



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, May 13, 2024

7:00 PM

Council Chambers/Online

- a. 1522 La Mesa Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling and an expansion of the attached garage (project considered to be substantial construction). This project is Categorical Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(2) of the CEQA Guidelines. (Jeff Guinta, Innovative Concepts, applicant and designer; Steve Seyedin, property owner) (48 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1522 La Mesa Dr - Staff Report](#)
[1522 La Mesa Dr - Attachments](#)
[1522 La Mesa Dr - Plans](#)

All Commissioners have visited the project site. Commissioner Tse was recused from this item because she lives within 500 feet of the subject property. Senior Planner Lewit provided an overview of the staff report.

Chair Pfaff opened the public hearing.

Jeff Guinta, designer, represented the applicant and answered questions regarding the application.

Public Comments:

> *There were no public comments.*

Chair Pfaff closed the public hearing.

Commission Discussion/Direction:

> *I appreciate the responses to each of the four comments from the last meeting. The project has evolved nicely over the last three meetings.*

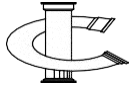
> *This project has been greatly improved.*

Vice-Chair Lowenthal made a motion, seconded by Commissioner Horan, to approve the application. The motion carried by the following vote:

Aye: 5 - Comaroto, Horan, Lowenthal, Pfaff, and Schmid

Absent: 1 - Shores

Recused: 1 - Tse



INNOVATIVE CONCEPTS

PROFESSIONAL BUILDING DESIGN AND PLANNING

3550 Stevens Creek Blvd. Ste. 225 San Jose, CA. 95117

Phone: (408) 985-1078 • Fax : (408) 985-1343 • www.guintadesigns.com

August 16, 2024

City of Burlingame
501 Primrose Road
Burlingame, CA

Re : Address: 1522 La Mesa Drive, zoned R-1, APN: 027-022-380

Description: Request for Design Review and Hillside Area Construction Permit for a first and second floor addition to an existing single-unit dwelling with a new detached Accessory Dwelling Unit.

DESCRIPTION OF REVISION AND JUSTIFICATION :

The following are a description of the revision and justification for the revision to the approved plan to remove the proposed garage from the basement level and elevate the garage floor level to the level of the existing grade level of the main level of the main residence:

The proposed revision to the plan pertains to the location of the attached garage.

The plan as approved had shown the attached garage at the basement level and partially beneath the main level of the residence thus maintaining the existing slope of the existing driveway while expanding the width of the driveway to accommodate a 2 car garage.

The plan as submitted for this revision shows the attached garage floor level being elevated to the level of the existing grade and for the attached garage located to the side of the main residence to allow for a lesser and more manageable driveway slope.

We feel that the justification for this revision is as follows:

The attached garage location as proposed in this revision will provide a lesser slope of 16% as opposed to the 26.9% slope as shown on the approved plan. The previous location of the garage was unsafe and would have endangered the lives of pedestrians and occupants of oncoming cars on the one-way street of La Mesa Drive due to lack of sight as the car backed out from the garage to the street. The lesser slope of the driveway and proposed location of the garage provides a for a safe and more direct back out to the street while also providing better fire access from the street and around the right side of the building to the rear by providing a retained walkway with a more consistent and lesser slope while still meeting the maximum fire hose length.

The proposed location of the garage will also allow for access to the residence at the main level of the residence as opposed to access at the basement level. Access from the main level will also allow for a recycle and garbage area outside of the garage that can be accessed from the main level of the residence by going through garage. The driveway slope at 16% will provide a more manageable slope to wheel the recycle and garbage cans to the street for pickup.

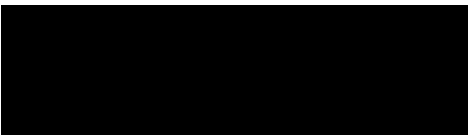
The proposed attached garage location and driveway configuration also allows for reasonable and additional on site parking space with a more straight out back up to the street. The grade break at driveway to the sidewalk being reduced by approximately 11% will provide a much safer line of sight to oncoming traffic when backing out. The East side of La Mesa Drive is currently one way and narrow.

