



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, March 14, 2022

7:00 PM

Online

- b. 1556 Cypress Avenue, zoned R-1 - Application for Design Review Amendment for as-built changes to a previously approved first and second story addition to an existing single-unit dwelling and new detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Tim Raduenz, Form+One, applicant and designer; Kasey and Bill Schuh, property owners) (113 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1556 Cypress Ave - Staff Report](#)
[1556 Cypress Ave - Attachments](#)
[1556 Cypress Ave - Plans](#)

All Commissioners have visited the project site. Commissioner Comaroto was recused from this item because she lives within 500 feet of the project site. Commissioner Pfaff was recused from this item because she had previously commented on this project as a member of the public. Planning Manager Hurin provided an overview of the staff report.

Chair Schmid opened the public hearing.

Tim Raduenz, designer and Kasey and Bill Schuh, property owners, represented the applicant and answered questions about the application.

Public Comments:

> Public comment submitted via email by Leon Fong and Michelle Margona, 1555 Cypress Avenue: We live across the street from 1556 Cypress Avenue. We received a public hearing notice about this project. Now that the project is complete, we would like to express that the end result is an improvement to the neighborhood and we appreciate that the original house was maintained in details and in size. It isn't often that you see real effort put into maintaining the original architecture with new residential projects. We are happy that the owners kept the house true to the character of the neighborhood.

> Public comment submitted via email by Liz Horton, 1560 Cypress Avenue: I reside next door to 1556 Cypress Avenue. I'm writing to express how much I appreciate the project at 1556 Cypress Avenue. It was a true remodel maintaining the same exterior details and footprint of the original home. The house turned out wonderful and the updates were all in line with the original details aren't often seen on new construction. It was so nice to see a new building in the neighborhood that maintained the architecture. I know that I speak for others in the neighborhood and we're happy with how the house turned out and see it as an improvement to the neighborhood.

> Public comment submitted via email by Bob and Donna Heisler at 1566 Cypress Avenue: We're writing to express our support for the approval of the project located at 1556 Cypress Avenue. We live only three houses away and have watched the remodel from the beginning and love the results. We appreciate the Schuh family for taking such effort in maintaining integrity of the home and the final result is absolutely gorgeous. It's our hope the Planning Commission approve the project as is and love it as much as we do.

Chair Schmid closed the public hearing.

Commission Discussion/Direction:

> In the current photos of the rear of the house provided to us, there's a fairly deep eave over that second story pediment at the gable end. It would seem that without any stucco cutting that this would be an easy application of the details that were originally approved for that particular application. Feel like we're kind of pinned in a corner and forced to just approve what's being proposed. It looked like that was one elevation that could be improved or at least match the approved elevation.

> Like what my fellow commissioner has alluded to, this really puts us in a difficult situation because we spent a lot of time on this going through the application and all the details. It's unfortunate that Commissioner Terrones isn't here because I think he did pull this application for further review because he had concerns with it as well. He referred to the little portico at the bump out above the front door as a jewel box that adds the architectural integrity of the house and the overall design. I agree with the applicant that adding the wood siding at the gable on the rear may seem out of place because it wouldn't be on the other gable ends. But in the original design that was approved, all of those gable ends had the wood siding and the corbels and dentil work. That held this whole design together. What the applicant is asking for, I find it a little bit plain and lacking the detail that we liked and saw in the original design. This makes us question what we are doing here as a commission. I could be spending time with my family now if we're going having applicants do what they want when we sit here all night and approve these designs and then the applicant, contractor and designer do whatever they feel like doing. I'm disheartened that the second story gables or bays were added and just that detail was disregarded. So my inclination is it should have been done the way it was originally approved. There's going to be some concessions made because I can't see letting this go the way it is because we're setting ourselves up for more of the same.

> I need to see some of this go along the lines of what was originally approved. I don't think what we have in front of us is approvable, at least not to me tonight. They knew this was coming up, it got called back and there were no proposed changes made to come in line with the original design. There needs to be some effort made by the applicant, owner and the contractor to bring it more in line with what we originally approved.

