



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, June 24, 2024

7:00 PM

Council Chambers/Online

- c. 1472 Drake Avenue, zoned R-1- Application for Design Review for a new, two-story single-unit dwelling and attached garage. (Debo Sodipo, dZXYN Management Group, designer; Tan Tseng, property owner) (55 noticed) Staff Contact: Brittany Xiao

Attachments: [1472 Drake Ave - Staff Report](#)
[1472 Drake Ave - Attachments](#)
[1472 Drake Ave - Renderings](#)
[1472 Drake Ave - Plans](#)

All Commissioners have visited the project site. Assistant Planner Ali provided an overview of the staff report.

Chair Lowenthal opened the public hearing.

Debo Sodipo, designer, represented the applicant and answered questions regarding the application.

Public Comments:

> Public comment sent via email by Lynne Carson: I find it difficult to see yet another beautiful, historic home in Burlingame destroyed. The Burlingame neighborhoods are losing the charm of unique historic homes in favor of white shipping container houses. One of the characteristics that makes Burlingame a sought-after town to live in, are the homes. If someone doesn't like the style of a particularly beautiful, older home, don't buy it. At what point will the Planning Commission step in and stop the leveling of our beautiful Burlingame homes?

Chair Lowenthal closed the public hearing.

Commission Discussion/Direction:

> Thank you for the presentation. Appreciate the thoroughness and for providing samples of homes for use to compare with.

> There are inconsistencies between the floor plans, elevations and renderings. Correct drafting errors to be consistent with the design intent. Make sure that the line weights are correct to help us read the drawings appropriately.

> On the sample of approved projects that were shown in the presentation, I just wanted to note that we don't do skimpy porches anymore. At some point, we all realized that a porch needs to have a presence on your design. Thank you for making the porch have a presence on your design.

> I appreciate the presentation and touching on some of the issues I had with the design based on the email we received from Mr. Sargent. I still think the windows are too big, especially the front windows. I am glad that the owners have decided to put divided lites because all the homes in the neighborhood have divided lites. In keeping with the neighborhood, that is a must.

- > 1516 Bernal Avenue has more details on the gables while the gable on this house is plain. It could use a bit more detailing to add interest to the front of the house.
- > I like the idea of making the front columns larger and removing the faux veneer stone. Whenever I see faux veneer on columns, it does not work when it is 12 inches around because you are just seeing the edges of the veneer and it looks cheap. I would be in favor of removing the veneers entirely and just having a more substantial wood column.
- > What are the rules on the deck at the back? It is almost like a second-floor balcony. I am concerned about the privacy of the homes that are downhill from there. (Hurin: In this particular case, we have a down sloping lot. We consider a second floor deck to be at least 9 feet above adjacent grade. If you have a level lot, the second floor will be 9 feet above grade. In this case, it is less than 9 feet, so we still consider it a first floor deck. A Special Permit is not required and they are not limited to 75 square feet.)
- > I read through Mr. Sargent's email and agree with a lot of the points he raised. The Bernal Avenue examples are not great for Drake Avenue. There are a lot of nice houses on that block that are a bit of a craftsman style and more historically noted. His points are well-taken.
- > The windows are too tall at the front. It has a western exposure, so those windows will get extremely hot. It's either you will have some shades down or the room will take a lot of heat. As much as you want the view, consider that you will have a lot of sun exposure on that side.
- > I agree with my fellow commissioner about the gable end. Consider a material change to help with the scale quite a bit. We have been seeing a lot of people taking the materials all the way up to the ridge and it looks like something is missing. There is an opportunity to improve upon the scale in that area.
- > Having divided lites is a huge enhancement in design.
- > The columns stuck out for me. If you look at 1151 Rosedale Avenue, which was recently completed, they did a poor job of doing those columns with the material and how skinny they are. It is just way out of scale. It is a great example of how not to do this; we are concerned about that. Sometimes straight square columns look skinny. There are a few examples on Howard Avenue where people have done a more angled base to their column or angled all the way up, like starting with 18 inches at the bottom and ending up with about 10 inches at the top. It gives you a more dynamic look and helps to avoid the skinny look. Another option to consider is building a low wall in between columns and help expand that material to make it be more than just a column base.
- > I am a little concerned about how the down slope on the left side and the retaining wall will impact the neighbor next door. Suggests providing a section of the site since you are raising the garage slab about 2-3 feet where it is now. There would be some retaining to even out what is happening at the neighbor's side. I would hate for you to get that far along then get caught with the civil drawings and must change your design quite a bit. Just to make sure that both sides of the neighbors are happy and could make that work.
- > The windows are big. The divided lites will help bring down the scale, but there are still a lot of windows facing west.
- > I agree with my fellow commissioners. The window sizes should be addressed. Adding some divided lites will help in this situation.
- > I wanted to comment on the public comment that was read to us. We as a commission cannot weigh in on colors. Though somebody may be concerned about the preponderance of white and black houses in the city, it is not in our purview to comment on that. However, we can talk about materials. Looking at the

