

April 22, 2015

Catherine Barber - Senior Planner
City of Burlingame Planning Division

RE: Matthews Residence

Project Address: 1700 Devereux

Description: A major renovation including interior remodel and second floor addition to an existing single family dwelling with an attached garage.

Date of Original Planning Submittal: February 12, 2015

Revised: April 14, 2015

Dear Ms. Barber:

Response to Planning Commission

We have revised the design of the Matthews Residence in response to comments from the Planning Commission Meeting on April 13, 2015. First we verified the existing conditions of the plate height and for the garage and main house. We revised the existing conditions to reflect that the main house top plate is currently 8'-3". The plate height of the garage was also lowered to reflect existing conditions and when we revised our proposed garage plan with the lower plate height the result was a decrease in the dominance of the garage in the new north elevation.

Secondly, we addressed the issue of creating a compliant covered parking space by changing the design of the garage transition to the main living area of the house. We have moved the stairs so that there is clearance for parking in the garage of a dimension of 12'-6" x 20'-8" exceeding the requirements of 9'-0" x 20'-0" for a one-car garage. Thus, the application for a parking variance is no longer part of our submittal.

We also made several modifications to the deck on the front of the house. There was concern about the size of the deck so we reduced the size to half of the proposed size or 140 SF. We also modified the side walls of the deck from the curved detail to a stepping half wall with a painted wood trim cap to enhance the cohesion of the overall arts and crafts aesthetic. Additionally we increased the prominence of the exposed rafter detail and extended the fascia overhang on the north elevation in a typical craftsman style detail.

To address the "layer cake" feeling of the front façade we changed the siding materials so that the majority is wood shingles with is a lower band of horizontal wood siding on the first floor to create contrasting texture and detract from perceived massing that would result from having the exterior all in one material. Additionally we took advantage of the reduced deck size and extended the roof back to

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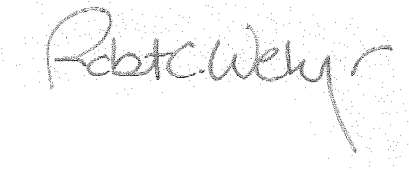
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CITY OF BURLINGAME
CDD-PLANNING DIV.

occupy that space and create a more differentiated appearance. We also flattened the top ridge of the roof to level off even with the ridge over the bedrooms on the second floor. This assuages concerns about both the full height and the bulk of the roof. Finally we revised our landscape plan to include the additional foliage in the front and rear of the property.

Overall we believe we have addressed all the comments of the Planning Commission and that our revisions result in a more cohesive and intriguing arts and crafts design. Upon review, feel free to contact me directly with any questions that you may have. I am looking forward to presenting to the Planning Commission at the May 11th hearing so if there is anything additionally you may need please do not hesitate to ask.

Best Regards,

A handwritten signature in cursive script that reads "Robert C. Wehmeyer". The signature is written in dark ink and is centered below the "Best Regards," text.

Robert C. Wehmeyer, PBD AIBD

Wehmeyer Design

- b. 2753 Burlingview Drive, Zoned R-1 - Application for Design Review, Parking Variance, and Hillside Area Construction Permit for a major renovation of an existing single family dwelling which includes a first floor addition and a new second floor (Breiling Terrones Architecture, Inc., applicant and architect; Alvin and Jacqueline Chan, property owner) (46 noticed) Staff Contact: Erika Lewit

Vice-Chair DeMartini opened the public hearing.

Wayne Hu represented the applicant.

Commission questions/comments:

- > Doesn't find the justification for the parking variance compelling. There is already major reconstruction going on with the project.
- > Is troubled by the massing of the house; take a look at this. (Hu: have looked at the massing in general...)
- > Appears to be possible to relocate the stairs into the interior of the house to improve parking.
- > Need to engage with the neighbors regarding view impacts.
- > Question regarding landscape plan at the front.
- > Believes the plan could be "sculpted" a bit more to make it look less boxy.
- > Agrees with the comments regarding the garage.
- > Listen to recording...