> I feel like we're in such a difficult position because the homeowners are new to the team, and I'm not necessarily blaming the designer on this either. This is an informed team. I feel like we have no choice. I'm tired of not having a choice but to agree with what's being presented to us. I also feel that adding cost and cutting up a house also seems very wasteful, but at the same time, I want to carry through the integrity of the design that we have approved. I don't know what kind of hybrid approach that they could come up with that would be pleasing. I've been put in that same position as an applicant in the past and had to learn the hard way as well and had to force a client to spend the money to make the changes they made to the design and rectify them to match the approved design. If I were to look at it in all fairness in that sense, I would say that would be a fair approach and that's the same thing that should happen here because part of the team isn't informed, but part of the team is informed about this process. It was hard for my client and it was a waste of money, but they had to do it and that's where I stand on that. I was trying to come up with a compromise with the rear elevation, even though I know there are some gable ends that won't have that detail. It seems like the rear elevation could be a place to add the siding in the gable since it's a side viewed from the backyard and enjoyed, and publicly seen easily by neighboring properties as well. So, I was trying to offer a compromise there.

> It seems to me that we are needing some more to move to the middle of this. I can appreciate that adding the dentils is a path. I can also appreciate the challenge of getting the details in after the stucco. But I tend to agree with my fellow commissioners that it's hard to not get any of the design pieces out of it at this point. So, we need a better proposal.

> Spansail: I don't want to make this go on any longer, but one thing that could be helpful is, it looks like the commissioners have talked about different ways they think this could get to an approval. If we could explore a little more how those might overlap, what it would really look like for an approval at the next meeting, just to see what's in common, that would be helpful.

> We had a job to do and we did our job. The applicant was under-served by the professionals who sold them those services. At this point, it doesn't matter if what gets put back in front of us is exactly what got

presented to us the first time we approved it, but what we see right now is the absolute minimum that could be done and that's not sufficient for me. We're not getting anything back here. We asked for something that improves the project in a way and what we got was the brackets which are not sufficient. I know that people add things to the outside of stucco houses all the time. It's not as though it can't be done. You don't have to remove the stucco to add stuff to a house. Somebody needs to go back and figure out something that makes some sense and make this palatable to the commission because we did our job. And now we're being asked to do another job which is to cave in and I can't do it. So I would suggest to come back with something that you can add onto stucco to make the house more attractive because right now, it's just plain and it's not what we approved, very simple. It didn't get approved.

> I agree and I can appreciate that the direction has changed a little bit. The solution needs to add some value beyond where we're at today.

> Recommends the applicant discuss possible solutions with a designer and their contractor that will work for both sides.

> Provide the original plans and some photos that show the house prior to the remodel and the addition, if available.

Vice Chair Loftis made a motion, seconded by Commissioner Gaul, to continue the item. The motion carried by the following vote:

Aye: 4 - Tse, Gaul, Loftis, and Schmid

Absent: 1 - Terrones

Recused: 2 - Comaroto, and Pfaff

Form + One

4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304
E + tim@formonedesign.com

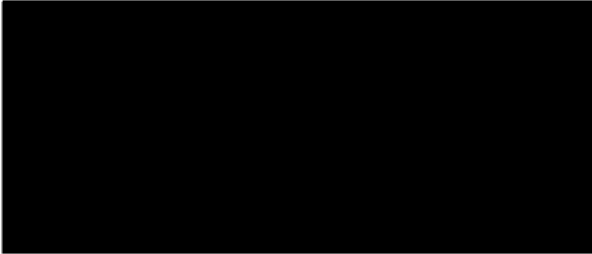
TRANSMITTAL FORM

To: City of Burlingame
Subject: 1556 Cypress Ave. (B20-0029)
Outline of Changes to approved elevations

From: Tim Raduenz
Date Sent: 6/22/2022
Number of Pages: 1

Outline of Changes:

The latest changes that have been made to this project include the adding of an extra corbel on the proposed left elevation. The decorative cathedral louver (also located on the left elevation) has also been reduced from a 16" x 36" to 14" x 22" to better match the size of the gable that it is located on. These details are quite common in this area and we believe that these details will allow the home to match the aesthetic of the existing garage & the neighborhood as a whole.



