



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, July 11, 2022

7:00 PM

Online

- b. 2229 Adeline Drive, zoned R-1 - Application for Design Review and Special Permit for Declining Height Envelope for a two and half story addition to an existing single-unit dwelling. (Tim Raduenz, Form+One, applicant and designer; Cameron and Shannon Foster, property owners) (104 noticed) Staff Contact: Catherine Keylon

Attachments: [2229 Adeline Dr - Staff Report](#)

[2229 Adeline Dr - Attachments](#)

[2229 Adeline Dr - Plans](#)

All Commissioners have visited the project site. Commissioner Lowenthal was recused from this item as he lives within 500' from this property. Associate Planner Kolokihakaufisi provided an overview of the staff report.

Chair Gaul opened the public hearing.

Tim Raduenz, designer, represented the applicant and answered questions regarding the project.

Public Comments:

> Public comment via email from George Heeren: I live directly behind this proposed addition. This gives my wife and I little to no privacy in our backyard. It also can make our property lose value if we decide to sell. I am in my 80's with some health conditions. The Foster's sent a letter saying this will be a small rear addition. This does not seem small as stated, I have looked at the blueprints. How long will it take to complete?

Chair Gaul closed the public hearing.

Commission Discussion/Direction:

> I like the project. I agree that the rear elevation becomes a little bit more cohesive. I like the fact that windows were added. Suggest that the applicant reach out to their neighbors at the rear. There's an opportunity for landscape screening to try and help with the privacy issue. In reality, the rear elevation is already two stories with windows on the second story, so this doesn't make it any worse, it's just a little closer. This is a good looking project.

> I concur with my fellow commissioner. It is really well done; it looks great and holds together nicely. I would also suggest revisiting the landscape, without ruining the existing, to fill in what could be lacking.

> I too appreciate the design that has been developed, even the little details, such as the trim detail on the front elevation being carried over to the right elevation. I like the improvements to the rear elevation. Overall, this is a nicely pulled together project. I also appreciate that we are retaining a nicely designed home, generally in its original state, and improving upon that rather than tearing something down and starting from scratch.

> I too can support the project; it blends in very well. I can support the Special Permit for declining height envelope because part of the house already extends beyond the declining height envelope. I don't find it obtrusive or overbearing on the neighbors. I would encourage the applicant to speak with the

neighbors behind them to see if you can add a little bit more landscaping or something that would appease their concerns.

Chair Gaul made a motion, seconded by Commissioner Tse, 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: 5 - Comaroto, Gaul, Pfaff, Schmid, and Tse

Absent: 1 - Horan

Recused: 1 - Lowenthal

Form + One

4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304
E + tim@formonedesign.com

TRANSMITTAL FORM

To: City of Burlingame (Catherine Keylon)
Subject: 2229 Adeline Commission Responses

From: Tim Raduenz
Date Sent: 07/26/2022
Number of Pages:1

Response to Planning Commission Comments:

1. Did you look at design that would not encroach in the DHE? :

- We did, but it would cut off the existing garage and back yard because of having to move the addition towards the left side of the property (when looking from the backyard). We also feel as though it will help the design be more cohesive as the encroachment follows the same outline as the existing does, so it'll help the rear elevation blend better and not create an overly complicated elevation.

2. How tall is the hedge at the rear? :

- The existing hedge is 8'-6". Site plan has been updated to call out hedge height. We will be protecting the hedge to help ensure everyone's privacy.

3. Support proposal, blends in with the existing style; Good looking project; Rear looks more cohesive; Appreciate the design and details :

- Thank you!

4. Addition is not making anything worse, just getting closer :

- Correct.

5. Speak to rear neighbor at the rear- look at adding landscape screening :

- Emailed / talked to two neighbors. Our reviews seemed to have eased their concerns.



