



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, January 28, 2019

7:00 PM

Council Chambers

- a. 1448 Drake Avenue, zoned R-1 - Application for Design Review and Special Permits for Declining Height Envelope and for a basement with a direct exit, for a new, two-story single family dwelling with a detached garage. (Eric Bluestein, applicant and property owner; RDS-Residential Design Solutions, designer) (121 noticed) Staff Contact: Catherine Keylon

Attachments: 1448 Drake Ave - Staff Report and Attachments

1448 Drake Ave - Plans

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.

Chair Gaul opened the public hearing.

Christian Ruffat, Residential Design Solutions, represented the applicant, with property owners Eric and Allison Bluestein.

Commission Questions/Comments:

- > *Is there a reason why there is not a clay tile roof given the Spanish/Mediterranean style? (A. Bluestein: Likes the style of a gray shingle roof. Based the selection on an inspiration photo.)*
- > *If this were a level lot would there still be an encroachment into the declining height envelope? (Ruffat: Does not believe there would be. It is a sloping lot, the measurement is taken from the top of curb, and the two story element on the left prompts the exception.)*
- > *Was there thought to embellishing the front porch area with an element such as a portico? (Ruffat: It reflects the design intent from the owners.)*
- > *There is a delicate quality to the front, except for the large front window. Was there consideration of sculpting at all, or perhaps scalloped corners? (A. Bluestein: It's a design preference, and has seen other examples in the neighborhood. There is a house across the street with a similar large window.) There are ways to still have a large window but break down the scale a bit, such as a turned mullion that would reference the scale of the other windows.*
- > *The fireplace box does not have a chimney. Any thought to having a chimney? (Ruffat: There was a chimney in an earlier rendition, but to save money and simplify the construction it was removed.)*
- > *The fireplace can be a nice architectural element. Right now it just looks like a bump.*
- > *How will the windows be recessed? (Ruffat: 2 x 6 walls with a 2 x 4 window jam.)*
- > *Will the plaster wrap header trim be similar to the photo that has been provided? (Ruffat: Correct.)*
- > *There do not appear to have overhangs on the gable ends. Looks like it is missing something, perhaps the cove at the bottom of the gable ends could wrap around under the rake. It would provide relief and not look so flat. (Ruffat: Will probably be an exposed rafter tail. Will provide additional refinement.) Looks like thin edge of roofing on the top of a flat wall.*
- > *Given the slope of the lot, expects the basement will be exposed on the back side, not sure the*

exterior stair will actually happen. Not a proponent of the stair exiting from the basement, as it brings activity to the side yard rather than rear yard. That can be a potential nuisance with neighbors given how close houses are to the fences and to each other. Should prepare a site section from the front to the back and see if an entrance can be from the back instead. (A. Bluestein: Has met with the adjacent neighbor and he is aware of the stairs. He has written a letter of support.)

> Landscape plan shows shows an A/C condenser unit in the side yard, obstructing the side stair. (Ruffat: There will be 3 feet clearance between the unit and the side.)

> What is the horizontal line on the elevations between the first and second stories? (Ruffat: Meant to be smooth.)

> Is the declining height envelope encroachment about 3 1/2 feet? (Ruffat: That sounds about right. It is mostly from the stair gable incursion, and a portion of the gable element on the front elevation. It's about 1 1/2 feet in each horizontal and vertical directions.)

> Would it be possible to reduce the dimensions of some of the room sizes to avoid the declining height envelope encroachment? (Ruffat: Prefers to keep it as it is in the front and the stair, but can consider it.)

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

> Concept is appealing. However some aspects are too two-dimensional, for example from the top of the second floor windows up it looks too flat. Seems like a lot of flat wall.

> The choice of the roofing material adds to the flatness. Tile would provide more relief

> For new homes, declining height exceptions have been approved to accommodate distinct, prescribed architectural styles. This house has elements of simple plantation style, but there are other elements such as the gable ends with the curved corbel that has a Spanish Revival or Mediterranean quality.

> The flat front is lacking a single-story or first floor element like a lot of the other houses in the neighborhood. Other two-story houses in the neighborhood have single-story elements that provide scale. Otherwise it creates a flat front or flat box, which makes it hard to justify a special permit for the declining height envelope encroachment.

> Concern with side entrance from the basement, in potential to create a nuisance.

> Fireplace would look better with a chimney element.

