



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, June 13, 2022

7:00 PM

Online

- b. 1425 Castillo Avenue, zoned R-1 - Application for Design Review and Variance for building height for a new, two-story single-unit dwelling and detached garage. (Jesse Geurse, Geurse Conceptual Designs, Inc., applicant and designer; Rajiv Gujral, property owner) (116 noticed) Staff Contact: Fazia Ali

Attachments: [1425 Castillo Ave - Staff Report](#)
[1425 Castillo Ave - Attachments](#)
[1425 Castillo Ave - Plans](#)

All Commissioners have visited the project site. Commissioner Gaul noted that he met with several neighbors, including the tenant who currently lives in the house, the neighbor to the right, and the neighbor across the street. He noted that he was also able to access the rear yard of the neighbor to the right. Planning Manager Hurin provided an overview of the staff report.

Chair Gaul opened the public hearing.

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

Public Comments:

- > Public comment sent via email: We are homeowners next door to 1425 Castillo Avenue. Concerned with height variance being upwards of 6' – 8' higher than allowed. This property is on a hill which will increase the height even more which affects our privacy with windows on the second floor. We would like to request a side-by-side drawing of the footprint and setbacks between 1425 Castillo Avenue and 1427 Castillo Avenue so that we can see where the windows will be located. We would like to ask why the property couldn't be graded 3'- 4' lower and set closer to the street to offset the variance request to increase the height?
- > Melinda Earlywine, 1427 Castillo Avenue: Those are the questions that I have sent via email. Also, just listening to the meeting, the fact that there is a door on the right side and a four-foot setback has me a little bit concerned, especially if there is no planting in front of it; that is a question I am raising as well with the ones I have sent via email.
- > Stuart Hosman, 1418 Castillo Avenue: We live right across the street from the house that they are planning to getting a variance for. We have lived on this street for over 30 years and we have seen driveways like that having problems, that driveway specifically, we have watched the car roll down the driveway. So just by taking 2'- 4' out of there makes it that much safer for everybody who lives on Castillo Avenue. Additionally, bring it down so it doesn't look like a skyscraper up there and that would give them the ability not to have the variances as much as they are asking for. I've built two houses on the street and have stayed within the variances by not going up, so it can be done. It would be better for the neighborhood and it will make everything more uniform. We like the look of the house and we like the ideas that they are coming up with, but between the height of the house and where it sits, it is overwhelming based on what we see from the plans that they currently have.

Chair Gaul closed the public hearing.

Commission Discussion/Direction:

- > Consider adding a roof element for weather protection over the side door on the left to be consistent with the door at the right.
- > Look at lowering the grade to reduce the height and get away from the variance; there are ways to do it. Typically, if the cut is below three feet, you can do it without engineering. The concerns from the neighbors were about the building height and I tend to agree because the existing house is so high off the ground.
- > Provide the window locations of the next door neighbors' houses on both sides because there is some concern about privacy.
- > Consider adding some planting, maybe an evergreen that can grow tall, on the right hand side toward the second entrance to the kitchen to help provide screening and privacy.
- > I can appreciate the comments by the neighbors. I am looking at the house on the right side and it looks like that one has pretty close to a 3-story presence on the street. So it is not that this will actually be the tallest house. I can appreciate the uphill nature of the site and we have seen quite a few of these. The designer has done a nice job with the architecture. Suggest evaluating what some regrading would look like on this for the next round. As we think about having this property graded down, we have to consider that the neighbors on both sides are going to be above it and will be dumping water into this property. So, we have to be sensitive of the fact that you cannot just depress it and not have unintended consequences. It needs to be looked at appropriately. If he can get a foot or two out of it, that would be great. All in all, it is sitting on a sizable hill which is not much different than what we have approved in the last couple of meetings on this street. Looking at the other homes that the applicant mentioned, this design is handsome and plays out nicely three-dimensionally. I would like to see the project move forward, but I see some opportunity for the applicant to come back with a few more answers for us before we look at it in the action calendar.
- > The house looks really nice. We have a couple of streets that we have this uphill slope and Vancouver Avenue is one of those. We have made adjustments and have variances on some of those properties on the uphill side of Vancouver Avenue and this is like the same project. I agree with my fellow commissioner. I'd like to see this project move accordingly. If the applicant can take a quick look at it and see if they can come up with an alternative, but it is not a deal breaker for me. I do like the project and would like to see this come back to the action calendar.
- > I agree, it is a good looking project. I think it is a simple solution to do a grading cut, you end up with a terraced retaining wall but it will be just like a terraced backyard and it is not really a big deal. I'm not saying to scrape it down 4 feet from property line to property line. It gives you an opportunity to have an enclosed patio with the planter area. It is a simple solution to getting away with the variance and maybe keeping the height down a little bit. I agree with my fellow commissioner about bringing this back to regular action.