Public comments:

Terry McAloon, Burlingview Drive: expressed concern about size, mass and bulk of house. Twice the size of most homes in the area. The lot is similar in size to all other lots in the area. Concerned about losing the open view and partial Bay view from his house. Requested story poles.

Vice-Chair DeMartini closed the public hearing.

Commission discussion:

- > Suggested story poles following refinements to the design.
- > Encouraged the applicant to meet with the neighbors when refining.
- > Require story poles before coming back for action.
- > Could warrant design reviewer, but feels that the firm has the ability to address the design concerns.
- > Doesn't feel that conditions warrant the parking variance in this instance, based upon the arguments presented in the application.

This Discussion Item was regular action with direction to install story poles.

Aye: 5 - DeMartini, Loftis, Sargent, Terrones, and Gurn

Absent: 1 - Bandrapalli

- c. 1700 Devereux Drive, zoned R-1- Application for Design Review and Parking Variance for a major renovation including a first and second story addition to an existing single family dwelling with an attached garage (Wehmeyer Design, applicant and architect; Stephen and Kimarie Matthews, property owners) (43 noticed) Staff Contact: Catherine Barber

Vice-Chair DeMartini opened the public hearing.

Rob Wehmeyer and Stephen Matthews represented the applicant.

Commission comments/questions:

- > Feels the change in materials on the side elevations creates a wedding cake effect. Looks like the center of the house has been scooped out and something place into it.
- > The second story deck is quite large. Perhaps reduce the size.
- > Likes the direction that the home design is moving.
- > Feels that the "freeboard" between the overhang on the garage and overhang appears incorrect.
- > Let the overhangs on the front porch extend somewhat to enhance the Craftsman effect. Perhaps consider not wrapping the eaves on the second-story.
- > Looks at second floor decks in context with its surroundings. Would not have much impact in this instance.
- > Likes the deck. Doesn't believe its that large.
- > The eye is drawn to the garage; try to minimize the appearance.
- > With respect to landscaping; revisit whether or not more landscaping can be installed.
- > Correct response to be "simulated, true divided light" windows.
- > Agrees with considering second-story decks on a case-by-case basis.
- > Hard to make the case for the parking variance when so much of the house is being changed. Listen to recording...
- > Agrees with comments on the parking variance.
- > Feels that the deck may be too large for the massing of the house. A smaller deck may be more appropriate given the size of the bedroom adjacent to it.

Public comments:

None.

Vice-Chair DeMartini closed the public hearing.]

Commission discussion:

This matter was continue

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

Absent: 1 - Bandrapalli

- d. ~~1601 Sanchez Avenue, zoned R-1- Application for Design Review and Special Permits for attached garage and basement ceiling height for construction of a new, two-story single family dwelling and attached garage (TRG Architects, applicant and architect; Bryant McLaughlin, property owner) (73 noticed) Staff Contact: Ruben Hurin~~

Vice-Chair DeMartini opened the public hearing.

Randy Grange represented the applicant.

Commission comments/questions:

- > Feels the band of windows across the pop-out on the second floor front elevation a bit bothersome.
- > Not a fan of the metal roof.
- > Gum's comments regarding the garage.
- > Feels that this block is one that can possibly handle a metal roof, but will need to see the alternative.
- > Concerned about the Oak tree, but understands that the neighbor concurs with the removal.
- > Is there to be pumping of water to the street from the basement. (Grange is pumping water now.)
- > Likes the design with the traditional form on the front and the more Modern approach at the rear is not problematic.
- > Likes the standing seam metal roof. Permits the introduction of a Modern element while maintaining



APPLICATION TO THE PLANNING COMMISSION

Type of application:

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

PROJECT ADDRESS: 1700 DEVEREUX DR

APPLICANT project contact person
 OK to send electronic copies of documents

Name: ROBERT WEHMEYER
 Address: 1204 BURLINGAME AVE ST. 7
 City/State/Zip: BURLINGAME, CA 94010
 Phone: 650.340.1055
 Fax: 650.340.1251
 E-mail: rob@wehmeyordesign.com