> It looks like there is a grade differential of 9 feet. If the family room in the basement were to be moved further back, it might be possible to have access directly into the backyard. However it might no longer be considered a basement. (Keylon: Portions with 2 feet or more above grade would be counted towards floor area. As currently proposed, all of the basement is below grade so is not counted towards floor area.)

> Window at the front could be OK if there is relief elsewhere. Needs to be consistent with the detailing of the rest of the house.

Commissioner Kelly made a motion, seconded by Commissioner Terrones, to place the item on the Regular Action calendar when revisions have been made as directed. The motion carried by the following vote:

Aye: 4 - Kelly, Comaroto, Gaul, and Terrones

Absent: 3 - Sargent, Loftis, and Tse

Letter from Allison & Eric Bluestein, Property Owners

1448 Drake Ave.

Commissioners:

Thank you for your feedback on our plans for 1448 Drake Ave. We carefully considered your suggestions and have revised plans accordingly. Following is a summary of comments received during design review study, along with our responses and changes:

Define architectural style

This style of architecture is defined as Modern French. It has a timeless look and incorporates classic lines with contemporary design features (i.e. windows). The exterior is white stucco complimented with a charcoal/slate shingled roof. It is a transitional style home that blends into the neighborhood. It bridges traditional style with a more current look, which is in keeping with both our next door neighbors' homes, as well as other homes on this block of Drake. As you will see, we've refined design elements to clearly express this style. (Please see design inspiration photo on next page)

Concept is appealing but too flat

We addressed this concern by adding another dimension to the front exterior. The change in depths creates greater visual interest and we are very excited about this change. We also included wood trim detail below the roofline to create additional dimension.

Consider embellishing front with portico

We added wall breaks in the façade and believe a portico is not needed.

Window at front (dining room) is large; could be OK if there is relief elsewhere

We maintained this design feature to allow light and an indoor outdoor feel.

Look at reducing declining height envelope encroachment

We carefully considered this and removed all encroachment from the master bedroom, as suggested by the Commission. We are asking approval for the special permit to be granted for just the front bedrooms in keeping with the architectural style.

Fireplace box is out of place; consider chimney

We integrated the fireplace into the house by extending the roof on either side of the chimney so it is no longer a stand-alone feature. We opted to forgo the chimney in keeping with our preference for a clean look.

Concern with Special Permit request for basement side entrance

We understand your concern and revised our plans to no longer include outdoor entry into the basement. We withdraw our application for special permit.

Design Inspiration





COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
 p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

APPLICATION TO THE PLANNING COMMISSION

Type of application:

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

PROJECT ADDRESS: 1448 Drake Avenue

APPLICANT

Name: Eric Bluestein
 Address: 1704 Barroilhet Ave.
 City/State/Zip: Burlingame, CA 94010
 Phone: 415-948-9516
 E-mail: ericb@kiddermathews.com

PROPERTY OWNER

Name: Eric Bluestein
 Address: 1448 Drake Ave.
 City/State/Zip: Burlingame, CA 94010
 Phone: 415-948-9516
 E-mail: ericb@kiddermathews.com

ARCHITECT/DESIGNER

Name: RDS/Residential Design Soluitons
 Address: 406 La Jolla Avenue
 City/State/Zip: San Mateo, CA 94403
 Phone: 650-218-8161
 E-mail: rds@christianruffat.com

RECEIVED

NOV - 5 2018

CITY OF BURLINGAME
 CDD-PLANNING DIV.

Burlingame Business License #: 32840

Authorization to Reproduce Project 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. CR (Initials of Architect/Designer)

PROJECT DESCRIPTION: new single family 2-story residence w/ detached 1-car garage

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

Applicant's signature: [Signature] agent for Owner Date: 11-5-18

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: [Signature] agent for Owner Date: 11-5-18

Date submitted: _____



**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION**

DHE

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.***

Property at left, 1452 Drake is 2 story and imposes on our lot. Our proposed structure facade wishes to take advantage of the additional DHE to better accentuate the front element massing as this would not affect the neighbor and would be comparable in size, appearance and orientation with surrounding properties.

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 proposed structure would not affect the aesthetics of structures and uses in the neighborhood because the existing neighborhood mostly consists of 2-story homes with massing and bulk comparable with our proposed structure.

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

Our proposed structure is compatible with the architectural styles and character of the surrounding neighborhood as other Mediterranean styles are prevalent throughout this neighborhood. Parking and garage placement would keep our lot as it is currently. Massing and bulk is similar to other styles in neighborhood.

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.***

There are no plans to remove any trees within the proposed house footprint.