stone cladding on the columns, suggests applying a different material on part of the house to add some architectural or textural interest. Consider adding some cladding along the front living room with reduced-sized windows.

- > The gable ends could have more attention which can benefit the design.
- > The split finish on the roofing materials is fine with the limit of standing seam metal roof over the front porch.
- > Samples have been provided on how to address the columns at the front porch, which I agree with.
- > Cleaning up the drawings, clarifying some of the details on the elevations to be consistent with the renderings will help.
- > The massing seems fine. I appreciate the thought that has been put into the presentation.
- > Thank you for the very detailed presentation. I wish more people had samples of designs that they were going for that are already built for us to look at, that was very helpful. I agree with what my fellow commissioners have said.
- > Right now, there are triangular pieces of wood at the gable ends which I have missed. The renderings are good, but they did not show as well. It is something going in the right direction. To make it stand out a little bit more, consider adding a belly band or a small strip of trim.
- > The divided lites are very important in this neighborhood.
- > In my opinion, this is the most beautiful block in Easton because it has a lot of old historic homes and the new ones have been done very meticulously with a lot of attention to detail and materials. It feels like a high bar but being informed of the context of that street may be helpful.
- > I didn't have any issues with the attached garage.

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

Aye: 6 - Horan, Lowenthal, Pfaff, Schmid, Shores, and Tse

Absent: 1 - Comaroto



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July 01, 2024

The Planning Commissioners
City of Burlingame Planning Commission
501 Primrose Road
Burlingame, CA 94010

**Subject: New Two-Story Residential Building at 1472 Drake Avenue,
Burlingame, California - Response to Comments by Planning
Commissioners from June 24, 2024, Meeting.**

Dear Planning Commissioners:

This letter summarizes our responses to the comments you made regarding plans for the subject project that we had an opportunity to present during your Planning Commission meeting of June 24, 2024. An outline summary of the changes to our plans is presented as follows:

- We now have windows with 'divided lights' to be consistent with the other buildings on the block.
- The columns at the front porch are now beefier than were originally shown.
- The entire first floor now has stucco cladding, with a contrasting warm gray color. It appears to give the building a distinctive appearance and does appear to truly complement the neighboring buildings.
- Line weights of projecting elements on the sides of the building as viewed on front and rear elevations have been adjusted to ensure that they are no longer barely legible.
- Corbels have been added below the roof gable ends of the front elevations. Additional wood trim has been added to complement the front elevations. Refer to sheet A3.0 and A3.1 (Elevations).

1472 Drake Avenue
Burlingame, California
Response to Comments
By Planning Commissioners
July 01, 2024
Page 2 of 2

- The height of the three street facing windows in the formal living room has been significantly reduced. Refer to sheets A3.0 and A3.1.
- The Junior Accessory Dwelling Unit (JADU) designation has been changed to ADU for the 499 square feet attached secondary unit at the first-floor level.
- The inconsistency on the rear elevation that does not show the slight overhang of the second floor has been fixed.

Thank you all for the constructive input that was collectively made to the project as initially submitted. We look forward to Planning Approval of the project during the next Planning Commission meeting of July 08, 2024.