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

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

Geurse Conceptual Designs, Inc.

405 Bayswater Avenue Burlingame, California 94010

June 27, 2022

City of Burlingame
Attn: Fazia Ali, Assistant Planner
501 Primrose Road
Burlingame, CA 94010

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

Dear Members of the City of Burlingame Planning Commission,

We thank you for your concerns and suggestions made with regard to our application for design review for the proposed new residence located at 1425 Castillo Ave. We too, are architecturally sensitive and very eager to address your concerns. We had responded to your comments either verbally or per plans. We hope that you find the revised project acceptable for approval. Please see below for response to changes.

In response to your particular comments and or recommendations by commisioners:

1. *"Comment regarding height of residence and lowering to reduce height.*
 - a) GCD Response: In review of the height we study of existing grades we were able to reduce the height from 100.50' to 98.50' feet a difference of 2'-0" lower then previously proposed.

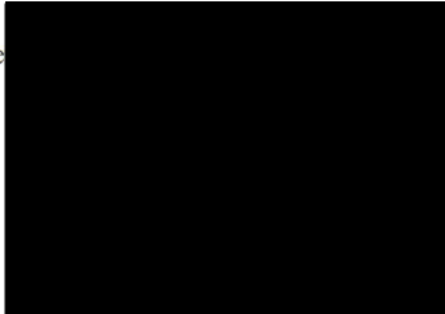
2. *"Comment regarding existing window at adjacent residence to the right..*
 - a) GCD Response: We had outlined the existing residence to the right for potential window location and conflict. We had introduced some sreeening trees per sheet LS.1 to minimize privacy. In regards to the left neighbor there is significant screening trees and feel that there should not be a privacy issue.

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

Sincerely,

Jesse Geurse

Principal





Project Application - Planning Division

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

Project Address: 1425Castillo Avenue **Assessor's Parcel #:** 027174050 **Zoning:** R-1

Project Description:

New 2 story residence: 4 bedroom, 3 baths, living, family, kitchen, laundry room. New detached one-car garage and ADU.

Applicant

Name: rajiv [REDACTED]
Address: [REDACTED]
Phone: 650-703-6197
E-mail: jgeurse@gmail.com

Property Owner

Name: Rajiv Gujral
Address: 1425 Castillo Avenue
Burlingame, California 94010
[REDACTED]

Architect/Designer

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

Authorization to Reproduce Project Plans:

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

jg (Initials of Architect/Designer)

Burlingame Business License. Applicant must have a valid Burlingame Business License.

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

Applicant's signature: [REDACTED] Date: 2-3-2022

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

Property owner's signature: [REDACTED] Date: 2-3-2022

Date Application Received (staff only):

RECEIVED

FEB 3 2022

CITY OF BURLINGAME
CDD-PLANNING DIV.



City of Burlingame Special Permit Application – Building Height

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

1. Explain how the proposed modification to standards respects and preserves the character of the neighborhood in which the project is located.

