



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, August 8, 2022

7:00 PM

Online

- b. 2669 Martinez Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a second story addition to an existing single-unit dwelling. (David Kuoppamaki, applicant and designer; Grace and Larry Ngai, property owners) (80 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [2669 Martinez Dr - Staff Report](#)

[2669 Martinez Dr - Attachments](#)

[2669 Martinez Dr - Plans](#)

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

Chair Gaul opened the public hearing.

David Kuoppamaki, designer, and Grace Ngai, property owner, represented the applicant and answered questions regarding the project.

Public Comments:

> Brett Turchin: *I am the downhill neighbor, a tenant and not the owner. The existing deck overlooks our yard; there is not enough privacy as it is. The only concern I have is if that becomes a livable space there will be very little privacy for us. I am wondering if there can be some foliage that can be planted between the properties to give us some privacy. They don't really use the deck right now, so it hasn't been an issue, but that will be really appreciated.*

> Mary Maldonado, 1 Toledo Court: *The reason I spoke with the owner of the project is because their trees and bushes were blocking my view and then he mentioned the project. I am not really familiar with the project except what I just looked at. I would like them to install story poles to see the space that they are going to build. I am also concerned if the deck is extended. When they put in umbrellas and patio furniture it's going to block my view. What I would like to know if it is possible for them to put up story poles to see how high it is going to be, how big the project is, and if it will affect my views.*

> Public comment sent via email by Benjamin Lambert, 2653 Martinez Drive: *I strongly support the construction of a second story at 2669 Martinez Drive for the following reasons: Doing so will greatly increase the value of the home and the reappraised home value will flow directly into more taxes paid to support our schools. I have two young children in the Burlingame school system. It is essential that we keep growing our school tax base, and with Prop 13 allowing home alterations is a great way to do so. Doing so will increase the value of my home and surrounding homes, because it will set a precedent that homeowners can expand their living space. A home where you can build is more valuable than a home where you can't. Doing so will improve the street's aesthetics. Right now the street is dominated by generic older homes. A newly renovated home helps bring the street to life and makes it feel more architecturally diverse.*

> Kevin Slaboda, 2704 Martinez Drive: *We would like to second the motion from our neighbor at 1 Toledo Court to have story poles constructed to confirm if there is any view obstruction or not.*

Chair Gaul closed the public hearing.

Commission Discussion/Direction:

> Normally in situations like this, I am supportive of putting up story poles because it does help the neighbors see what is going to happen. But the fact that this is not actually a second story addition it is not going to be any taller than the ridge is now. So, anybody who is at the north of this property will not see the addition at all. It will only be the neighbor immediately next door on the right that would potentially see the side of the project. It doesn't seem like requiring story poles will provide any advantage to anybody up the hill because it is not that kind of an addition. I would suggest that the homeowners have that discussion with their two most immediate neighbors who voiced their concerns with privacy or trees. It is challenging because one is going to obstruct somebody else's view and the other one will create privacy, so it will be a delicate dance to make that work. Otherwise, I don't see any issues with doing this project. I think it has minimal to no impact to the uphill neighbors. I'd like to see this project go through.

> Similarly, I thought this is nicely done. For the benefit of the neighbor who commented about another deck, I don't believe there is another deck at this home. The idea is that the space is completely enclosed so it will be less impactful than what it would have been. However, when I saw the property there were no street trees and it looks barren. It is an opportunity to introduce in the public realm some appropriately sized trees. I'm pretty sure that the City Arborist has trees put in there regularly; within 10 feet beyond the curb is city property. For the purposes of planting trees since there is no planting strip there, I am only okay with this project if it includes some foliage. That will also include for the neighbor below, again, appropriately sized buffer trees. They don't have to be 30 feet tall. In the case of the street trees, the City Arborist will know what is good for that hillside area that does not block views but enhances the property itself and all the other properties in the area. I suggest for the architect to work with a landscaper and the neighbor to identify trees that are appropriate and can actually work for in between the properties that everybody is comfortable with.

> While I agree with my fellow commissioner, I don't think there is any harm to allay the neighbors' concerns by putting up some simple story poles just to confirm what we already know.

> The slope of the roof and the rear elevation windows are a bit off to me. While I appreciate the intent of minimizing any impacts on views, the slope of the roof doesn't match anything else in the architecture of the house. It looked a bit odd; it is a very long shallow sloping roof. It would almost be better flat in my opinion. The rear elevation with the large square window seems very flat. There needs to be some work done to improve that rear elevation.