From Macleod & Associates, Inc
Hi Chris,

1/11/19

Per your current site plan, building sections and driveway profile, I calculated the amount of grading based on the attached diagram that shows the required grading quantities for the main house, front yard, rear yard and driveway:

	CUT (c.y. +/-)
1. Main house pad at crawl space	= 30
2. Main house at basement area	= 360
3. Main house at storage area	= 65
4. Front yard grading	= 30
5. Driveway grading	= 65
6. Rear yard grading	= 20

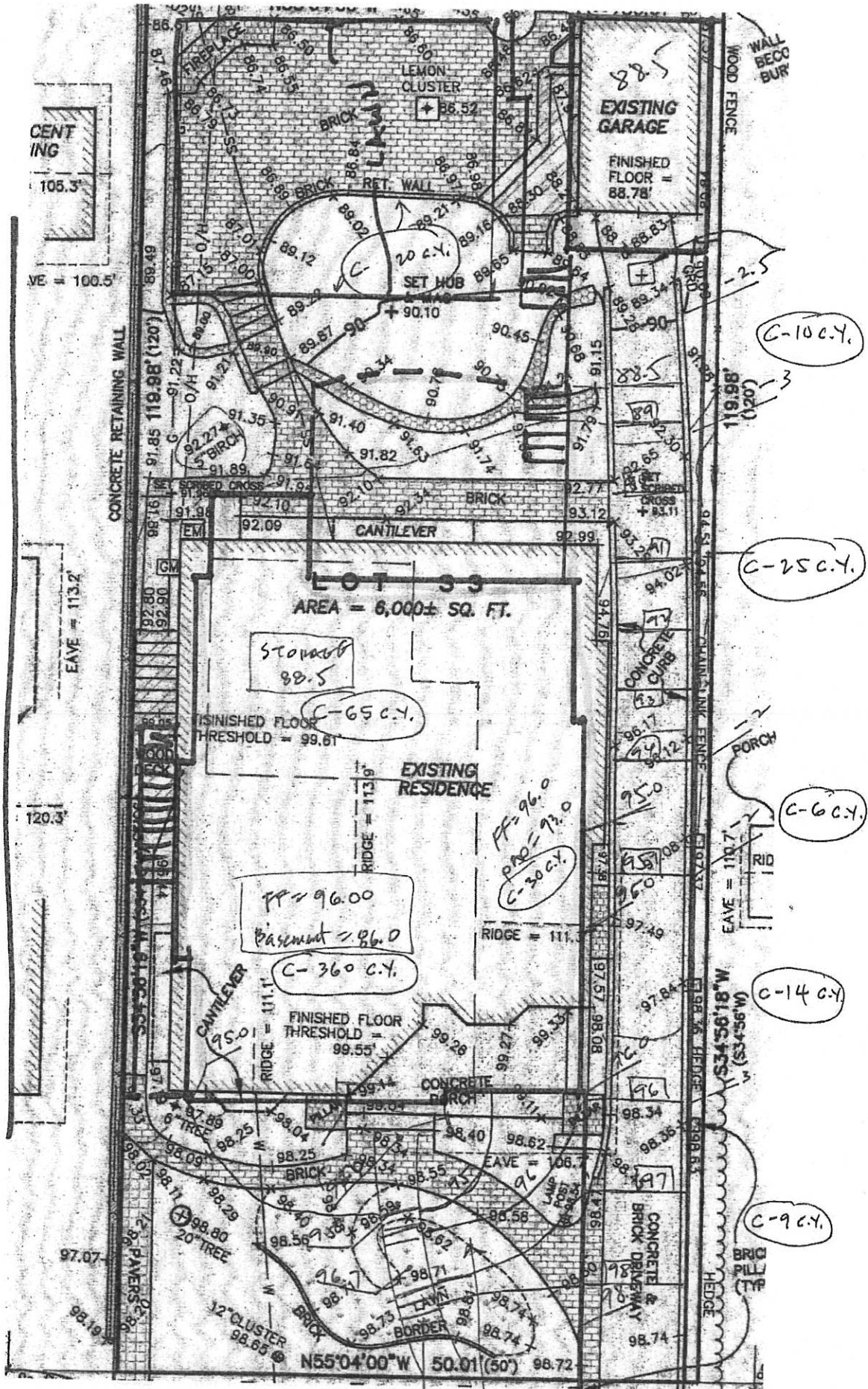
Total Cut	= 570 c.y. +/-

Please note that this total cut will be all exported.