Best,
Tim Raduenz



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, December 13, 2021

7:00 PM

Online

- c. 1556 Cypress Avenue, zoned R-1 - Application for Design Review Amendment for as-built changes to a previously approved first and second story addition to an existing single family dwelling and new detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Tim Raduenz, Form+One, applicant and designer; Kasey and Bill Schuh, property owners) (113 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1556 Cypress Ave - Staff Report](#)
[1556 Cypress Ave - Attachments](#)
[1556 Cypress Ave - Plans](#)

All Commissioners have visited the project site. Commissioner Comarato was recused from this item. Commissioner Terrones had an e-mail exchange with the property owners. It wasn't anything of substance, but just an exchange on the application that is before us. Community Development Director Gardiner provided an overview of the staff report.

Chair Schmid opened the public hearing.

Tim Raduenz, designer, and Kasey and Bill Schuh, property owners, represented the applicant and answered questions about the application.

Public Comments:

> Comment sent via e-mail by Jennifer Pfaff: Dear Planning Commissioners and Planning staff, I find the as-built design for 1556 Cypress Avenue inferior to that which was approved in 2019. It seems a lot of your time and effort is wasted on projects from this applicant. Changes, some are significant, are routinely built without proper review. Why is it that Mr. Raduenz seems to believe that the rules and processes followed by most Burlingame developers somehow don't apply to him? I find this incredibly disrespectful to all of you commissioners and planning staff.

Chair Schmid closed the public hearing.

Commission Discussion/Direction:

> I was not on the commission when this project first came forward. In many cases, when we are doing after the fact approval, I'm disappointed because it's usually something that is cheapened. Although we're getting maybe less trim and a few less details here, in a lot of aspects, it made for a clean house. When visiting the site, I really do appreciate this. Without seeing this FYI with other details on it, I didn't miss them. The medallion in the front adds a nice historic piece to it and the rest of the details were done really well to where it doesn't necessarily need more decoration. Personally, I don't actually have any objections to this one. But again, I was not part of the original team that discussed it.

> The question is always raised when we get in this situation is, would we have approved it as it's

proposed now? Yes, it's certainly possible, but that's not what was put in front of us. What really bothers me about this is it feels like some people are thumbing their nose at us. I have wasted my time. We give a lot of volunteer time here and I take it very seriously. When they don't come back to inform the commission and just simply build it and ask for forgiveness later then we approve it, it sets us up for all sorts of things to happen in the future. Again, like what's happened in the past. I don't like it at all. I tell the story every time that this comes up of my wife overhearing two contractors at a public meeting saying we change it and they always approve it. That's utter nonsense. So, the question for me is, would we have approved it? Yes, we would have, but we would have pushed back. That's part of the question I believe that we have to answer here. Does what we do matter or not matter? Do we have a set of rules that get played by or do we not have a set of rules that get played by and that's an issue for me. So I'm inclined to not approve it for that reason. It's difficult and it's hard for all of us during the pandemic and it's hard for us to meet twice a month during the pandemic and still do our respective jobs and everything else. I don't think that's an excuse though. So, I'm disinclined to vote in approval because I expect people, if they're going to make a change, to come back to the Planning Department and to have the discussion before we get put in this situation again. I don't like it.

> I agree with my fellow commissioner in terms of the overall sentiment. In looking at the project, to ask myself if we would have approved this originally, I can't make that finding. Looking at the gable ends, it's sort of a stripped down version of what was approved. If it had come before us then as it is right now, we would have looked at those gable ends and we would have likely pointed out that those are high foreheads and there should be a vent or some sort of treatment like what was applied when this was approved, that vertical siding. The bay window on the rear elevation is clearly missing something in that gable end. The corbels were a nice touch and a nice detail that finished it off. We talked with the designer specifically about the little box above the entry, the fact that it was not proud of the surface below, but the logic that we were told then was that this would be an appliqué that would give scale above that arched entry. We accepted and approved it and it was going to be a jewel box above the front entry. Now, it's a stripped down version of itself. It's a handsome house, yes, but it's missing the details that we would have asked be applied to this as a final round of design or condition of approval to make it meet the design guidelines in terms of breaking down the massing and adding detail, charm and character like we've asked many applications to do when they come before us. I have difficulty with this stripping of some of the details on the project the way that it has occurred. I can sympathize with the difficulties of what everybody has gone through, but I find it hard to say then that we set aside the design guidelines in this situation and let this move forward this way.