> I would agree with my fellow commissioner. I appreciate the effort to not block the views and it is one way to do it. Architecturally, I don't think this really fits in well with the house. I am also concerned about the roofing materials that are proposed. The asphalt shingles in a 1:12 slope will not work. You probably have to go with a tar and gravel roof. That needs to be looked at a little bit closer. To err on the side of caution, I too would prefer that story poles be installed because we don't know who can or cannot see whose view may be blocked. It is not a deal breaker because it is at the back of the house. I don't know how much it is going to impact anyone, but it really does look like an addition and typically I'd like to see things that blend in with the house a little bit more. The story poles are a must.

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

Aye: 7 - Comaroto, Gaul, Horan, Lowenthal, Pfaff, Schmid, and Tse



3141 Stevens Creek Blvd #104
San Jose, CA 95117
408.357.0818 Office
530.919.2921 Cell

Commission Review

DATE: AUGUST 29, 2022

TO: COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division City of Burlingame

PROJECT ADDRESS:
2669 Martinez Drive
Burlingame, CA 94010

In Response to Planning Commissions and neighbors' comments from Monday August 8th 2022 meeting:

Planning Commission comments:

- Story poles required to be installed;
 - We are installing story poles on Wednesday 31st of September.
- Slope of roof very long and shallow and does not fit in with the architecture of the rest of the house;
 - We originally designed a flat roof with built up roof to minimize obstructions of neighbors views. We have updated the design to have a hip roof. This was designed also, to minimize obstructions to views.
- Concerned about roof material because of the low roof slope;
 - Originally we had built up roof but with the new design we are showing composition shingle to match existing roof.
- Would like to see new trees installed along the street frontage;
 - In 2004 Grace and Larry were asked to remove seven(7) Eucalyptus trees and the City Arborist Bob Disco had them replant seven trees 24 inch box size trees. These trees are clouded on the existing site plan
- Addition should blend in with the design of the existing house;
 - Please see our updated roof design. It is a hip roof with same slope and roofing material. We also designed the addition to create the lowest profile roof we could.
- Rear elevation with large square windows seems very flat.
 - We lined up the 2nd story windows with the existing doors and windows below.

Neighbors comments:

- Brett (downhill neighbor) – existing deck overlooks their yard and concerned about privacy, would like to see landscaping that buffers view between properties;
 - Brett is a tenant who lives at 2665 Martinez. Grace and Larry(owners 2669 Martinez) have had a great relationship with owner Gary Lynes for 25 years. They replaced the entire fence just a few months ago due to ivy and greenery damaging over the years. They have agreed not to have any trees or additional landscaping between them at this time.
- Benjamin (2653 Martinez) – strongly supports project;
- Neighbors at 1 Toledo Court and 2704 Martinez requested story poles, concerned about view blockage.
 - I emailed Jennifer and Kevin Slaboda on 2022.08.29 the updated plans along with the story pole time frame and asked for a time to stop by to take pictures
 - I emailed Byron and Miriam Maldonado on 2022.08.29 the updated plans along with the story pole time frame and asked for a time to stop by to take pictures
 - We are hoping to provide these photos to the Planning Commission.

Thank you,

David Kuoppamaki

CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
PH: (650) 558-7250
FAX: (650) 696-3790

Date:

09/02/22

Project Address:

2669 MARTINEZ DRIVE

Assessor's Parcel No.:

025-083-050

Owner's Name:

GRACE NGAI

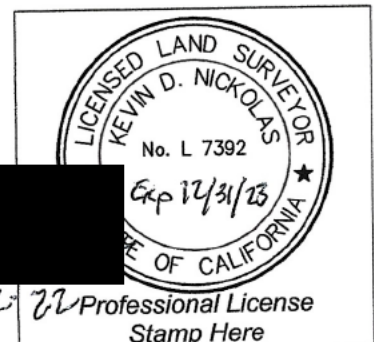
This is to certify that on 09/01/22 (date), the story poles located on the above-referenced site were installed or inspected by the undersigned, and found to be in conformance with the design, height, and location shown on the plans, elevations, and the attached story pole plan.

For additional information, please contact me [redacted] (phone no.)

Signature

Name (printed or typed)

Title



From: Grace Ngai [REDACTED]

Sent: Tuesday, September 6, 2022 11:17 PM

To: CD/PLG-Amelia Kolokihakaufisi <ameliak@burlingame.org> [REDACTED]

Cc: David K <davidk@kuopdesigns.com>; Larry Siu Kwong Ngai <[REDACTED]>

Subject: 9/12 Meeting Prep: 2669 Martinez Dr - Planning Commission Meeting Follow-up

Dear Amelia,

As of Tuesday 9/6/22 evening, we want to provide you updates that we have. We are not sure if any neighbors' response would happen in the next few days but want you have the info that you may need.

