

FORM + ONE

3841 24<sup>th</sup> Street, #A  
San Francisco, Calif. 94114  
P + 415.819.0304

12098 Hwy. 42  
Ellison Bay, Wisco. 54210

E + tim@formonedesign.com

RECEIVED

APR 29 2015

TRANSMITTAL FORM

CITY OF BURLINGAME  
ODD-PLANNING DIV.

To: Planning (City of Burlingame)  
Subject: 1123 Lincoln  
(Response to Planning Comments)  
Fax:

From: Tim Raduenz  
Date Sent: 04\_07\_15  
Number of Pages: 1

**Planning Commission Comment Response(s) per Planning Minutes:**

1. **Height Comment:** We have lowered the pitch of the new roof to comply with the planning rules. I do understand the ruling but I just want to give my final 2 cents.

I do not want to argue over the point, but architecturally the steeper pitch would look better and more in keeping with the older style of the house, homes in that period have always had steeper pitched roofing, I just want to make my point on this one more time, especially to the architects on the board, I design projects to work with-in certain architectural periods, and having the hardship of the existing house being so far from existing grade and the existing walls being 9'-0" this was the hardship, and the point of the roof was the only item going past the height limit.

To that end, my last comment would be I hate seeing a lot of spec. homes going up in the area with 4/12 or 5/12 pitches, which are within code but are massive blocks, there needs to be some discretion given if someone wants to do something more architectural or slightly outside the normal planning rules.

2. **Board & Batten Comment:** Made battens closer, this is also a field verified design element.

3. **Belly Band Comment:** Lowered belly band to make more portioned.

4. **Driveway Comment:** Added new pavers to existing driveway, no more gravel driveway, current Owners recently purchased it that way, FYI.

5. **Approval Letters comment:** Forced? The owners took the time to go to the neighbors and review the plans, the owners and myself need to make it easy to have approval letters, it's always easier to complain in a letter, but for someone to say its ok or they like the design, we sometimes have to do a form letter, as the neighbors are like, please just write something up for me so I can sign it and not have to deal with it, I have worked in the area for over 13 years, and I would assume 40-50% of neighbors are please just get me something to sign...otherwise I will forget it or don't know who or where to send it. This is the reason why I do this. Finally, I also meet a lot of neighbors and I always stress meeting with the neighbors with my clients.

6. **Sheet A3.1 comment:** Revised windows.

7. **Sheet A3.0 comment:** split window as responded during meeting.

8. **Master Bathroom comment:** Master Bathroom windows will be frosted on lower panels.

9. **Discrepancy on (Existing) Windows:** Corrected the existing muntin bars on plans.

**10. Fireplace Comment:** I believe it will look fine, and it is very hard to see from street as is. We would like to keep the existing interior elevations which are well done.

**11. Landscaping Trees at Rear Neighbors:** Owners will plant approved trees and location per review with the neighbors.

If you have any questions please call or e-mail me.

Tim Raduenz – CGBP



- > Deep recessed windows on elevations works well on elevations, but not showing on floor plan. Deep shadow lines are critical for making it work. Otherwise will be very plain. (Wood: Will use thicker 2 x 6 or 2 x 8 walls with window framed on inside.) Otherwise will look very flat.
- > Should include schematic wall detail when plans return.
- > Front door entry seems small and dark. It is a really good street - would be great to have a front porch.
- > Office is very long and narrow - should consider recessing it back to have an enclosed porch. (Wood: Considered a porch but it would change the front character of the house.)

Edward Cho spoke as the property owner:

- > The initial design was a craftsman-style house with front porch, but it would not fit the character of the rest of the street. Thought cottage look would fit better with street.

Commission comments:

- > Could have a front porch but keep same pattern of windows on elevation. Would help widen the single-file entry. (Wood: Would be too shallow for office if porch is very deep. Wants sitting area and retain existing fireplace.)
- > Porch does not need to be 6 or 7 feet deep. Just needs to be 4'-6" or so, just enough to have a couple of chairs. Could retain symmetry and appearance of facade by retaining opening as designed on facade, but have it as a porch opening with rail. Would also function as a mud room/transition space.
- > Applicant should study porch suggestion but decide if it works for their family. Don't give up facade just to get porch. (Wood: Porch would be facing north. Intent was to get as much yard area to south, and make a statement on the front.)(Cho: Activity will be focused at back. Would not be using porch. Prefers to have a big office to be used as kids' play room.)
- > There is a justification for the Special Permit. If easement were part of the property the house would comply.
- > Sheet L-1 shows no trees in front, just lawn and small plants and groundcover. Seems to be missing something - does not need to be a big tree.
- > If there is interest in having more landscaping at rear, should meet with neighbors now and show proposal so Commission knows what to expect.
- > Can applicant plant a large tree in the easement? (Gardiner: No.)
- > Anderson vinyl clad window 400 Series is specified. Commission has approved this window previously, but should be specific. (Wood: Can have aluminum-clad if preferred.) Commission prefers aluminum-clad.
- > Flat roof flashing detail is important - should roll roofing to inside. Should provide detail. (Wood: Will take slate and bring it around so see roof only, not flashing).