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

Name: STEPHEN + KIMADIE MATTHEWS
 Address: 1700 DEVEREUX DR
 City/State/Zip: BURLINGAME CA 94010
 Phone: _____
 Fax: _____
 E-mail: _____

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

Name: ROBERT WEHMEYER / WEHMEYER CUSTOM HOMES
 Address: 1204 BURLINGAME AVE ST. 7
 City/State/Zip: BURLINGAME, CA 94010
 Phone: 650.340.1055
 Fax: 650.340.1251
 E-mail: rob@wehmeyordesign.com
 ★ Burlingame Business License #: 969354

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 FEB 13 2015
 CITY OF BURLINGAME
 CDD-PLANNING DIV

PROJECT DESCRIPTION: INTERIOR REMODEL AND SECOND FLOOR ADDITION TO AN EXISTING 1-STORY RESIDENCE

AFFADAVIT/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: Robt. Weh - wo Date: _____

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: _____

Date submitted: _____

★ 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.

Project Comments

Date: February 17, 2015

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 second story addition at
1700 Devereux Drive, zoned R-1, APN: 025-223-130

Staff Review: February 17, 2015

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>

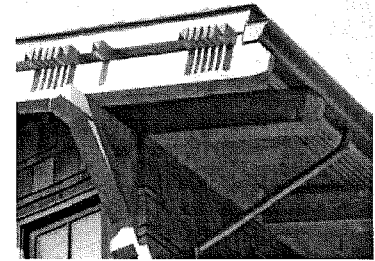
Required Best Management Practices (BMPs) apply to all construction projects utilizing architectural copper. Please read attachment "Requirements for architectural Copper." A downloadable electronic file is available at:
<http://www.flowstobay.org/files/newdevelopment/flyersfactsheets/ArchitecturalcopperBMPs.pdf>

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
 - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

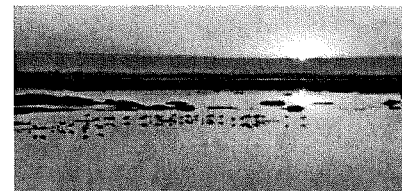


Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").



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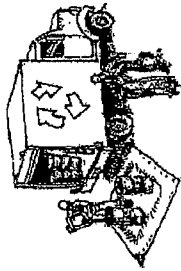
Water Pollution Prevention Program

Clean Water, Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



- Non-Hazardous Materials**
 - Bins and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
 - Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

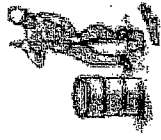
Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, dry board, pipe, etc.).
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and siltbait to construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



- Maintenance and Parking**
 - Designate an area, fenced with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance near the done outside, work in a hatched area away from storm drains and cover a drip pan big enough to collect leaks.
 - Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a hatched area that will not allow rain water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment outside using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Spill Prevention and Control**
 - Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7520 (24 hours).

Earthwork & Contaminated Soils



- Erosion Control**
 - Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, in-fill and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matting) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
 - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel-bags, filter rolls, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - Contaminated Soils
 - If any of the following conditions are met, test soils for lead, asbestos, and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.
- Sweeping & Asphalt/Concrete Removal**
 - Completely cover or barricade storm drain inlets when seal coating. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw-our slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (vehiclever is sooner).
 - If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



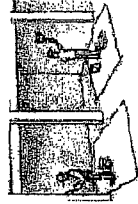
- Store concrete, grout and mortar under cover on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Use concrete lagoon and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



- Painting Cleanup**
 - Never clean brushes or rags paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Place to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or soapy in a proper container. Filter and collect the thinner and solvents. Dispose of residue in an unusable thinner/solvent as hazardous waste.
- Paint removal**
 - Chemical paint stripping residue and chips and dust from mastic paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Project Comments

Date: February 17, 2015

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 second story addition at
1700 Devereux Drive, zoned R-1, APN: 025-223-130

Staff Review: February 17, 2015

No comments at this time.