1. [REDACTED] - Jennifer and Kevin Slaboda - David K provided email update that no impact to their view on 9/2/22
2. [REDACTED] - Gary Lynes owner - Larry Ngai has provided new roof plan to Gary via email on 8/19/22. Gary commented that the new roof line is much better (see email attached). Larry and Gary discussed verbally that they agreed that no more planting trees in between our new fence. Gary as the owner also has no privacy concerns from our expansion project. We have asked Gary to write to Planning directly but not sure if he has time to do so.
3. [REDACTED] - Miriam and Byron Maldonado - David K had emailed our neighbor the updated plan on 8/29/22 and again followed up after the poles were up on 9/1/22. I have also texted Miriam this morning to follow up. We still have not received any responses. We're not sure if they are traveling.
4. [REDACTED] - Mikaela and Karn - Larry has spoken to Karn several times including visiting his home to see the potential view obstruction. Pictures are also taken which are shown attached. Mikaela is currently in China. Karn had related the message to wife Mikaela and said she would contact us if she has concerns. As of today, we have not heard any of their rejecting comments.

We did not take any street view pole pictures as the poles are not even visible at the street level like [REDACTED] neighbor had commented. The poles pictures attached are taken by Larry Ngai's camera inside Mikaela and Karn's [REDACTED]. We are trying to be fair and courteous to Mikaela and Karn, our [REDACTED] upper neighbor. In case they don't have a chance to respond or comment, attached are the pictures to show the poles are up, the left and right window plus deck view of our expansion from our upper neighbor's house.

We will update you should there be additional information in the next few days. We did receive the Planning meeting postcard today. Let us know if you need anything else from us for to best prepare for the 9/12 meeting.

Thank you for all of your prompt communications and coordination!

Grace & Larry Ngai

Picture 1 - taken from [REDACTED] yard



Picture 2 - taken from [REDACTED] street side window



Picture #3 - taken from [REDACTED] closer to yard / deck window



Picture #4 on 9/7/22 - provided by Miriam and Byron Maldonado [REDACTED]



From: Jennifer Slaboda [REDACTED] >
Sent: Friday, September 2, 2022 12:23 PM
To: David Kuoppamaki <[REDACTED]>
Cc: [REDACTED]; Grace Ngai [REDACTED]; Larry Ngai [REDACTED] >
Subject: Re: 2669 Martinez Commission Review - view photos

It looks good to us, no impact on our view. Thank you for reaching out.

Jennifer Slaboda

On Sep 1, 2022, at 5:08 PM, David Kuoppamaki <[REDACTED]> wrote:

Jennifer and Kevin,

Hope you are doing well. The story poles have been installed at 2669 Martinez. We're curious if they will be affecting your view or not?

Thanks,

David Kuoppamaki, Assoc. AIA

408.357.0818 Office

530.919.2921 Cell



From: M Maldonado [REDACTED]
Sent: Monday, September 5, 2022 5:10 PM
To: GRP-Planning Commissioners <PlanningCommissioners@burlingame.org>
Cc: COUNCIL-Ricardo Ortiz <rortiz@burlingame.org>
Subject: Obstruction of Rights to Views to property located at 1 Toledo Court, Burlingame.

September 4, 2022

City of Burlingame
Community Development Department
Planning Commission Review

From: Byron Maldonado

1 [REDACTED]
[REDACTED]

Re: Application for Design Review
Construction Permit for Addition at:
2669 Martinez Drive
Burlingame, CA 94010

Subject. Obstruction of Rights to Views to property located at [REDACTED], Burlingame.

This is Byron Maldonado, owner of the residence [REDACTED]
[REDACTED] Burlingame, CA 94010. I am following up on the construction addition request submitted by the owners of 2669 Martinez Drive, which is under review by the Community Development Department-Planning Commission.

At the August 8, 2022 meeting, the committee suggested the modification of the roof elevation lines and to install poles/flags to display the dimension/elevations of the Martinez Drive project; such plan/design is making the views from our house partially blocked. It is our summation that the increase in height of the structure impacts the quality of the views and value of our home and should be highly protected.

For your perusal is attached a letter sent to the Planning Committee several years back from a previous neighbor regarding 2669 Martinez Dive's first request to increase the size of their home.

Thank you for your consideration in this matter.

Best Regards,
Byron and Miriam Maldonado

To- Members of the Burlingame Planning Commission
RE - The 3 room addition & huge deck proposed by Larry &
Grace Ngai for 2669 Martiney.

I have been asked by several members of the Planning Commission whether I would rather look at the tall, deciduous liquid-amber trees that completely block my view or would I rather watch these neighbors on their deck.

I do not feel it necessary to have an either-or choice. The proposed deck would easily seat 100 people. Are they planning to give lectures there?

I would suggest that they shorten the size of the rooms below & have a ^{4 or 5 feet at least} normal roof. They could extend the present deck to the end of the house - thereby not restricting anyone's view.

