

JMG
Design ~ Consultant ~ Planner
JoAnn Madeira Gann
244 Fulton Street Redwood City, Ca. 94062
Phone # (650) 464-9182
Email: jmadeira18@aol.com

April 29, 2015

City of Burlingame
Design Review

RE: 1812 Davis Drive

The front elevation has been revised to eliminate the symmetrical look over the garage. After revisiting it I think the new design does not accent the garage doors now. The other right angles I feel look good and the corners lineup with the lower floor corners and by keeping the second floor back helps not to over power the entry gate.

Sincerely,

Jo Ann Gann

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APR 30 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, April 27, 2015

7:00 PM

Council Chambers

- b. 1812 Davis Drive, zoned R-1 - Application for Design Review for first and second story additions to an existing single family dwelling (JoAnn Gann, applicant and designer; Candace Nagare, property owner) (43 noticed) Staff Contact: Erika Lewit

Attachments: 1812 Davis Dr staff report
1812 Davis Dr - attachments

All Commissioners had visited the project site. Commissioners Sargent met with the homeowner but did not have a substantive discussion about the project. Commissioner Bandrapalli also met the applicant.

Questions of staff:

> Is there a minimum unobstructed depth for the garage? (Hurin: 18 feet for an existing garage, but if the garage is being altered a minimum depth of 20 feet is required. Existing covered space measures 10' x 20' and no changes are proposed.)

Chair DeMartini opened the public hearing.

JoAnn Gann represented the applicant.

- > Would there be cooking facilities so that it could be used as a second dwelling unit? (Gann: No.)
- > Have plans been shared with neighbors? (Gann: They did the neighborhood notification.)

Public comments:

Cathy Smith, 1811 Davis Drive, spoke on this item:

- > Lives directly across the street.
- > Likes the design and supports the construction of a second story.

Commission discussion:

- > Not many comments – can be put on consent calendar.
- > Massing from front of house is OK. It is a bit awkward from rear and sides, but it is a challenge to add a second floor to u-shaped courtyard houses.
- > Good that the courtyard is not being filled in.
- > Second story matches houses on either side – both have second story additions. Lack of depth would not be noticed from the street.
- > Addition has some hard corners going from front to the back, but courtyard is a constraint.
- > Bay above garage is so symmetrical, it accentuates the garage. "Church-like" element.
- > Doesn't like the stepping back – creates a busy roofline.
- > With mass at the front avoids issues of views into back yards.

Commissioner Sargent made a motion, seconded by Commissioner Terrones, to place the item on the Consent Calendar when plans have been revised as directed. The motion carried by the following vote:

Aye: 6 - Loftis, Gum, Sargent, Terrones, Gaul, and Bandrapalli

Nay: 1 - DeMartini



APPLICATION TO THE PLANNING COMMISSION

Type of application:

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

PROJECT ADDRESS: 1812 DAVIS DRIVE

APPLICANT project contact person
OK to send electronic copies of documents

Name: JO ANN GANN

Address: 244 FULTON ST

City/State/Zip: REDWOOD CITY, CA

Phone: 650.464.9182 94062

Fax: _____

E-mail: Jmadeira18@aol.com

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

Name: CANDY NAGARE

Address: 1812 DAVIS DRIVE

City/State/Zip: BURLINGAME, CA

Phone: 650.689.5464

Fax: _____

E-mail: _____

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

Name: JO ANN GANN

Address: 244 FULTON ST

City/State/Zip: REDWOOD CITY, CA 94062

Phone: 650.464.9182

Fax: _____

E-mail: Jmadeira18@aol.com

★ Burlingame Business License #: 29884

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FEB 17 2015

CITY OF BURLINGAME
CDD-PLANNING DIV.

PROJECT DESCRIPTION: NEW SECOND FLOOR 366.6 SQ FT FOR ONE BEDROOM & ONE BATH

AFFIDAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: [Signature] Date: 2.10.15

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: [Signature] Date: 2.10.15

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 23, 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 to an existing single family dwelling at **1812 Davis Drive, zoned R-1, APN: 025-201-030**

Staff Review: February 23, 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>

Please contact Kiley Kinnon, NPDES Stormwater Coordinator, for assistance at (650) 342-3727.

Reviewed by: KJK

Date: 02/25/15

Project Comments

Date: February 23, 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 to an existing single family dwelling at **1812 Davis Drive, zoned R-1, APN: 025-201-030**

Staff Review: February 23, 2015

No comments at this time.

Reviewed by: M. Quan

Date: 2/23/15

Project Comments

Date: February 23, 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
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From: Planning Staff

Subject: Request for Design Review for a second story addition to an existing single family dwelling at **1812 Davis Drive, zoned R-1, APN: 025-201-030**

Staff Review: February 23, 2015

No comment at this time.