Reviewed by: M. Quan

Date: 2/18/15

Project Comments

Date: March 24, 2015

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
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From: Planning Staff

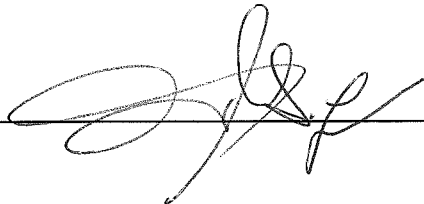
Subject: Request for Design Review for a second story addition at
1700 Devereux Drive, zoned R-1, APN: 025-223-130

Staff Review: **March 24, 2015- Second Submittal**

No further comments.

All conditions of approval as stated in the review dated 2-18-2015 will apply to this project.

Reviewed by:



Date: 3-25-2015

Project Comments

Date: February 17, 2015

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 second story addition at
1700 Devereux Drive, zoned R-1, APN: 025-223-130

Staff Review: February 17, 2015

- 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.

Remove the reference on sheet A0.0 to the 2010 Energy Code and replace with a reference to the 2013 California Energy Efficiency Standards.

- 4) 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.)

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

Note: Construction hours for work in the public right of way must now be included on the plans.

- 5) 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.
- 6) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 7) 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.
- 8) Provide existing and proposed elevations.
- 9) This project will be considered a New Building because, according to the City of Burlingame Municipal code, "when additions, alterations or repairs within any twelve-month period exceed fifty percent of the current replacement value of an existing building or structure, as determined by the building official, such building or structure shall be made in its entirety to conform with the requirements for new buildings or structures." This building must comply with the 2013 California Building Code for new structures. BMC 18.07.020

Note: Any revisions to the plans approved by the Building Division must be submitted to, and approved by, the Building Division *prior to the implementation of any work not specifically shown on the plans*. Significant delays can occur if changes made in the field, without City approval, necessitate further review by City departments or the Planning Commission. Inspections cannot be scheduled and will not be performed for work that is not shown on the Approved plans.

- 10) **Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been finalized. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**

- 11) Provide a complete demolition plan that includes a legend and indicates existing walls and features to remain, existing walls and features to be demolished, and new walls and features.

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) 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 area labeled " _____ " is a room that can be used for sleeping purposes and, as such, must comply with this requirement.
- 15) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 16) 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.
- 17) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 18) Provide lighting at all exterior landings.
- 19) The fireplace is not shown on the West elevation drawing. Provide details of the fireplace on this elevation.
- 20) Specify on the plans whether the fireplace is a gas or solid wood-burning device. If the fireplace is a solid wood-burning device 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 fireplace is a solid wood-burning device then specify on the plans that the fireplace chimney 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 3, 19, 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: 2-18-2015



2013 CALIFORNIA GREEN BUILDING CODE RESIDENTIAL CHECKLIST

New residential buildings must be designed to include the Green Building mandatory measures specified in this checklist. These Green Building mandatory measures also apply to additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.

Building Permit Number: _____

Site Address: _____

***In the column labeled "Plan Reference"
specify where each Measure can be found on the plans.***

Green Building Measure	Plan Reference
SITE DEVELOPMENT (2013 CGC §4.106)	
A plan has been developed, and will be implemented, to manage storm water drainage during construction. CGC §4.106.2 & §4.106.3	
ENERGY EFFICIENCY (2013 CGC §4.2 and the 2013 California Building Energy Efficiency Standards)	
2013 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	
Walls with 2 X 6 and larger framing require R-19 insulation §150.0 (c) 2	
Hot water piping insulation §150.0 (j) 2 A ii	
Lighting – new mandatory requirements for indoor rooms. §150.0 (k)	
Duct insulation (R-6) required §150.0 (m) 1	
Duct leakage testing – 6% with air handler and 4% without air handler §150.0 (m) 11	
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	
Water heating – 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour §150.0 (n)	
New third-party HERS verification for ventilation and indoor air quality §150.0 (o)	
New mandatory U-factor (0.58) for fenestration and skylights §150.0 (q)	
Luminaire efficiency levels 2013 California Energy Code Table 150.0 B	
Refrigerant charge verification for ducted package units, mini-splits, and other units §150.1 (c) 7	
Radiant barrier now required in Climate Zone 3 §150.1 (c) 2	
Reduce U-factor (0.32) and SHGC (0.25) for high performance windows §150.1 (c) 3 A	

