 PC Meeting
Item 8b
225 Dwight Road
Page 1 of 2

Mary & Richard Griffith

.....
Burlingame, CA 94010
.....

COMMUNICATION
RECEIVED
AFTER PREPARATION
OF STAFF REPORT

RECEIVED

MAR 19 2015
CITY OF BURLINGAME
CDD - PLANNING DIV.

March 18, 2015

City of Burlingame
501 Primrose Road
Burlingame, CA 94010
Attn: City Planner: Catherine Barber

RE: Application for Design Review
225 Dwight Road; APN 029-254-300

Dear Ms. Barber:

Thank you for the March 13th notification of the upcoming design review for the above captioned parcel. My husband and I are neighbors to the residents at 225 Dwight. We may not be able to attend the upcoming planning commission meeting so I'm writing to express my concerns about the remodeling request being made by 225 Dwight Road.

It is our understanding the proposed house will be very large containing seven bathrooms and seven bedrooms. Its size will be about 5,000 square feet. Since the lot is an identical lot to our own, we cannot imagine how a house this large will fit on the modestly sized lots that we as neighbors enjoy. A house this monstrous will surely diminish neighboring property values due to its sheer volume and height. It will also block the sunlight for the surrounding parcels.

Furthermore, seven bedrooms and baths will likely beget at least seven occupants; perhaps more. This will increase the parking needs for the occupants, potentially creating issues with the availability of street parking for other neighbors. It will also increase water/sewage usage, and the noise factor.

We will also mention there is currently a large recreational vehicle parked in the driveway at 225 Dwight Road which appears to be occupied. We believe this is not in compliance with our city ordinance (Ord. 1259 § 1, (1983); Ord. 1793 § 5, (2006)). Although not a part of this remodeling request, its presence reflects poorly on our neighbors aesthetic sensibilities towards his neighbors. One could wager the neighbors do not bring this vehicle to the city's attention so as to not disturb the relationships within the neighborhood. Perhaps that is why not many speak out about the remodel's deficiencies. Conjecture yes, but nonetheless troubling.

Furthermore a request is being made to add a second story with a very large balcony on the second floor. In our opinion a large second story deck will be at least noisy and very intrusive to the surrounding neighbors. It will also diminish the privacy of the adjacent neighbors. There is no reason to have a deck this large on the second story; there is no view, unless one has an odd penchant for peering into the adjoining properties.

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MAR 18 2015

CITY OF HILLSBOROUGH
PLANNING DIV.

Project: 225 Dwight Rd.

Set for Planning Commission review on March 23, 2015

I have lived in this neighborhood over forty years and have seen many additions to existing homes. Most have increased to four bedrooms and three baths, plus family rooms. To have seven bedrooms and seven bathrooms would not fit the area. This size home belongs in Hillsborough. I am afraid it would also set a precedent for future remodels. I am aware house has additional land, but please consider surrounding homes when making your recommendations. Also, with the drought, do we really need all those bathrooms?

A Concerned Neighbor

**Received After
03.23.15 PC Meeting
8b
225 Dwight Rd.**

COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT

02.09.15 PC Meeting
Item #9a
225 Dwight Road
Page 1 of 1

COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT

RECEIVED

FEB 06 2015
CITY OF BURLINGAME
CDD – PLANNING DIV.

From: Margaret Farney [REDACTED]
Sent: Friday, February 06, 2015 11:11 AM
To: 'cbarber@burlingame.org'
Cc: 'Jim Farney'
Subject: 225 Dwight Rd

Hi Catherine,

I stopped by the Planning office today to look at plans for 225 Dwight Rd. We received a postcard that this 2nd story addition will be on the Planning Commission meeting Feb 9. Our house is behind the L shape part of their lot. We are concerned about the size of the 2nd story back deck. It seems way too large (running the length of the house) and appears to wrap around the south side of the house. Can this be made somewhat smaller? Also, there needs to be some landscape requirements to help block this addition. Could they plant something that is tall and thin that runs the length of their back property line (including behind their garage)? We prefer something that will not hang over much into our yard.

