



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, September 27, 2021

7:00 PM

Online

- a. 1120 Summer Avenue, zoned R-1 - Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling. (Richard Terrones, Dreiling Terrones Architecture, applicant and architect; Mark and Catherine Intrieri, property owners) (138 noticed) Staff Contact: Erika Lewit

Attachments: [1120 Summer Ave - Staff Report](#)

[1120 Summer Ave - Attachments](#)

[1120 Summer Ave - Plans](#)

All Commissioners have visited the project site. Commissioner Terrones was recused from this item because he is the architect for this project. Associate Planner Kolokihakaufisi provided an overview of the staff report.

Chair Schmid opened the public hearing.

Julie-Ann Nepomuceno, architect, and Mark Intrieri, property owner, represented the applicant.

Public Comments:

> Public comment sent via e-mail by James Pennuto and Claudia Steenberg, 1116 Summer Avenue: Why are they asking for a Special Permit for declining height envelope, what does that mean? And how does that effect our home at 1116 Summer Ave-next door? Privacy concerns - height overlooking our property; proximity of overwhelming structure - 30' high!; reduced day light in our house and higher electric bills. Elimination of another single-story, single-family Bungalow - upgraded by the previous owner and improved upon by the current owner and rented out for above market rate, \$5,500 a month! - not bad income. For a 1920's home the building is in sound condition. We need to keep these buildings as they are for a saner, less frantic, less intense lifestyle for those who wish to live a simpler life in an ever more complicated and greedier environment. What bothers us the most is that the owner(s) do not live in the neighborhood. They seek to capitalize on our block with no local connection to our local neighborhood. It is a blatant carpet-bagging operation sanctioned by the city and state to gain financially at the expense of the powerless. The homeowners living in our neighborhood who want to improve their living space is more acceptable and welcoming than any speculative outsider looking for a fast return on their investment. These speculators ultimately drive up the cost of land. It is our desire not to replace the existing white picket fence because it provides an open feel as opposed to a 7-foot solid wall of wood. Also, it is desired to keep the remaining solid fence as is with no additional trellis topping. Before destruction or modification of the existing structures, contractor/sub-contractors must abide by California Code of Regulations, Title 8, Section 1532.1. LEAD. A notice shall be posted on the premises, an Abatement of Lead Hazards Notification to inform the neighbors that work is being conducted to abate lead-based paint or lead hazards in or on the structures.

> Public comment sent via e-mail by Pete Scopazzi: I live on Summer Avenue. Have since 1994. Resident of Burlingame since 1977. The small quaint town of Burlingame is turning into an over populated ugly city. Now on our little street yet another two-story home is being built. It seems all of you rubber stamp "approve" on just about anything these days. There are many new huge ugly apartments going up.

New ugly business buildings going up. There used to be a time when you were all very strict about building up and out and all over. Those days are gone. There is nothing I can do or say because the zoning laws are on your side. So build, build, build. In short, my wife and I are totally against the new build at 1120 Summer Ave. Please don't respond. I just want to voice my displeasure with the decision to approve this build and all of the other monstrosities that you're allowing to be built.

> Public comment sent via e-mail by Jennifer: I think this is a really gorgeous project. Well done.

> (Intrieri: I have to take offense, unfortunately, to the analogy to the carpet-bagging quality of this project. Some of you know me, some of you perhaps don't. My family is deeply embedded in this community and served on the Burlingame school board for 12 years. We remain embedded and committed to this community, so we're not profiteering. We're trying to build a better family home for people who want to come to Burlingame and also which I can pass down to my kids. Thank you.)

> (Nepomuceno: I wanted to add that the project does include a new ADU. The existing unit did not have a kitchen and so, there will be an additional unit available on this site for rental. And of course, after this project is approved, it will go to the Planning Division and be built fully in accordance with the building code.)

Chair Schmid closed the public hearing.

Commission Discussion/Direction:

> It's a very nice little project. I understand there's a lot of heat surrounding it. It's a beautiful project. One of the things it does that many, several projects around town have done very successfully is the slope away from the road as opposed to a frontal gable facing the road. It has a huge impact on the projects addressed to the street and its apparent mass. If you look around town at many of those projects, we have seen several of them executed successfully. This project does a good job of nestling into the neighborhood. It's a very well-crafted project and it's a nice little house. This will be a nice bigger house in my view.

> The second story addition has been so nicely crafted, it's very modest. You almost don't feel that there's a second story on the home. I like how that's been treated. I also wanted to respond to the commenter from the public. This house is not a complete reconstruction tear down. It's actually been very carefully planned around an existing floor plan and expanded along the back, and of course upstairs for a second story addition. It's very nicely designed; it will be a nice addition to the area.

> I really appreciate that they are saving the older house and keeping it. It's going to help this addition blend into the neighborhood in that you're not scraping it and starting over. I always like to see if one can work around an old house and they have done a good job doing that.