> I just want to step back and say in response to the homeowners' concerns and the issues they've faced during the first year of the pandemic and maybe some other difficulty in getting communication through to the Planning Department. Our Planning Department has worked really hard all through the pandemic, pivoting quickly to how this commission can meet virtually. I didn't feel like we lost anytime at all in moving projects through and addressing edits to designs. We didn't see anything stop at all. In fact, the Zoom meetings have allowed us to take on many more projects than we even have had in the past on our agendas. So I don't think I can sympathize with that because we all pivoted and worked immediately on our end as volunteers. None of us complained that we suddenly had issues with our families and work or whatever to not be able to do our jobs as commissioners.

> I, too, agree with my fellow commissioners in various aspects. I don't think that we would have approved this design as it's being presented to us now. I can agree that it's a nice home, but a lot of the character and details that we ordinarily are proud of in this city are now missing. If this was a first time situation with the designer, maybe we can have some understandings. But the designer has claimed he's done hundreds of projects in this city and I'm surprised to see on the staff report that this was discovered during the Planning Department's review of the project at its completion as opposed to something that would have been brought up by you to the homeowner to alert them of the changes that were carried out during construction.

> I mainly would like to just echo the frustration of the other commissioners. I feel the same way, too. We reviewed this project at length. We came up with an agreement to build this as it was presented to us and it's very disappointing to have it come back and as my fellow commissioner said, to be spending our time doing this. So I won't belabor the point. Some of those changes that were taken off need to be put on because, as what my fellow commissioner stated, this is a very washed out version of the original

design. I don't know if we want to go through the changes individually or if we want to let the applicant come back and offer us something.

> It's fairly consistent, what has been removed is the additional wood trim at the gables. That's the vast majority of it and then there's definitely the area of the entry. Is there an area that we want to compromise on or do we want to really stand firm to the original proposal?

> Had the project come to us before as it's being proposed now as built, as my fellow commissioner stated, we would have discussed it because he didn't think we would have approved it. In my mind, the best thing to do is to allow the applicant some latitude to come back with a proposal that can be done now and not stick hard and fast to the original proposal. Have him come back with something they can live with, they can pay for, that can be built without breaking the stucco barrier without too much effort, other than what they're proposing now. That seems like a fair response to this. I don't feel like making them rip all the stucco out and get everything in. That's over the top, but I think this is washed out. So, we should continue the project, but let them come back with another response.

Commissioner Loftis made a motion, seconded by Commissioner Tse, to continue the item. The motion carried by the following vote:

Aye: 6 - Terrones, Tse, Gaul, Loftis, Schmid, and Larios

Recused: 1 - Comaroto

Kasey & Bill Schuh
1556 Cypress Avenue
Burlingame, CA 94010

March 5, 2022

Burlingame Planning Commission
Burlingame City Hall
501 Primrose Road
Burlingame, CA 94010

Dear Burlingame Planning Commissioners,

First and foremost, Bill & I would like to thank you for your time and commitment to making sure our city maintains the important elements and unique character that make Burlingame such a special community to live in. We respect and appreciate everything you are doing to keep our desirable community filled with a variety of beautiful and thoughtful home styles.

At the close of our last meeting, the Commission asked that we submit a new design that incorporates additional design details on the existing exterior. We were grateful for the Committee's suggestion that, as we prepared the new design, we consider details that would not involve damaging the existing stucco.

After working through a few design options and meeting with our contractor to talk through the implications and what would be involved with executing the different options, we learned that implementing the original design details would involve cutting into the stucco and compromising the water barrier / waterproofing of the house and would involve significant time and expense. The design we have chosen to submit takes these points into consideration.

In addition, we wanted to share the other considerations that led us to submit the design we have. These considerations were: 1) consistent architectural details on all sides of the house 2) honoring details of the original house design 3) choosing details that seem in keeping with building in 1920's when the original house was built 4) making sure any added details on the house were to scale with the existing, as-built structure.