Please pass along our concerns to the Planning Commissioners.

Thanks for your time.

Margaret and Jim Farney

[REDACTED] Clarendon Rd

Burlingame, Ca. 94010
[REDACTED]

CD/PLG-Barber, Catherine

Subject: FW: 225 Dwight Rd

From: Margaret Farney [mailto:mf@clarendon.com]
Sent: Friday, March 13, 2015 2:13 PM
To: CD/PLG-Barber, Catherine
Cc: mf@clarendon.com
Subject: RE: 225 Dwight Rd

Thanks, Catherine.
Below are my thoughts about the project.

The 2nd floor deck at 34' x 13' with fireplace still seems too large. This deck space is intrusive to the neighbors and could get very loud with parties and children playing.
Proposed house is too large in relation to other houses in the neighborhood, 7 bedrooms/7 baths plus rec room and family room. They are able to make it so large because they own the back half of the neighbor's lot but the house is still sitting only on the original lot so the density is too much for this lot and neighborhood. What is happening is a very large house (close to 5,000 sf) on a lot that was intended to only have about a maximum 3,500 sf house. This is a big difference in relation to the sizes of houses in the neighborhood. Changes the character of the neighborhood and does not fit in with the other houses.

Thanks for passing these comments onto the Planning Commissioners.

Margaret Farney
Clarendon Rd

CD/PLG-Barber, Catherine

From: Margaret Farney <.....@......net>
Sent: Thursday, April 09, 2015 7:45 PM
To: CD/PLG-Barber, Catherine
Subject: 225 Dwight Rd

Hi Catherine,

I still think the back deck for the proposed addition at 225 Dwight Rd is too large. It is still the size of a room and attached to a rec room so will be a gathering place. I think it should be no bigger than about half the proposed size.

Thanks,
Margaret Farney
Clarendon Rd
Burlingame

CD/PLG-Barber, Catherine

Subject: FW: 225 Dwight Rd project

From: Mary-Helen McMahon [mailto:_____@_____.com]

Sent: Tuesday, March 17, 2015 2:48 PM

To: CD/PLG-Barber, Catherine

Subject: RE: 225 Dwight Rd project

Hi Catherine:

We are unable to make this Monday's meeting regarding the project at 225 Dwight Rd., but would like the comments below to be shared with the Planning Commission.

We are concerned overall about the size of the structure in terms of its impact to the neighborhood and the precedent allowing such a structure sets for the future. We find it odd that it's ok to build an almost 5,000 square foot house on a regular Dwight lot only because they also own a piece of the adjacent lot. The house itself though, all 7 bedrooms, 7 baths, is being built on a lot that is designed for a house with a maximum of 3,500 sf. This is really dense and will contribute in negative ways to all of us in the neighborhood: visual density, noise, lots of extra cars to park, etc.

In addition, while the 2nd floor deck was reduced in size, it still seems too large at 34' x 13' with fireplace. This deck space is intrusive to the neighbors; parties and children playing will be loud with the sound carrying further given the height of the deck.

The project as proposed does not fit in with the housing in the neighborhood, introduces noise, density and parking issues (likely multiple families will dwell there) and may negatively impact property values in our area.

Please pass these comments on to whoever is reviewing the project in the Planning Commission.

Sincerely,

Mary-Helen & Kevin McMahon



COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
 p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: _____
 Conditional Use Permit Special Permit Other: _____

PROJECT ADDRESS: 225 DWIGHT AVENUE BURLINGAME CA. 94010

Please indicate the contact person for this project

APPLICANT project contact person
 OK to send electronic copies of documents

PROPERTY OWNER project contact person
 OK to send electronic copies of documents

Name: GEURSE CONCEPTUAL DESIGN, INC.