Sincerely,



Debo Sodipo



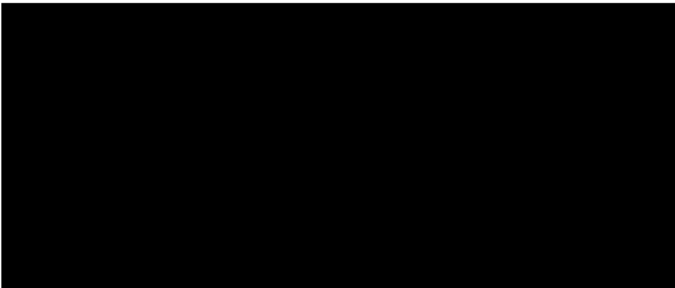
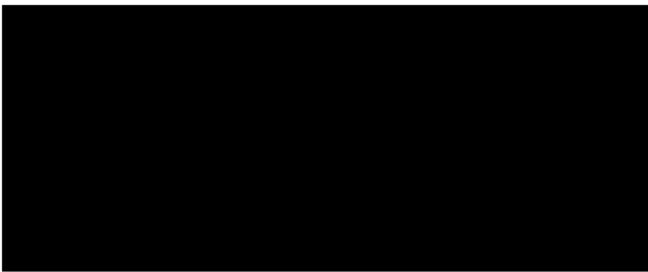
Project Application - Planning Division

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

Project Address: 1472 Drake Avenue Assessor's Parcel #: 026042190 Zoning: R-1

Project Description:
 Scope of Work is limited to construction of a new two-story single family residential building and an attached garage with a gross floor area of 3019 square feet. The new residential building shall include 4 bedrooms & 4.5 bathrooms. It shall also include a 497 SF JADU.

Applicant Name: dZXYN Management Group **Property Owner** Name: Tan Tseng

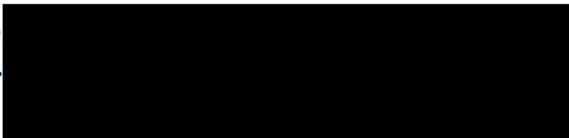


Architect/Designer
 Name: Debo Sodipo
 Address: dZXYN Management Group
 Phone: 510 681 9411
 E-mail: debs@dzxyn.com
 Burlingame Business License #: 20508060

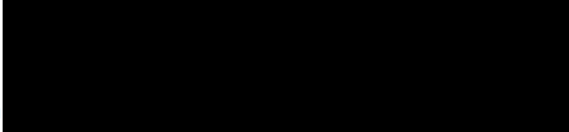
Authorization to Reproduce Project Plans:
 I hereby grant the City of Burlingame the authority to post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.
DS (Initials of Architect/Designer)

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

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

Applicant's signature:  Date: March 08, 2024

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

Property owner's signature:  Date: 3/8/2024

Date Application Received (staff only): 03.08.24



May 29, 2024

Site:

1472 Drake Ave
Burlingame, California

Subject 1 Magnolia Tree

ARBORIST REPORT

On May 23, I Rich Mathey, inspected one Southern Magnolia tree located in the back yard of 1472 Drake Ave, Burlingame, CA.

Please consider my observations as noted below:

Subject tree #1 – Magnolia - *Magnolia grandiflora*

DBH – 36 inches.

Height – Approximately 50 feet

Canopy Spread – Approximately 50 feet

Health – Poor

Comments - The Magnolia tree is in very poor health. The tree was topped at some point and the branches as a result have weak branch attachments. There are less than 40% of live branches throughout the crown of the tree. The tree appears to have declined as a result of drought stress and a very limited area for the root zone to thrive. The buttress roots are touching the fence post and the soil is compacted. There are targets in the drop zone which include the fence, potentially people in the backyard and the communication wires run through the canopy. The tree has a history of large branch failure and the 2 central leaders of the tree are dead. I did assess the health of this tree 6 months ago and since my last site visit the tree has declined further and is now a hazard.

Recommendation - I am recommending removal of the Magnolia as this tree is located in an unsuitable location and the space for the tree to grow is far too limited. The tree is in severe decline and the targets under the crown include a house and living spaces. Please observe the pictures below.