As you know, our home had a Historical Review Report done by Page & Turnbull, Inc. The report indicated that the house is a simple Mediterranean Revival Style. Below is an excerpt from the report that calls out details we feel are important to highlight:

“The residence has several features that are indicative of the Mediterranean Revival Style, including stucco cladding, arched wood windows, an arched portico, a balconette and an ornamental plaster crest. The roof has no eaves and terminates in a molded wood fascia. Designed and built by Albert F. Rolle, a local master architect in 1922, the style was one of the several revival styles that were popular in Burlingame and throughout California at the time. The primary facade features a prominent, central projecting bay.”

Albert F. Rolle was both the architect and original owner of the home and as a professional architect, he designed other revival style architecture. (Below are some original photos of our home for reference). Even though Page & Turnbull determined that the home was not eligible as a historic resource, there were historic elements that we wanted to retain as we feel they are important to our home and to the feel of our neighborhood. In all of our design decisions we have treated the home as historic and tried to maintain its original character. For context, inside our home, we maintained and replicated the original molding, trim, floor style, door styles and replicated built-in cabinetry that was in the original home. We feel that maintaining the consistency of these original elements inside as well as outside the home is important to maintain the history of the home. As you can see from the original pictures of our home, we went to great lengths to maintain the significant external architectural details of the home. We had custom wood oval windows made for the facade of the house to match the originals, all iron work was matched to the original ironwork and we carried that design through with the new upstairs balcony. We kept the original crest and added oval windows above the front patio to complement the oval theme, which we feel is an important design feature. We also feel the large bay (under the front gable) on the front of the house is something that is important in the architectural design of our home and a detail we wanted to continue on the other facades of the house.

After doing our own research on traditional homes built in this time period in Burlingame, we found that many of the homes in our neighborhood and throughout Burlingame have simple design features as mentioned in the Page & Turnbull report. Some of the homes contain simple corbels/dentil blocks. (There are two pictures of an example included in this letter) We felt that adding corbels as a design element would complement the original architectural details and be consistent with design details authentic to a traditional home built in the 1920's. We wanted to be sensitive to the character of the neighborhood and we feel that the addition of the corbels complements that.

As you can see in the submitted design, we listed a series of different corbel designs. The highlighted corbel that we chose to submit contains an oval-like shape which we felt was an important design element to bring into the overall external design as it continues the original oval design elements found in the primary facade of the house:

the plaster oval crest ornamental, the three prominent oval windows in the front of the house, the two additional oval windows over the front porch, and the oval arch opening into the entrance portico.

The placement of the corbels on the design was intentional. We felt putting them under window overhangs is something you see in traditional homes built from this time period. It is also something you see in new residential builds in Burlingame. We tried to stay consistent with keeping the corbels in the window overhangs in the central area of the south facade and the west (rear) facade . We also added some corbels under the overhang over the front portico to add more detail there. On the north facade looking east, because of the style of the eaves and there is no overhang on this side of the house, there is no way to put corbels on the north facade.

Our understanding is that good architectural design seeks consistency in design elements on all sides of the house and that the primary architectural guide is the (front) facade of the house. Using our front facade as our design guide, as the Page & Turnbull Report states. “The primary facade features a prominent, central projecting bay. The projecting bay has a gable roof with typical molded wood fascia and no eaves.” In this design submittal, we have not included details in the other gables - for two reasons: 1) the roof has no eaves, consistent with the original style of the home, leaving no room for details under the eaves 2) our contractor advised us that cutting into the stucco to add exterior detail would involve significant time and cost, and would puncture the current waterproof barrier around the home, which we would strongly prefer to avoid.

We feel the approach of keeping the gables without detail is consistent with other homes in the neighborhood as well. (See pictures of homes in Burlingame Park below). To make sure we weren't overlooking a better approach, we also reviewed a design option that would include an oval vent detail in the gables. (This design could only be achieved by breaking into the existing stucco.) In the majority of the gables on the house where we considered this design detail, the space felt very crowded, especially the gables on the north facade facing east. It looked like a forced detail that wasn't in balance with the rest of the house.