Name: NINO BEGIC

Address: 405 BAYSWATER AVENUE

Address: 225 DWIGHT AVENUE

City/State/Zip: BURLINGAME, CA. 94010

City/State/Zip: BURLINGAME CA. 94010

Phone: 650.703.6197

Phone: (415) 999-1949

Fax: 650.558.9324

Fax: _____

E-mail: JGEURSE@SBCGLOBAL.NET

E-mail: NINO@NINOSHARDWOODFLOORS.COM

ARCHITECT/DESIGNER project contact person
 OK to send electronic copies of documents

Name: GEURSE CONCEPTUAL DESIGN, INC.

Address: 405 BAYSWATER AVENUE

City/State/Zip: BURLINGAME, CA. 94010

Phone: 650.703.6197

Fax: 650.558.9324

E-mail: JGEURSE@SBCGLOBAL.NET

★ Burlingame Business License #: 228811 EXP. 6-30-15

PROJECT DESCRIPTION: FIRST AND SECOND STORY ADDITION.

RECEIVED

NOV 24 2014

CITY OF BURLINGAME
 CDD-PLANNING DIV.

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: 11/21/14

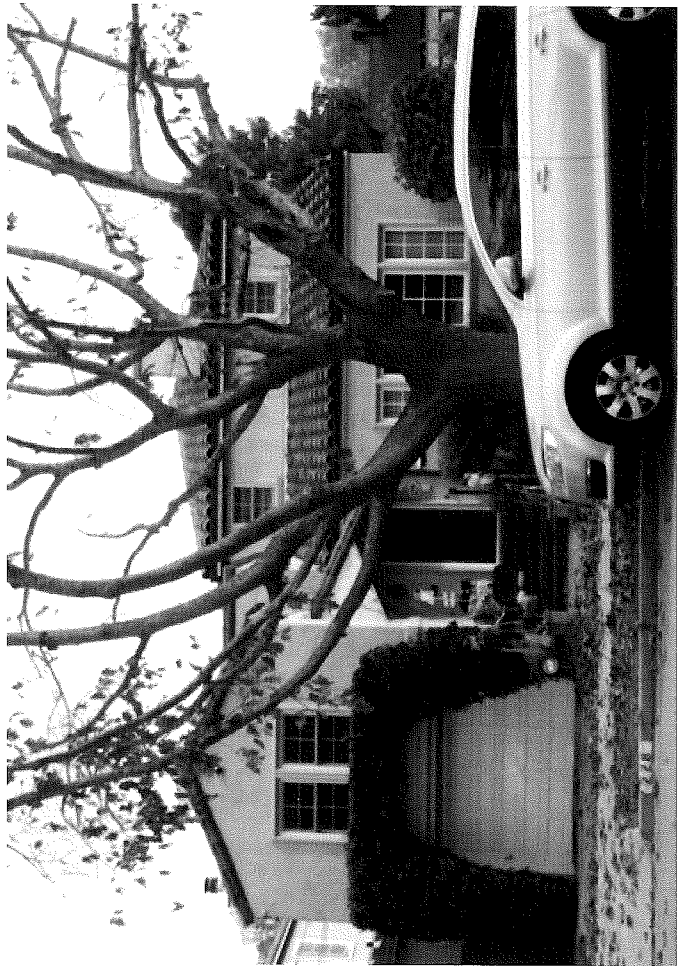
I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature:  Date: 11-21-14