Green Building Measure	Plan Reference
INTERIOR MOISTURE CONTROL (2013 CGC §4.505)	
A capillary break will be installed if a slab on grade foundation system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided unless an engineered design has been submitted and approved by the Building Division. 2013 CGC §4.505.2 and California Residential Code (CRC) §R506.2.3	
Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. 2013 CGC §4.505.3	
INDOOR AIR QUALITY AND EXHAUST (2013 CGC §4.506)	
Exhaust fans that are ENERGY STAR-compliant, ducted and that terminate outside the building will be provided in every bathroom. 2013 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2013 CGC §4.506.1	
ENVIRONMENTAL COMFORT (CGC §4.507)	
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: <ol style="list-style-type: none"> 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equal; 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2009 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent. 2013 CGC §4.507 	
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2013 CGC §702)	
HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2013 CGC §702.1	
VERIFICATION (2013 CGC §703)	
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2013 Code requirements. 2013 CGC §703.1	
Responsible Designer's Declaration Statement	Contractor's Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2013 Green Building Code.	I hereby certify, as the builder or installer, under permit listed herein, that this project will be constructed to meet the requirements of the 2013 Green Building Code.
Name:	Name:
Address:	Address:
City/State/Zip Code	City/State/Zip Code
Signature:	Signature:
Date:	Date:

Project Comments

Date: February 17, 2015

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 second story addition at
1700 Devereux Drive, zoned R-1, APN: 025-223-130

Staff Review: February 17, 2015

Provide a residential fire sprinkler system throughout the residence:

1. Provide a minimum 1-inch water meter.
2. Provide a backflow prevention device/double check valve assembly – A schematic of water lateral line after meter shall be shown on Building Plans prior to approval indicating location of the device after the split between domestic and fire protection lines.
3. Drawings submitted to Building Department for review and approval shall clearly indicate fire sprinklers shall be installed under a separate deferred fire permit, approved by the Fire Department prior to installation.

Reviewed by: Christine Reed



Date: 2-27-15

Project Comments

Date: February 17, 2015

To: Engineering Division
(650) 558-7230

Fire Division
(650) 558-7600

Building Division
(650) 558-7260

Stormwater Division
(650) 342-3727

Parks Division
(650) 558-7334

City Attorney
(650) 558-7204

From: Planning Staff

Subject: Request for Design Review for a second story addition at
1700 Devereux Drive, zoned R-1, APN: 025-223-130

Staff Review: February 17, 2015

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. Please indicate on plans if landscape will remain or be rehabilitated.
4. Identify tree species existing and proposed on Landscape plan.

Reviewed by: BD

Date: 2/23/15

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 1700 Devereux Drive, Zoned R-1, Stephen and Kimarie Matthews Tr, property owners, APN: 025-223-130;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on May 11, 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 11th day of May, 2015, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
1700 Devereux Drive
Effective **May 21, 2015**

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped April 24, 2015, sheets A0.0 through A9.0 and landscape sheet L1.0;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (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 March 25, 2015 and February 18, 2015 memos, the Parks Division's February 23, 2015 memo, the Fire Division's February 27, 2015 memo and the Storm water Division's February 17, 2015 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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
1700 Devereux Drive
Effective May 21, 2015

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

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: 1700 DEVEREUX DRIVE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, MAY 11, 2015 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and Parking Variance for a major renovation including a first and second story addition to an existing single family dwelling with an attached garage at **1700 DEVEREUX DRIVE** zoned R-1. APN 025-223-130

Mailed: May 1, 2015

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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

(Please refer to other side)

PUBLIC HEARING NOTICE

R-1

RAY DR

BALBOA WAY

DEVEREUX DR

Lincoln Elementary School

1700 Devereux Drive



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