Thanks,

Vergel P. Galura
MacLeod & Associates, Inc.
965 Center Street
San Carlos, CA 94070
(650) 593-8580 ext. 102
vgalura@macleodassociates.net

GRADING CALC. 01-11-19



98.5

C-30 c.y.



Project Comments – Planning Application

Project Address: 1448 Drake Avenue, zoned R-1, APN: 026-042-130

Description: Request for Design Review for a new, two-story single family dwelling and detached garage.

From: Jennifer Lee
Stormwater

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

Project does not create or replace $\geq 2,500$ square feet of impervious surface or use architectural copper. Nothing needed at this time for stormwater.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent stormwater pollution from construction-related activities. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. **When submitting plans for a building permit, please include the Construction BMP plan sheet.** An electronic file is available at: www.burlingame.org/stormwaterdevelopment.

Reviewed By: Jennifer Lee
650-558-7381

Date: 11/14/2018



Project Comments – Planning Application

Project Address: 1448 Drake Avenue, zoned R-1, APN: 026-042-130

Description: Request for Design Review for a new, two-story single family dwelling with a detached garage.

From: Martin Quan
Public Works Engineering

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

- ~~1. A remove/replace utilities encroachment permit will be required to (1) replace all curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new 4" lateral, (3) all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, (4) any other underground utility works within city's right-of-way. (Please show compliance on the site plan)~~
2. Please show how the post-construction will address the additional stormoff due to the new construction. Please be aware that no additional storm runoff is allowed from post-construction project site. Please provide a site drainage plan.
3. The groundwater table in this area is shallow. A geotech report will be required to determine if pumping of ground water will be required for pre and post construction of the basement level.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. Based on the scope of work, this is a "Type I" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
2. Any work in the City right-of-way, such as placement of debris bin in street, work in sidewalk area, public easements, and utility easements, is required to obtain an Encroachment Permit prior to starting work.
3. Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. for all activities (including hauling).
4. The project shall comply with the City's NPDES permit requirements to prevent storm water pollution.
5. All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
6. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at <http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update.pdf#overlay-context=brochures> or <http://www.flowstobay.org/brochures> then click "construction bmp plan sheet"

7. Please submit an erosion control plan. This plan shall include, but not limited to, delineation of area of work, show primary and secondary erosion control measures, protection of creek or storm drain inlets, perimeter controls, protections for construction access points, and sediment control measures.
8. A survey by a licensed surveyor or engineer is required. The survey shall show how the property lines were determined and that the property corners were set with surveyors license numbers on durable monuments. This survey shall be attached to the construction plans. All corners need to be maintained or reinstalled before the building final. All property corners shall be maintained during construction or reestablished at the end of the project.

Reviewed By: Martin Quan
650-558-7245

Date: 11/9/18



Project Comments – Planning Application

Project Address: 448 Drake Avenue, zoned R-1, APN: 026-042-130

Description: Request for Design Review for a new, two-story single family dwelling and detached garage.

From: Rick Caro III
Building Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

- 1) Provide two completed copies of the *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found. BMC 18.30.040, 18.30.045 & 18.30.050
- 2) Acknowledge that anyone who is doing business in the City must have a current City of Burlingame business license.
- 3) Obtain a survey of the property lines for any structure within one foot of the property line. (PWE letter dated 8-17-88)
- 4) On the plans specify that the roof eaves will not project within two feet of the property line specifically the right side of the detached garage. 2016 CRC § Table R302.1(1) or 2016 CBC Table 705.2
- 5) Provide lighting at all exterior landings. 2016 CRC §303.8 or 2016 CBC §1008.2 and 2016 CBC §1205.4. **Note:** the front entrance was obvious and the detach garage, however, not at the deck and other exterior landings.
- 6) RESIDENTIAL: Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***On the elevation drawings specify the location and the net clear opening height and width of all required egress windows.*** 2016 California Residential Code 2016 CRC § R310 or CBC 1030.
Note: The area labeled “Den” is a room that can be used for sleeping purposes and, as such, must comply with this requirement.
- 7) Provide complete details for a guardrail around this opening at grade level. See also 2016 CRC §R310.
- 8) Revise the drawing to reflect tempered glazing at the top of the light well stair landing.