> I'm going to tackle the declining height envelope. When I first saw that, I was a little concerned too. I'm always trying to be cognizant of how our second story additions and homes address their neighbors. I don't think that anybody wants a big monster home overlooking their property either. When you look at this only in two dimensions, and you only look at the front elevation, it would seem they totally encroached the declining height envelope. But when you think about this in three dimensions, and how well the roof line springs off the first floor and not the second floor, there's very little of the volume of this house that's actually breaking the declining height envelope. One of the challenges when we make these regulations is that we can't make one regulation fit every situation. We've had many of these where the house has a roof that goes from front to back and you're not going to chop it to make the declining height envelope work. The architecture works best the way it is done. It addresses a very nice volume to this house and like the other commissioners have noted, it actually isn't as big as one might think. The way that the second story addition has been designed, it will blend in. It is much lower and it's not a two-story wall up against the neighbors. I can appreciate the effort put into this one and hope that when it's completed, it will fit into the neighborhood as nicely as I expect it. With that, I would like to see this project move forward as well.

Commissioner Loftis made a motion, seconded by Commissioner Tse, to place the item on the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Tse, Gaul, Loftis, Schmid, and Larios

Absent: 1 - Comaroto

Recused: 1 - Terrones



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

1120 Summer Ave.

PROJECT ADDRESS

026-082-090

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

Alterations and addition to existing first floor, new second floor addition, and demo and ADU conversion to existing accessory structure

APPLICANT INFORMATION

Mark and Katie Intrieri

[REDACTED] NT?

RICHARD TERRONES

ARCHITECT/DESIGNER ☒ APPLICANT?

650-696-1200

PHONE

06060

BURLINGAME BUSINESS LICENSE #

1103 Nanta Ave, Burlingame, CA 94010

ADDRESS

RT @ DTBARCH.COM

E-MAIL

THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY

1/25/21
DATE

AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

1/25/21
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 AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION

(INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> ACCESSORY DWELLING UNIT (ADU) | <input type="checkbox"/> VARIANCE (VAR) |
| <input type="checkbox"/> CONDITIONAL USE PERMIT (CUP) | <input type="checkbox"/> WIRELESS |
| <input checked="" type="checkbox"/> DESIGN REVIEW (DSR) | <input type="checkbox"/> FENCE EXCEPTION |
| <input type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> MINOR MODIFICATION | |
| <input checked="" type="checkbox"/> SPECIAL PERMIT (SP) | |

RECEIVED

FEB 19 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

DATE RECEIVED:

STAFF USE ONLY



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

1120 Summer Ave.
Declining Height Envelope

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). 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. Please type or write neatly in ink. Refer to the back 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 existing one story bungalow is a traditional symmetrical design that is typical of the style from the early 20th century when the neighborhood was originally developed. The proposed front to back gabled two story structure is typical of the larger houses built in that era, in which the second story is tucked under a roof form that springs from a first floor plate height. Many of these traditional gabled bungalows have this very simple front to back gable that does not "step-in" as would be required with strict adherence to the current DHE requirements. This proposed massing does not present a full two story wall on each side with a roof above a second floor plate, but instead is crafted as a gabled house with second story "attic" bedrooms.

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.***

The massing of the existing one story bungalow remains very apparent even with the proposed new gabled roof and second story. The style of architecture is consistent with the existing, with most of the original one story structure remaining. The roof line, facade and exterior finishes are consistent with the existing house and neighborhood, with embellishments and detailing to provide added scale and character for the new two story structure.

3. ***How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?***

1. Compatible Architectural Style: The proposed traditional craftsman bungalow with the primary front to back gable and dormered second floor, is typical of the traditional homes in the neighborhood.
2. Respect for Parking pattern: The detached rear garage is typical of the neighborhood, and as encouraged by the Design Guidelines.
3. Arch. Style, Mass, Bulk: The building form that is proposed is as encouraged by the Design Guidelines, has good scale, character, detail and massing.
4. Interface w/ adjacent properties: the side setbacks exceed the minimum, and the proposed DHE intrusion will be minor. It will have minimal to no impact on adjacent properties.
5. Landscaping is mostly unchanged other than additional planting areas at the base of the structure. The existing is well proportioned to the house and the additional planting areas will help ground the structure.

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.***

No trees will be removed as part of this application.

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 a Special Permit for a first and second story addition to an existing single family dwelling at 1120 Summer Avenue, Zoned R-1, Mark and Catharine Intrieri, property owners, APN: 026-082-090;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on October 25, 2021, 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 are exempt from environmental review, 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.

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 25th day of October, 2021 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Special Permit
1120 Summer Ave
Effective **November 4, 2021**

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1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped September 20, 2021, sheets A0.0 through A5.1;
2. that prior to issuance of a building permit, staff shall ensure that the following items are shown on the plans:
 - a. Two existing landscape trees and a single proposed landscape tree are identified by species on the site plan;
 - b. The four existing windows to remain are labeled on the elevations as a mix of wood and vinyl windows; and
 - c. The note on Sheet A1.1 for the 4'-0" tall side property line fence is modified to make clear that the fence will remain in place with the proposed construction.
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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Special Permit
1120 Summer Ave
Effective **November 4, 2021**

Page 2

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;

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: 1120 Summer Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, October 25, 2021 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: 852 6209 7866	Passcode: 872338
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Description: Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling.

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

Mailed: October 15, 2021

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

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)

1120 Summer Avenue
300' noticing
APN #: 026-082-090