Off site parking is currently achieved by vehicles parking within the unimproved gravel sidewalk to allow enough space for vehicles to pass in the one way direction. The required installation of improvements for curb, gutter and sidewalk will affect the current off-site parking for this side of La Mesa Drive.

The proposed revision meets all Zoning Ordinance requirements with respect to building heights, building setbacks, floor area, site coverage.

In closing we feel the proposed revision is warranted and necessary for a better project and anxiously look forward to your understanding and approval

Sincerely,



Jeff Guinta
Innovative Concepts



City of Burlingame

Hillside Area Construction Permit Application

The Director or Planning Commission (if appealed) is required by law to make findings as defined by the City's Ordinance (Code Section 25.70.030). Your answers to the following questions can assist the Director in making the decision as to whether the findings can be made for your request.

A. Explain how the proposed project is consistent with the purpose of the Hillside Overlay Zone, include the following:

- 1. Protect public health and safety by minimizing hazards, including soil erosion and fire danger associated with development on hillsides;**
- 2. Preserve and enhance the City's scenic character, including its natural hillsides and views of San Francisco Bay;**
- 3. Respect natural features in the design and construction of hillside development; and**
- 4. Design hillside development to be sensitive to existing terrain, distant views, and significant natural landforms and features.**

1. A Grading and drainage plan including erosion control measures will be provided at the Building Permit stage. Grading at main residence will be for filling as required to lessen the slope of the driveway as necessary to elevate the level of the new garage to the existing grade level of the main residence. The lesser slope of the driveway also provides a for a much safer back out to the street and better fire access from the street around the right side of the building to the rear by providing a retained walkway with a more consistent and lesser slope while still meeting the maximum fire hose length. Grading for the ADU will be within the building footprint with a minimum amount of grading for access around the building. The exterior siding and roofing of both the main residence and the ADU will be of fire resistant materials.
2. The expansion of the main residence will be a lateral expansion, minor changes to the existing building height are being proposed. The detached ADU has been designed to follow the contours of the property by stepping down the floor and roof lines so as to be consistent with the allowable building height for a detached ADU. The new attached garage location at the existing grade level of the main residence will not block the view of San Francisco Bay.
3. No significant grading is being proposed for the expansion of the main residence and the construction of the detached ADU. The proposed expansions of the main residence and the construction of the detached ADU will follow the existing contours of the project site. No significant trees are proposed for removal and the existing landscape features including the existing foliage are to be maintained. Only filling as required to lessen the slope of the driveway and providing the fire access walkways when elevating the level of the attached garage to the existing grade of the main residence is being proposed. The existing grades beneath the attached garage will remain and that area is being proposed to be used as storage.
4. The proposed expansions of the main residence and the construction of the detached ADU have been designed follow the contours of the existing terrain. A minor change to the building height of the main residence is being proposed and the detached ADU has been designed with using multiple levels following the existing contours of the project site. The new attached garage location at the existing grade level of the main residence will not block the view of San Francisco Bay. No significant landforms or features are proposed to be altered in conjunction with the proposed development.

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, AMENDMENT TO DESIGN REVIEW,
AND HILLSIDE AREA CONSTRUCTION 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 Amendment to Design Review and Hillside Area Construction Permit for changes to a previously approved first and second story addition to an existing single-unit dwelling at 1522 La Mesa Drive, Zoned R-1, Steve Seyedin, property owner, APN: 027-022-380;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on November 12, 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 CEQA Section 15301 (e)(2), 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, is hereby approved.
2. Said Amendment to Design Review and Hillside Area Construction Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Amendment to Design Review and Hillside Area Construction 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.

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 12th day of November, 2024 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit
1522 La Mesa Drive

Effective **November 22, 2024**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped October 14, 2024, sheets 0-1, C-1, A0 through A17, L.1 through L.3;
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 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.

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit
1522 La Mesa Drive
Effective **November 22, 2024**

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.

1522 La Mesa Drive
300' noticing
APN: 027-022-380