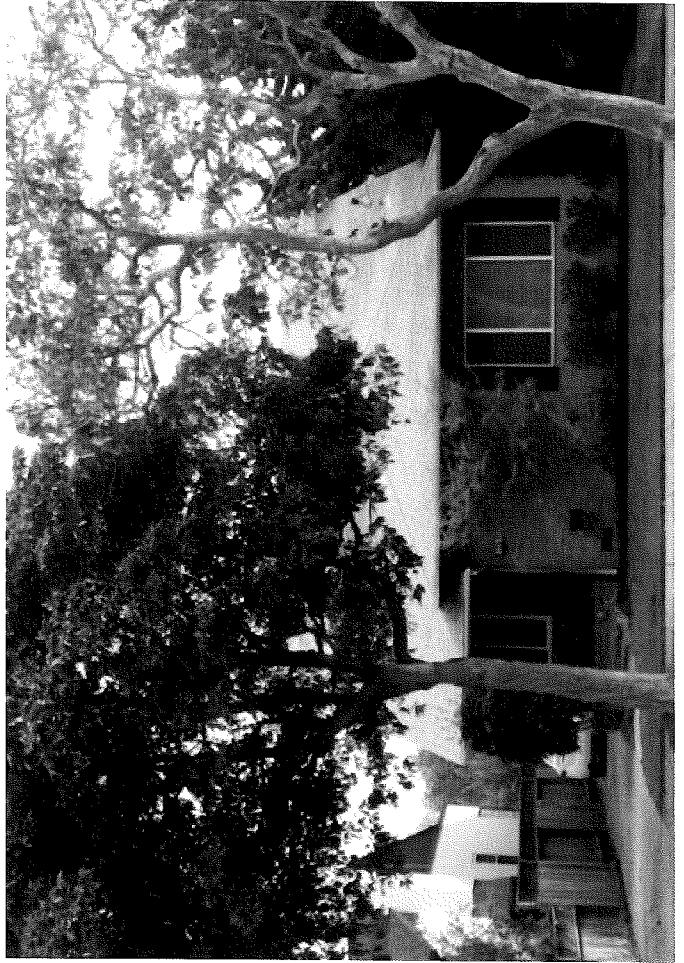
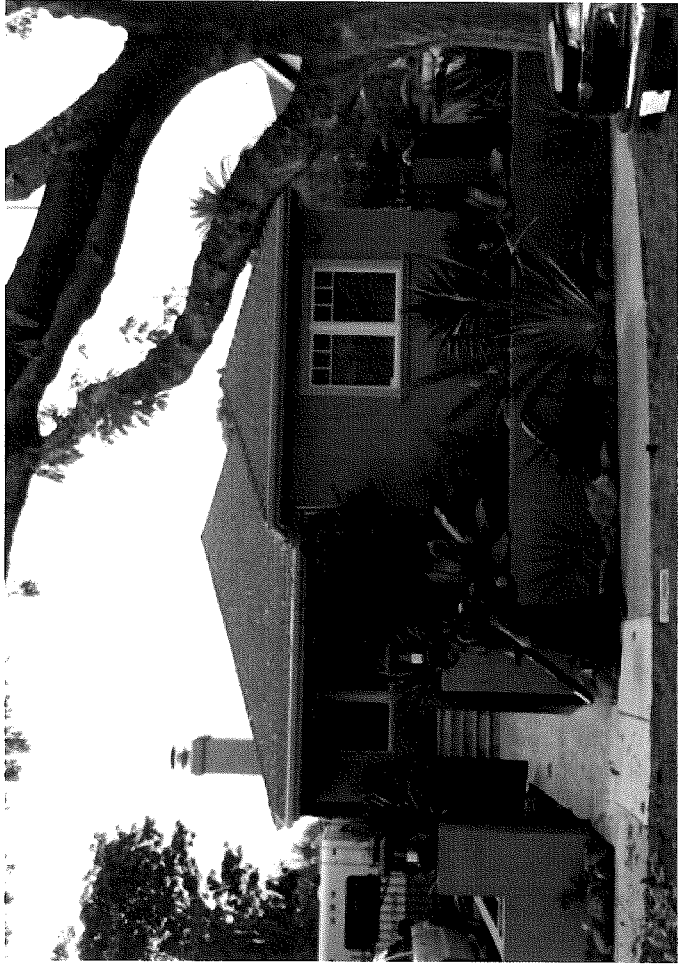
Date submitted: 11/21/14

★ Verification that the project architect/designer has a valid Burlingame business license will be required by the Finance Department at the time application fees are paid.

Please mark one box above with an X to indicate the contact person for this project.