Pictures of 1556 Cypress Before the Remodel



Picture of a Traditional Home on Cypress Avenue



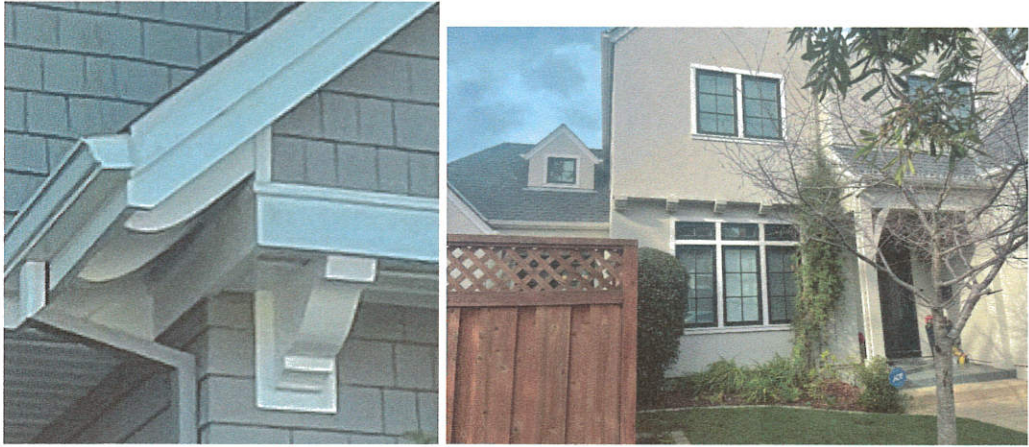
Views of houses from roof of 1556 Cypress with similar architectural details & View of backyard neighbor behind the garage at 1556 Cypress



House on Newlands Ave (you can see the back of 1556 Cypress to the right of the house)



Burlingame Homes with Corbels



We hope these details add more color as to why we have submitted the design that we have and give you some insight about what we love and value about our home and community. We look forward to hearing your thoughts and thank you in advance for your time.

Kind Regards,

Kasey & Bill Schuh
1556 Cypress Avenue, Burlingame

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

From: Howard G Page [REDACTED]

Sent: Wednesday, March 9, 2022 11:28 AM

To: GRP-Planning Commissioners <PlanningCommissioners@burlingame.org>

Subject: 1556 Cypress Ave

Dear planning commissioners,

Regarding 1556 Cypress Ave, I'm not familiar with the project history, but I would like to say I pass by this residence multiple times per day while walking the dog and I believe the building and landscaping look great and are a true asset to the neighborhood. For this I'd like to thank the owners, designer/architect, and you, the planning commission members. Much appreciated!

Regards,

Howard G Page
[REDACTED]

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

From: Michele M [REDACTED]
Sent: Saturday, December 11, 2021 12:56 PM
To: Public Comment <publiccomment@burlingame.org>
Cc: Leon Kuan [REDACTED] Michele M [REDACTED]
Subject: Project Site: 1556 Cypress Avenue

Dear Planning Commission,

Our names are Leon Kuan and Michele Morgano and we reside at [REDACTED]
[REDACTED] We live [REDACTED] from 1556 Cypress Avenue. We received a public hearing notice about 1556 Cypress Avenue.

Now that the project is complete, we would like to express that the end result really is an improvement to the neighborhood and we appreciate that the original house was maintained both in details and in size. It isn't often that you see real effort put into maintaining the original architecture with new residential projects. We are happy that the owners kept the house true to the character of the neighborhood.

Regards,
Leon Kuan and Michele Morgano
[REDACTED]



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, November 22, 2021

7:00 PM

Online

- a. 1556 Cypress Avenue, zoned R-1 - FYI for review of as-built changes to a previously approved Design Review project for a first and second story addition to an existing single family dwelling.

Attachments: [1556 Cypress Ave - Memo](#)
[1556 Cypress Ave - Attachments](#)
[1556 Cypress Ave - Plans](#)

Pulled for further discussion. Commissioner noted the following concerns:

- > *Don't find any of the changes acceptable; seems to be a stripped-down version of what was previously approved.*



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, October 28, 2019

7:00 PM

Council Chambers

- e. 1556 Cypress Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling and detached garage. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (e) (2). (Tim Raduenz, Form+One, applicant and designer; Kasey and Bill Schuh, property owners) (112 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1556 Cypress Ave - Staff Report](#)
[1556 Cypress Ave - Attachments](#)
[1556 Cypress Ave - Plans](#)

Chair Comaroto was recused from this item because she lives within 500 feet of the subject property. All Commissioners had visited the project site. There were no ex-parte communications to report.