Reviewed by:  Date: 23 Feb 15

Project Comments

Date: April 14, 2015

To: Engineering Division
(650) 558-7230

Building Division
(650) 558-7260

Parks Division
(650) 558-7334

Fire Division
(650) 558-7600

Stormwater Division
(650) 342-3727

City Attorney
(650) 558-7204

From: Planning Staff

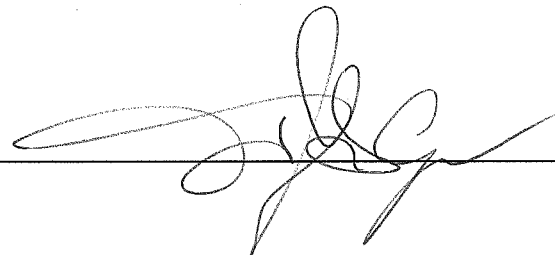
Subject: Request for Design Review for a second story addition to an existing single family dwelling at **1812 Davis Drive, zoned R-1, APN: 025-201-030**

Staff Review: Revised Plans dated April 7, 2015

No further comments.

All conditions of approval as stated in the review dated 2-26-2015 will apply to this project.

Reviewed by: _____



Date: 4-14-2015

Project Comments

Date: February 23, 2015

To:

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

Subject: Request for Design Review for a second story addition to an existing single family dwelling at **1812 Davis Drive, zoned R-1, APN: 025-201-030**

Staff Review: February 23, 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.
- 4) Provide two completed copies of the attached *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found.
- 5) Place the following information on the first page of the plans:

“Construction Hours”

Weekdays: 7:00 a.m. – 7:00 p.m.

Saturdays: 9:00 a.m. – 6:00 p.m.

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

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

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.

- 6) On the first page of the plans specify the following: "Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission." The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- 7) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 8) 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.
- 9) Provide existing and proposed elevations.
- 10) 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.

- 11) Show the distances from all exterior walls to property lines or to assumed property lines
- 12) Show the dimensions to adjacent structures.
- 13) 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.
- 14) The garage cannot have any direct openings into a room used for sleeping purposes. Please amend the drawings to show code compliance. 2013 CBC §406.3.4
- 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.

NOTE: A written response to the items noted here and plans that specifically address items 13 and 14 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: 2-26-2015

Project Comments

Date: April 14, 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 type="radio"/> Stormwater Division (650) 342-3727
<input checked="" 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 to an existing single family dwelling at 1812 Davis Drive, zoned R-1, APN: 025-201-030

Staff Review: Revised Plans dated April 7, 2015

1. Landscape to remain the same.
2. Two new 24"box size Crape Myrtles added to existing landscape to fulfill requirement.
3. No further comments.

Reviewed by: BD

Date: 4/22/15

Project Comments

Date: February 23, 2015

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

From: Planning Staff

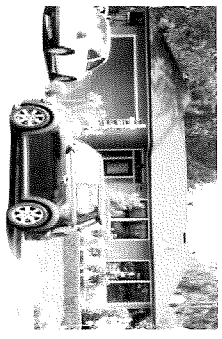
Subject: Request for Design Review for a second story addition to an existing single family dwelling at 1812 Davis Drive, zoned R-1, APN: 025-201-030

Staff Review: February 23, 2015

- 1) Please indicate on plans if landscape will remain or be rehabilitated.
- 2) Completed landscape must include 3 landscape trees (non-fruit bearing) for final inspection.
- 3) Identify species of existing trees on property.

Reviewed by: BD

Date: 3/2/15



1900



1816



1812



1808



1804



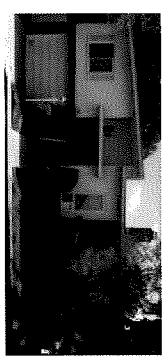
1901



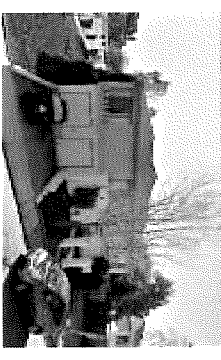
1811



1801



1711



1707

Project : 1812 DAVIS DRIVE, BURLINGAME

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FEB 17 2009

CITY OF BURLINGAME
CDD-PLANNING DIV

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 1812 Davis Drive, Zoned R-1, Candace Nagare, property owner, APN: 025-201-030;

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 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 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
1812 Davis Drive
Effective **May 21, 2015**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped April 30, 2015, sheets 1 through 6;
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 the conditions of the Engineering Divisions February 23, 2015 memo, the Building Division's February 26 and April 14, 2015 memos, the Parks Division's March 2 and April 22, 2015 memos, the Fire Division's February 23, 2015 memo, and the Stormwater Division's February 25, 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
1812 Davis Drive
Effective May 21, 2015

Page 2

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 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;
12. 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
13. 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: 1812 DAVIS 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 for first and second story additions to an existing single family dwelling at **1812 DAVIS DRIVE** zoned R-1. APN 025-201-030

Mailed: May 1, 2015

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

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

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

For additional information, please call (650) 558-7250. Thank you.

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

Peninsula
Hospital

R1

DAVIS DR

LASSEN WAY

MARCO POLO WAY

MCDONALD WAY

1812 Davis Drive



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