225 DWIGHT - NEIGHBORHOOD PHOTOS



Project Comments

Date: January 12, 2015

To:

<p><input type="radio"/> Engineering Division (650) 558-7230</p> <p><input checked="" type="radio"/> Building Division (650) 558-7260</p> <p><input type="radio"/> Parks Division (650) 558-7334</p>	<p><input type="radio"/> Fire Division (650) 558-7600</p> <p><input type="radio"/> Stormwater Division (650) 342-3727</p> <p><input type="radio"/> City Attorney (650) 558-7204</p>
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From: Planning Staff

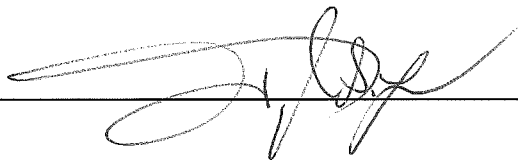
Subject: Request for Design Review for a first and second story addition at
225 Dwight Road, zoned R-1, APN: 029-254-300

Staff Review: January 12, 2015 – 2nd Review (Resubmittal)

No further comments.

All conditions of approval as stated in the review dated 11-26-2014 will apply to this project.

Reviewed by: _____



Date: 1-14-2015

Project Comments

Date: November 26, 2014

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input checked="" type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review for a first and second story addition at
225 Dwight Road, zoned R-1, APN: 029-254-300

Staff Review: December 1, 2014

1) On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2013 then this project must comply with the 2013 California Building Codes.

2) As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. This law applies to all residential and commercial property built prior to January 1, 1994. Details can be found at http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.html. **Revise the plans to show compliance with this requirement.**

3) Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.

Go to <http://www.energy.ca.gov/title24/2013standards/> for publications and details.

4) Provide two completed copies of the attached *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found.

5) Place the following information on the first page of the plans:

"Construction Hours"

Weekdays: 7:00 a.m. – 7:00 p.m.

Saturdays: 9:00 a.m. – 6:00 p.m.

Sundays and Holidays: 10:00 a.m. – 6:00 p.m.

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

6) On the first page of the plans specify the following: "Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission." The building owner, project designer, and/or contractor must submit a Revision to the City for

any work not graphically illustrated on the Job Copy of the plans prior to performing the work.

- 7) Under Building Department General Notes remove note #2 and note #3 as they no longer apply.
- 8) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 9) Provide a fully dimensioned site plan which shows the true property boundaries, the location of all structures on the property, existing driveways, and on-site parking.
- 10) Provide existing and proposed elevations.
- 11) **NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.**
- 12) Show the distances from all exterior walls to property lines or to assumed property lines
- 13) Show the dimensions to adjacent structures.
- 14) Indicate on the plans that exterior bearing walls less than five feet from the property line will be built of one-hour fire-rated construction. (2013 CBC, Table 602)
- 15) Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***Specify the location and the net clear opening height and width of all required egress windows on the elevation drawings.*** 2013 California Residential Code (CRC) §R310.
Note: The areas labeled "Recreation Room" and "Office" are rooms that can be used for sleeping purposes and, as such, must comply with this requirement.
- 16) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 17) Provide guardrails at all landings. NOTE: All landings more than 30" in height at any point are considered in calculating the allowable lot coverage. Consult the Planning Department for details if your project entails landings more than 30" in height.
- 18) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 19) Provide lighting at all exterior landings.
- 20) Specify on the plans whether the fireplaces are gas or solid wood-burning devices. If the fireplace are solid wood-burning devices then clearly state on the plans that the fireplace will meet all requirements as a U.S.EPA Phase II certified wood-burning device.
- 21) If the fireplaces are solid wood-burning devices then specify on the plans that the fireplace chimneys will terminate at least two feet higher than any portion of the building within ten feet or will be retrofit with a fireplace insert (not a log lighter.) 2013 CRC §1003.9.

NOTE: A written response to the items noted here and plans that specifically address items 2, 7, 12, 13, 15, 16, 20, and 21 must be re-submitted before this project can move forward for Planning Commission action. The written response must include clear direction regarding where the requested information can be found on the plans.