Senior Planner Keylon provided an overview of the staff report.

> *There were no questions of staff.*

Acting Chair Tse opened the public hearing.

Tim Raduenz, represented the applicant.

Commission Questions/Comments:

- > *It appears from the floor plan that there is a three inch offset of that bay above the front door towards the front and side of the house. However, the front elevation does not show the offset along the side of the house. (Raduenz: Correct, will fix plans.)*
- > *The roof eaves on the gable end at the front of the house are lower than the eaves on the main roof above. In addition, there is a lateral ridge running left to right along the top of main hip roof of the building. However, the roof plan does not reflect these roof elements. So we will need a revised roof plan. Concern is that if that gable comes up to a peak as is now shown on the roof plan, the roof will be taller than 30 feet. Are you anticipating there is going to be a flat area? (Raduenz: Yes, that is correct.)*
- > *If what we're approving is the front elevation and we don't have an application for special permit for building height, we're going to need a revised roof plan, which can be handled through an FYI application.*

Public Comments:

> *There were no public comments.*

Acting Chair Tse closed the public hearing.

Commission Discussion/Direction:

- > *Like the revisions that have been made.*
- > *Think that project designer can address the discrepancies on the roof plan, as well as providing revised building elevations correctly showing the cantilevered bay above the front entry, and bring these clarifications back as an FYI item.*

Commissioner Sargent made a motion, seconded by Commissioner Loftis, to approve the application with the following amended condition:

- > **that prior to issuance of a building permit, the Planning Commission shall review an FYI item that includes revised building elevations correctly showing the cantilevered bay above the front entry and a revised roof plan that is consistent with the approved building elevations.**

The motion carried by the following vote:

Aye: 5 - Sargent, Terrones, Tse, Gaul, and Loftis

Absent: 1 - Kelly

Recused: 1 - Comaroto



PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

1556 Cypress Ave Burlingame
PROJECT ADDRESS

028-295-080
ASSESSOR'S PARCEL # (APN)

R-1
ZONING

PROJECT DESCRIPTION

Commission Review of Final Project

APPLICANT INFORMATION

Kasey & Bill Schuh
PROPERTY OWNER NAME APPLICANT?

1556 Cypress Avenue, Burlingame 94010
ADDRESS

650-219-0282
PHONE

E-MAIL

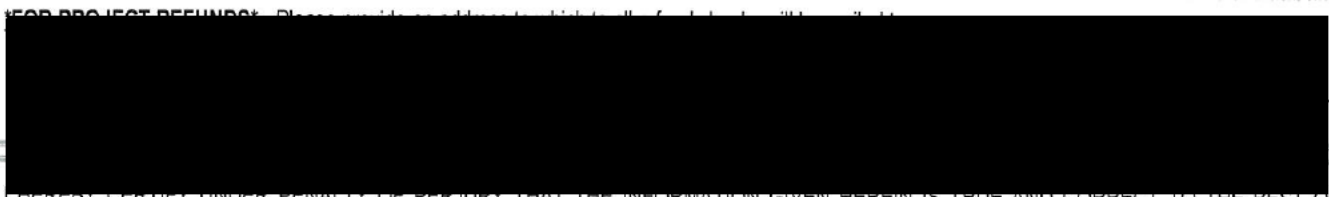
Tim Raduenz, Form + one
ARCHITECT/DESIGNER APPLICANT?

4843 Silver Springs Dr, Park City, UT 84098
ADDRESS

PHONE

tim@formonedesign.com
E-MAIL

BURLINGAME BUSINESS LICENSE # 24809



AFFIDAVIT OF OWNERSHIP

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 (IF DIFFERENT FROM PROPERTY OWNER)

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING DIVISION

PROPE

11/30/21
DATE

AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AND THROUGH THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION

INITIALS OF ARCHITECT/DESIGNER

STAFF USE ONLY

APPLICATION TYPE

- ACCESSORY DWELLING UNIT (ADU)
- VARIANCE (VAR)
- CONDITIONAL USE PERMIT (CUP)
- WIRELESS
- DESIGN REVIEW (DSR)
- FENCE EXCEPTION
- HILLSIDE AREA CONSTRUCTION PERMIT
- OTHER: _____
- MINOR MODIFICATION
- SPECIAL PERMIT (SP)

RECEIVED

NOV 30 2021

CITY OF BURLINGAME

DATE RECEIVED: CDD-PLANNING DIV.