In the 44 years ^{restricting} we have lived here, no one has ever considered a neighbors view. There are 5 or more homes on this block being lived in by the children & grandchildren of the original owners. Everyone has kept everything intact.

My husband had his law offices in Burlingame for over 40 years (a [redacted]) so we have been long-term residents in two places of this beautiful city & do not want to have newcomers come in

...the environment. We have lived and paid taxes her for too long.

They were told at the last meeting that the Maldonado family could not even see the stony poles because of these deciduous trees. as an act of courtesy I would have assumed that they would have trimmed them so they could see how it affects them. but apparently they chose to use this as a "bargaining point."

Mrs. Maldonado came to my home yesterday to check out the deck proposal & was shocked to see the size of it. They had moved in several years ago & also bought it at twice the price of the Ngai home, particularly for the view - which they would no longer have if this were approved.

They have also purposely left their eucalyptus trees untrimmed to cut off our view - but that is another matter. (See attached article.)

They obviously should live on a 1 acre lot to accommodate a house of this size.

Thank you for your time & consideration in this matter & the visits to my home by the various members of the commission.

Sincerely,

Jane Butler









Project Application - Planning Division

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

Project Address: 2269 Martinez Drive, 94010 **Assessor's Parcel #:** 025-083-050 **Zoning:** R-1

Project Description:

ADDITION OF DINING ROOM AND MASTER OUT REAR OF HOUSE ALONG WITH REMODEL OF KITCHEN.
NEW CLOSET IN FRONT BEDROOM AND LINEN CLOSET NEXT TO POWDER ROOM. REMODEL EXISTING DINING ROOM TO DEN.

Applicant

Name: David Kuoppamaki

Address: 3141 Stevens Creek Blvd #104
San Jose, CA 95117

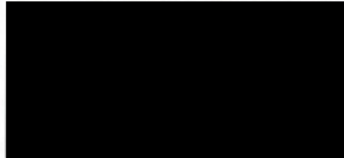
Phone: 408.357.0818

E-mail: davidk@kuopdesigns.com

Property Owner

Name: Grace & Larry Ngai

Address: 2669 Martinez Drive
Burlingame, CA 94010



Architect/Designer

Name: David Kuoppamaki

Address: 3141 Stevens Creek Blvd #104
San Jose, CA 95117

Phone: 408.357.0818

E-mail: davidk@kuopdesigns.com

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.

____ (Initials of Architect/Designer)

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

Applicant: I hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief.

Applicant's signature: _____ **Date:** 2022.05.03

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

Property owner's signature: _____ **Date:** 5/3/2022

Date Application Received: _____





City of Burlingame

Hillside Area Construction Permit Application

The Director or Planning Commission (if appealed) is required by law to make findings as defined by the City's Ordinance (Code Section 25.70.030). Your answers to the following questions can assist the Director in making the decision as to whether the findings can be made for your request.

- A. Explain how the proposed project is consistent with the purpose of the Hillside Overlay Zone, include the following:**
- 1. Protect public health and safety by minimizing hazards, including soil erosion and fire danger associated with development on hillsides;**
 - 2. Preserve and enhance the City's scenic character, including its natural hillsides and views of San Francisco Bay;**
 - 3. Respect natural features in the design and construction of hillside development; and**
 - 4. Design hillside development to be sensitive to existing terrain, distant views, and significant natural landforms and features.**

We are proposing an addition to an existing residence out the rear of the property on top of existing living space. This area was previously a deck. To not increase roof height are adding a low slope roof for the addition area. The rest of the house and site will be left existing.

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW,
AND HILLSIDE AREA CONSTRUCTION PERMIT**

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 and Hillside Area Construction Permit for a second story addition to an existing single-unit dwelling at 2669 Martinez Drive, Zoned R-1, Grace and Larry Ngai, property owners, APN: 025-083-050;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on September 12, 2022, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA Section 15301 (e)(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 hereby approved.
2. Said Design Review and Hillside Area Construction Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Hillside Area Construction Permit are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 12th day of September, 2022 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit
2669 Martinez Drive
Effective **September 22, 2022**
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped August 30, 2022, sheets CVR, PLN1, PLN2, and A0.1 through A4.1;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
5. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

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

10. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit
2669 Martinez Drive
Effective **September 22, 2022**

11. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled; and
12. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.



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

Project Site: 2669 Martinez Drive, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, September 12, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 864 9704 7133

Passcode: 301476

Description: Application for Design Review and Hillside Area Construction Permit for a second story addition to an existing single-unit dwelling.

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

Mailed: September 2, 2022

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame - Public Hearing Notice

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

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

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

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

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

2669 Martinez Drive
300' noticing
APN #: 025-083-050