The proposed design was designed in a single story front elevation design to be compatible with the majority of the single story gable / bungalow houses. The majority of the residence is 2 story at the rear of the residence thus having minimal impact on the overall massing of the structure. In addition, currently there is a two story residence to the right and left of the proposed residence so massing in proportion.

2. Explain how the proposed modification to standards results in a project that is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring properties.

The proposed design would not have much impact to the existing neighborhood for the reason the design of the new residence was designed in a one story style craftsmen style house with a gable dormer on front facade and sloping gable on left and right. Second story portion of the residence and massing is in the rear not visible to the front. The new design is designed in craftsman design were the existing neighborhood has craftsman, gable, spanish. We feel the design would be very complimentary to the neighborhood. Public health would not be effected for the reason that all drainage/ garbage utilities etc are keep onsite with no visibility. Public safety is insured due to fire protection to be installed per fire department requirements. General welfare is captured through good design per city requirements and compatibility of proposed design.

3. Explain how the additional development capacity is consistent with General Plan goals and policies.

The proposed design is compatible with all aspects of city goals and policies in the way we kept massing down as best as we could due to sloping lot, it is neighborhood friendly in design since overall appearance looks like single story, wall massing down played on all 3 sides of residence in consideration to adjacent neighbors. The plate heights comply to city heights at 9'-0" at lower and 8'-0" on upper.

1. Explain how the proposed modification to standards respects and preserves the character of the neighborhood in which the project is located.

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

2. Explain how the proposed modification to standards results in a project that is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring properties.

How will the proposed structure affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Think about traffic, noise, lighting, paving, landscaping sunlight/shade, views from neighboring properties, ease of maintenance, etc.

Public health includes such things as sanitation (garbage), air quality, discharges into sewer and stormwater systems, water supply safety, and things which have the potential to affect public health (i.e., underground storage tanks, storage of chemicals, situations which encourage the spread of rodents, insects or communicable diseases).

Public safety. How will the structure or use within the structure affect police or fire protection? Will alarm systems or sprinklers be installed? Could the structure or use within the structure create a nuisance or need for police services (i.e., noise, unruly gatherings, loitering, and traffic) or fire services (i.e., storage or use of flammable or hazardous materials, or potentially dangerous activities like welding, woodwork, engine removal).

General welfare is a catch-all phrase meaning community good. Is the proposal consistent with the city's policy and goals for conservation and development? Is there a social benefit?

3. Explain how the additional development capacity is consistent with General Plan goals and policies.

Compare your proposal with the General Plan goals and policies and explain why this proposal is consistent with those goals and policies.

RESOLUTION APPROVING CATEGORICAL EXEMPTION DESIGN REVIEW AND SPECIAL PERMIT

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

WHEREAS, a Categorical Exemption has been prepared and application has been made for Design Review for a new, two story single unit dwelling and detached garage at 1425 Castillo Avenue, Zone R-1, Rajiv Gujral, property owner, APN: 027-174-050;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on July 11, 2022, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

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

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per Section 15303 (a), which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review. In urbanized areas, up to three single-family residences maybe constructed or converted under this exemption, is hereby approved.
2. Said Design Review and Special Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 11th day of July, 2022 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption Design Review and Special Permit
1425 Castillo Avenue

Effective **July 21, 2022**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped June 28, 2022, sheets SP1, A.1 through A.6, G.1 through G.3, LS.1, Topographic Survey;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the first or second floors which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
5. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

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

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

EXHIBIT "A"

Conditions of Approval for Categorical Exemption Design Review and Special Permit
1425 Castillo Avenue

Effective **July 21, 2022**

11. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first-floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
12. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
13. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
14. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.



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

Project Site: 1425 Castillo Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, July 11, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 854 9123 0621	Passcode: 625375
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Description: Application for Design Review and Special Permit for building height for a new, two-story single-unit dwelling and detached garage.

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

Mailed: July 1, 2022

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame - Public Hearing Notice

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

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

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

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

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