STAFF USE ONLY

Form + One

4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304
E + tim@formonedesign.com

TRANSMITTAL FORM

To: City of Burlingame
Subject: 1556 Cypress Ave. (B20-0029)
Planning Final Review Comments

From: Tim Raduenz
Date Sent: 11/03/2021
Number of Pages: 2

Response to Planning Comments at Building Final:

Front Elevation:

1. Existing medallion + metal balcony detail in front window was not shown on existing approved plans, **this is ok, just noted**
2. Second floor window does not have decorative wood detailing below, No wood brackets. We would like to stay with what is finished.
3. Chimney Cap not installed: **will be installed, contractor was still in finishing phase.**

Left Side Elevation:

1. Same comment as #2 above, we would like to stay with what is finished
2. Decorative wood gable ends and wood brackets not installed, we would like to stay with the cleaner look, this was done as before in planning I wanted the wood sided back master bathroom and the planning commission didn't like so we simplified it, so it was thought we were doing it to make everything tie into the same design thought.
3. 2x12 wood headers on first floor windows not installed, again same thought as above, #2.

Right Side Elevation:

1. Decorative wood gable ends not installed.

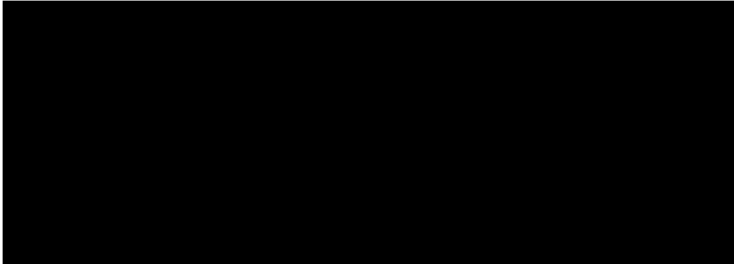
Rear Elevation:

1. Decorative wood gable ends, and wood brackets not installed.

Garage (detached):

2. Design of doors changed (barn doors proposed) folding doors installed instead.

It was not our intention to mislead or change/deviate from the approved plans but these to me seem straightforward design changes, and believe we did this as a design review + cost review, which I understand is not a excuse. I should have brought to the attention of planning, before the end of this project, and it was to that end my responsibility.



Best,
Tim Raduenz

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND DESIGN REVIEW AMENDMENT

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

WHEREAS, a Categorical Exemption has been proposed and application has been made for Amendment to Design Review for as-built changes to a previously approved first and second story addition to an existing single family dwelling and new detached garage at 1556 Cypress Avenue, zoned R-1; Kasey and Bill Schuh, property owners, APN: 028-295-080;

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. It is hereby found that the project set forth above is Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) 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 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive.
2. Said Design Review Amendment is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review Amendment is 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 and Design Review Amendment
1556 Cypress Avenue
Effective **July 21, 2022**
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped June 22, 2022, sheets T1.0, A1.0 through A5.0, and A9.0;
2. that the 64 SF (6'-9" x 9'-5") uncovered balcony (second floor) at the rear of the house shall not be covered, unless covering or enclosing this area does not exceed the maximum allowed floor area ratio (FAR) or there is approval of a Variance for exceeding the maximum allowed FAR;
3. 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);
4. 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;
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 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;
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, in effect at time of building permit submittal, as amended by the City of Burlingame;

EXHIBIT "A"

Conditions of approval for Categorical Exemption and Design Review Amendment
1556 Cypress Avenue
Effective **July 21, 2022**

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

11. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
12. 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;
13. 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;
14. 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
15. 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: 1556 Cypress 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 Amendment for as-built changes to a previously approved first and second story addition to an existing single-unit dwelling and new 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)

1556 Cypress Avenue
300' noticing
APN #: 028-295-080