- 9) Specify on the plans that the fireplace will meet all requirements as a U.S.EPA Phase II certified wood-burning device.
- 10) Indicate on the plans that, at the time of Building Permit application, plans and engineering will be submitted for shoring as required by 2016 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. On the plans, indicate that the following will be addressed:
- a. The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.
 - b. All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content / water table, flatter slopes will be required which will be recommended by the soils engineer in the field.
 - c. If shoring is required, specify on the plans the licensed design professional that has sole responsibility to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.
 - d. Shoring and bracing shall remain in place until floors, roof, and wall sheathing have been entirely constructed.
 - e. Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope from the base of the retaining wall) and / or driveway surcharge loads.
- 11) Indicate on the plans that an OSHA permit will be obtained per CAL / OSHA requirements. See the Cal / OSHA handbook at: http://www.ca-osha.com/pdfpubs/osha_userguide.pdf
* Construction Safety Orders : Chapter 4, Subchapter 4, Article 6 , Section 1541.1.
- 12) Water heaters and furnaces located in closets adjoining rooms that can be used for sleeping purposes must comply with the provisions of 2016 CPC § 504.1 and 2013 CMC §904.1. In addition to other requirements each appliance must be located in a closet that is for the exclusive use of that appliance. Provide plans which show compliance with these code requirements or re-locate these appliances in an area of the building where code compliance can be achieved.

13) Mechanical equipment.

Specify on the drawing that if provided, that the A/C equipment will not exceed a Maximum Outdoor Noise Level (dBA) of sixty (60) dBA Daytime (7:00 a.m. – 10:00 p.m.) or fifty (50) dBA Nighttime (10:00 p.m. – 7:00 a.m.) as measured from the property line. BMC 25.58.050

18.10.100 Appendix C, Figure C amended—Exit terminals of mechanical draft and direct-vent venting systems.

The Figure in Appendix C of the 2016 California Residential Code is amended by adding the following note:

Note: Where the property line is less than ten (10) feet from the exit terminal of any newly installed or replacement high efficiency mechanical equipment the pipe size of the final ten (10) feet of any terminal must be increased to three inches (3") or, as an alternative, manufacturer-approved baffles must be installed.

(Ord. 1856 § 7, (2010); Ord. 1889 § 8, (2013))

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

NOTE: A written response to the items noted here and plans that specifically address items **1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13** must be re-submitted before this project can move forward for Planning Commission action. **The written response must include clear direction regarding where the requested information can be found on the plans.**

Please respond in writing to each plan review comment by legibly marking the attached comment list or creating a separate response letter. Indicate which detail, specification, or calculation shows the requested information. Your complete and clear responses will expedite the re-check and hopefully, approval of this project. Thank you for your assistance.

Reviewed By: Rick Caro III
650 558-7270

Date: November 6, 2018



Project Comments – Planning Application

Project Address: 1448 Drake Avenue, zoned R-1, APN: 026-042-130

Description: Request for Design Review for a new, two-story single family dwelling and detached garage.

From: Bob Disco
Parks Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

1. No existing tree over 48 inches in circumference at 54 inches form base of tree may be removed without a Protected Tree Removal Permit from the Parks Division. (558-7330)
2. **If construction is in drip zone of an existing protected size tree on this site or a neighboring site, an arborist report and tree protection plan will be required.**
3. Existing City Street Tree may not be cut, trimmed or removed without permit from Parks Division (558-7330). Show location of street tree on landscape plan.
4. New landscape plan is required to meet the Water Conservation in Landscape Regulations (WELO). Irrigation Plan required for Building permit.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Reviewed By: BD
bdisco@burlingame.org

Date: 11.7.18

RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW, AND SPECIAL PERMIT

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

WHEREAS, a Categorical Exemption has been prepared and application has been made for Design Review and Special Permit for a new, two-story single family dwelling with a detached garage at 1448 Drake Avenue, Zoned R-1, Eric and Allison Bluestein Trust, property owners, APN: 026-042-130;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on February 25, 2019 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 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 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 February, 2019 by the following vote:

Secretary

EXHIBIT "A"

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

1448 Drake Avenue

Effective **March 7, 2019**

Page 1

1. that project shall be built as shown on the plans submitted to the Planning Division date stamped February 13, 2019, sheets A1 through A9;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
5. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Special Permit
1448 Drake Avenue
Effective **March 7, 2019**

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

10. that prior to scheduling the framing inspection the 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;
11. 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;
12. 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;
13. 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
14. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 1448 DRAKE AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, FEBRUARY 25, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and Special Permit for Declining Height Envelope for a new, two-story single family dwelling with a detached garage at **1448 DRAKE AVENUE** zoned R-1. APN 026-042- 130

Mailed: February 15, 2019

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

City of Burlingame

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

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

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

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

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

1448 Drake Avenue
 300' Radius
 APN #026.042.130