Reviewed by:

Joe Cyr, CBO

650-558-7270

Date: 11-26-2014

Project Comments

Date: January 12, 2015

To: Engineering Division
(650) 558-7230

Building Division
(650) 558-7260

Parks Division
(650) 558-7334

Fire Division
(650) 558-7600

Stormwater Division
(650) 342-3727

City Attorney
(650) 558-7204

From: Planning Staff

Subject: Request for Design Review for a first and second story addition at
225 Dwight Road, zoned R-1, APN: 029-254-300

Staff Review: January 12, 2015 – 2nd Review (Resubmittal)

1. No further comments
Landscape will not be rehabilitated.
Sufficient amount of trees on property

Reviewed by: BD

Date: 1/15/15

Project Comments

Date: November 26, 2014

To: Engineering Division (650) 558-7230
 Building Division (650) 558-7260
 Parks Division (650) 558-7334
 Fire Division (650) 558-7600
 Stormwater Division (650) 342-3727
 City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review for a first and second story addition at 225 Dwight Road, zoned R-1, APN: 029-254-300

Staff Review: December 1, 2014

- ✓ 1. No existing tree over 48 inches in circumference at 54 inches from base of tree may be removed without a Protected Tree Permit from the Parks Division. (558-7330)
- ✓ 2. Existing City Street Tree may not be cut, trimmed or removed without permit from Parks Division (558-7330)
- ✓ 3. Water Conservation in Landscape ordinance not required since landscape will not be rehabilitated as noted on plans
- ✓ 4. No additional trees required (5 crape myrtles existing on submitted plans)

Reviewed by: B Disco

Date: 12/2/14

Project Comments

Date: November 26, 2014

To:

<input checked="" type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review for a first and second story addition at
225 Dwight Road, zoned R-1, APN: 029-254-300

Staff Review: December 1, 2014

1. No comments at this time.

Reviewed by: M. Quan

Date: 12/4/14

Project Comments

Date: November 26, 2014

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review for a first and second story addition at 225 Dwight Road, zoned R-1, APN: 029-254-300

Staff Review: December 1, 2014

No Comments.

Reviewed by: *Christine Reed* Date: *12/3/14*

Project Comments

Date: November 26, 2014

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input checked="" type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review for a first and second story addition at 225 Dwight Road, zoned R-1, APN: 029-254-300

Staff Review: December 1, 2014

1. Any construction project in the City, regardless of size, shall comply with the City's stormwater NPDES permit to prevent construction activity stormwater pollution. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. When submitting plans for a building permit, please include a list of construction BMPs as project notes, preferably, on a separate full size (2'x 3' or larger), plan sheet. A downloadable electronic file is available at: <http://www.flowstobay.org/Construction>

Please contact Kiley Kinnon for assistance at: (650) 342-3727

Reviewed by: KJK

Date: 12/11/14

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 at 225 Dwight Road, Zoned R-1, Sinhad and Medina Begic, property owners, APN: 029-254-300;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on April 27, 2015, 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 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 27th day of April, 2015, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
225 Dwight Road
Effective May 7, 2015

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped April 15, 2015, sheets T.0- through AD.2;
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 first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that the conditions of the Building Division's January 14, 2015 and November 26, 2014 memos, the Parks Division's January 15, 2015 and December 2, 2014 memos, the Engineering Division's December 4, 2014 memo, the Fire Division's December 3, 2014 memo and the Storm water Division's December 14, 2014 memo shall be met;
5. 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;
6. that demolition or 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;
7. 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;
8. 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;
9. 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;
10. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2013 Edition, 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:

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
225 Dwight Road
Effective **May 7, 2015**

11. 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;
12. 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: 225 DWIGHT ROAD

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, APRIL 13, 2015 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a first and second story addition to an existing single family dwelling at **225 DWIGHT ROAD** zoned R-1. APN 029-254-300

Mailed: April 3, 2015

**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.

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

R-1

STANLEY RD

BURLINGAME AVE

DWIGHT RD

CLARENDON RD

HOWARD AVE

225 Dwight Road



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