4635 Dolores Ave. Oakland, CA 94602 (510) 326-2686 matheytreecare@gmail.com



Although the recommendations in this report are based on sound and accepted horticultural practices, the author cannot be held responsible for the final outcome of the recommendations or any liabilities associated with this project. Tree inspections, in this case, do not cover all internal cavities, condition of the root system nor non-visible structural defects or disease. Trees are living organisms that exist in a natural setting with variable conditions. Healthy trees that appear free of defects can and do fail. Recommendations and various tree services are intended to provide a reduction of risk but do not eliminate risk.

If you have any questions or require any additional information, please do not hesitate to contact me. You may contact me on my cell phone at (510) 326-2686 or by email at matheytreecare@gmail.com. Thank you in advance for your prompt consideration in this matter.

Regards,



Richard L. Mathey
Certified Arborist WI-1084A
ISA Tree Risk Assessment Qualified



From: [REDACTED]
To: [GRP-Planning Commissioners; Public Comment](#)
Subject: June 23 meeting: 1472 Drake Ave.
Date: Sunday, June 23, 2024 1:54:01 PM

Dear Planning Commissioners,

I'm sorry I'm not able to deliver my comments for the new home application at 1472 Drake Ave. I live just down the street from this property at [REDACTED]. As you consider this project, I would like to alert you to the historic nature of this block of Easton Addition and the ways that I feel this project does not meet the design guidelines.

This is a unique block of Easton Addition since it includes homes that predate the area's development, the homes of the original developer and general contractor of Easton Addition, and a handful of homes that have been recently redeveloped in a way that complements these older homes in the spirit of the city's design guidelines. Given this, I believe special attention should be paid to applications for new homes in this neighborhood.

This application could use some improvements to better adhere to the design guidelines. The windows of this project are oddly sized, out of proportion to the overall design and lack the detailing of other homes in the neighborhood. Almost every house on the block has original true divided light or simulated true divided light wood or clad wood windows. The commission has regularly asked that projects include this detail and the same should be asked of this project.

Additionally, the upstairs front windows appear overly tall. Can the commission verify that the project designer has allowed for a structural header on the hip roofs? I question whether these windows can actually be sized and installed as drawn.

At the front entry, the columns appear undersized for the Craftsman style the home is based on and the front door (6'8" high?) appears undersized for the 9' plate height of the first floor.

Overall, I don't get the sense from this design of the richly detailed custom home designs typically found by the commission to meet the city's design guidelines. Given the importance of making sure the details of this project meet that code, I wonder if this project would be a good candidate for referral to a design review consultant.

Thanks for considering my input.

Best,

Rich

+++++

Sargent Development

[REDACTED]
[REDACTED]



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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 a new, two-story single-unit dwelling and attached garage at 1472 Drake Avenue, zoned R-1, Tan Tseng, property owner, APN: 026-042-910;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on July 8th, 2024, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

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

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per Section 15303 (a), which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review. In urbanized areas, up to three single-family residences maybe constructed or converted under this exemption, is hereby approved.
2. Said Design Review 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.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 8th day of July, 2024 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review

1472 Drake Avenue

Effective **July 18, 2024**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 1, 2024, sheets A0.0 through A6.0, sheet L1.0, and topographic survey;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (level of review to be determined by Planning staff);
3. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
5. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

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

10. that prior to scheduling the 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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review

1472 Drake Avenue

Effective **July 18, 2024**

Page 2

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
www.burlingame.org

Project Site: 1472 Drake Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following public hearing **on Monday, July 8, 2024 at 7:00 P.M.** You may attend the meeting in person at City Hall (501 Primrose Rd), virtually via Zoom at www.zoom.us/join, or by dialing 1-699-444-9171. For Zoom meeting access information, visit www.burlingame.org/pcmeetings.

Description: Application for Design Review for a new, two-story single-unit dwelling and attached garage.

Members of the public may speak in person at the meeting or provide comments by email to publiccomment@burlingame.org.

Mailed: June 28, 2024

(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)

1472 Drake Avenue
300' noticing
APN: 026-042-190