B

Tim Raduenz



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: 2229 ADELINE DR. Assessor's Parcel #: 027-161-160 Zoning: R-1

Project Description: 2ND + 1ST FLR. REAR ADDITION + adu in existng basement w/ addition
ADU in existing basement + lower addition, also special permit for Declining Height Envelope

Applicant

Name: Tim RADUENZ / FORM ONE
Address: "

Property Owner

Name: CAMERON FOSTER + SHANNON
Address: 2229 ADELINE DR. FOSTER
BURLINGAME, CA 94010

Phone: "
E-mail: "



Architect/Designer

Name: Tim RADUENZ / FORM ONE
Address: 4843 SILVER SPRINGS DR.
PARK CITY UT 84098
Phone: 415-819-0304
E-mail: TIM@FORMONEDSIGN.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.

T.R. (Initials of Architect/Designer)

Burlingame Business License #:

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

Applicant: I hereby certify [Redacted] the information given herein is true and correct to the best of my knowledge and belief.
Applicant's signature: [Redacted]

Date: 4/5/22

Property Owner: I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Division.

Property owner's signature: _____ Date: _____

Date Application Received (staff only):



City of Burlingame Special Permit Application (R-1 and R-2)

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 why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.**

The spanish style is more of a block style w/ dominant forms, which we used in the addition @ rear. Also, neighbor to the right has a prominent balcony looking down into 2229's yard, which we trying to down play + create more privacy for both parties. Finally the the existing lot slope has a lot to do about the special permit for "DHE", the lot slopes toward the rear lot with a difference of about 5-6 ft. from the front to the rear property line since the point of departure is taken by averaging the front and rear property corners

- 2. Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.**

We have stayed consistent w/ the (e) architecture (roof styles) and have borrowed it (design) for the (n) addition. Also we have preserved the old clay barrel tiles for use w/ the new addition. Street + Neighborhood: Front elevation will be preserved + retained, which the part of Adeline has some good older homes and to that end we are keeping the look of existing which has a cool tower entry and good back and forth of structures.

- 3. How will the proposed project be consistent with the residential design guidelines adopted by the City?**

Its consistent w/ the design of (e) elements, its also creating more privacy for both neighbors (side neighbor w/ balcony)
Street + Neighborhood: Front elevation will be preserved and retained.

- 4. Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the City's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.**

Not applicable, we are saving the tree @ property line and all (e) landscape, which is in great condition and well taken care of + finally very mature! Great privacy

From: [Burlingame Planning Dept](#)
To: [REDACTED]
Subject: FW: 2229 Adeline Drive,zoned r-1
Date: Monday, August 1, 2022 3:03:12 PM

-----Original Message-----

From: George Heeren [REDACTED]
Sent: Monday, August 1, 2022 2:16 PM
To: Burlingame Planning Dept <planningdept@burlingame.org>
Subject: 2229 Adeline Drive,zoned r-1

Sent from my iPad

Hello Rubin, I see that there is another meeting on the addition for 2229 Adeline Drive. The top floor windows in this proposal look directly into my back yard and deck. They are ten feet closer than the existing windows that look into our yard. We will be under the microscope. Thanks again [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**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 and Special Permit for Declining Height Envelope for a two and a half story addition to an existing single-unit dwelling at 2229 Adeline Drive, Zoned R-1, Cameron D. and Shannon E. Foster Tr., property owner, APN: 027-161-160;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on August 8, 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, pursuant to the California Environmental Quality Act (CEQA), 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 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 and Special 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 8th day of August, 2022 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review and Special Permit
2229 Adeline Drive
Effective **August 19, 2022**
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 26, 2022, sheets T1.0, A1.0 through G2.0;
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 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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review and Special Permit

2229 Adeline Drive

Effective **August 19, 2022**

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 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;
11. 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
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: 2229 Adeline Drive, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, August 8, 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: 816 4833 5880	Passcode: 062429
---------------------------	------------------

Description: Application for Design Review and Special Permit for Declining Height Envelope for a two and half story addition to an existing single-unit dwelling.

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

Mailed: July 29, 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)

2229 Adeline Drive
300' noticing
APN: 027-161-160