Public comments:

None.

Commission comments:

- > Initially concerned with declining height envelope, but given the easement and space between buildings it is OK. Neighbor is fine with it.
- > Plans need to specify recessed windows, aluminum-clad wood windows, and possibly any changes to front if there is a porch.

**Commissioner Yie made a motion, seconded by Commissioner Bandrapalli, to place the item on the Regular Action Calendar when plans have been revised as directed. The motion carried by the following vote:**

**Aye:** 7 - Bandrapalli, DeMartini, Yie, Loftis, Sargent, Terrones, and Gum

**b. 1123 Lincoln Avenue, zoned R-1 - Application for Design Review for first and second**

story additions to an existing single family dwelling and a Special Permit for height (Tim Raduenz, Form + 1 Design, applicant and designer; Philippe Bachmann, property owner) (58 noticed) Staff Contact: Erika Lewit

*City Attorney Kane was recused from this item because she lives within 300 feet of the subject property. Commissioner Terrones noted that he rents an office near the subject property but is a tenant and does not have a financial interest in the property.*

*Ex-Parte Communications:*

*Commissioner DeMartini met with the neighbor across the street at 1124 Lincoln Avenue.*

*Site Visits:*

*All Commissioners had visited the subject site.*

*Planning Manager Gardiner provided a brief overview of the staff report.*

*Questions of staff:*

*None.*

*Tim Raduenz, represented the applicant:*

- > Existing house is in good shape. Much of first floor is well done. Trying to keep most of first floor intact, except for front bedroom.*
- > House was built 3'-9" off grade, with 9-foot ceiling on first floor.*
- > Thought lower roof pitch on second story addition would look odd.*
- > Will add trees in back for privacy as requested by neighbors.*

*Commission questions/comments:*

- > Garage to remain? (Raduenz: Yes. Initially proposed to be replaced, but budget considerations have it remaining. Will be corrected on plans.)*
- > Needs to have good justification for why roof needs to have such steep pitch, even if it is not much of an encroachment. It is not a Tudor, but not a Craftsman either. Looks like a big house about to overtake the front porch. Needs justification for why it is so steeply pitched. Houses in the neighborhood tend to have less steeply pitched roofs. The pitch does not exist anywhere else in the house. (Raduenz: Walls come down on sections to 5 feet to reduce volume.)*
- > Spacing on board and batten is very wide, could be more delicate. (Raduenz: Could make it a bit tighter.)*
- > Could lower belly band to bring down feel of height and massiveness. As shown it looks like a lot of stucco and accentuates the height.*
- > Detailing is handsome.*
- > The addition dwarfs the original house. Roof pitch and materials make it feel like a three-story house. If it is simplified will integrate better with the original house. Original house was horizontal with low-slung roof, bungalow character. Needs attention on the material choices and proportions.*
- > On either side of the house are two bungalows same size as existing house.*
- > Feels like too much going on. Tripartite division of materials does not help. (Raduenz: Can lower the banding, but thinks three materials works - it is a signature of the higher-pitch roof. If the pitch were lower, would need to raise the side plate height and encroach into declining height envelope. Wants to retain newly-installed first-floor furnace and install a second furnace in the attic for the upstairs.)*
- > Needs to better demonstrate why a Special Permit is needed for this house. Attic does not need to be so tall to accommodate an HVAC unit.*
- > Gable end treatment could be retained with a lower-pitch roof.*
- > Design does not work in this neighborhood. Tallest house in neighborhood is 25 feet. Special Permit requires compatibility with neighbors. Special Permit findings require massing and scale to fit in with the*

neighborhood.

- > Neighborhood is predominantly single story. Not saying can only build a single-story house, but height of nearly 34 feet is surprising.
- > Existing gravel driveway is messy - gravel on the sidewalk. (Raduenz: Can change to pavers.)
- > Approval letters seem a bit "forced" or leading - would be better in their own words. (Raduenz: Most neighbors want a form letter. Needs to be easy for them.)
- > Sheet A3.1 shows three windows on upstairs bathroom, but A2.1 shows two (Raduenz: It will be two.)
- > Sheet A3.0 right top window will be split by a wall? Concern space between walls could end up widening and look odd. (Raduenz: No. There will be a 2 x 6 divide wall.)
- > Will Master Bathroom windows be obscured? (Raduenz: Bottoms will be frosted, top clear.)
- > Discrepancy in window grids on elevations. (Raduenz: Believes they are open on the bottom. Will verify.)
- > Existing chimney looks odd, gets lopped off. (Raduenz: Could stucco it. Would prefer to retain mantle. Would have to dismantle it if changing it substantially. Hard to see from the street.)

Public comment:

John Gouws, property to rear, spoke on this item:

- > Appreciate neighbors working on obtaining neighbor feedback, sensitivity to privacy concerns.
- > Look at options for how views from second story windows on rear could be addressed with landscaping in the rear yard, trees, etc.

Commission comments:

- > Needs a reason why it deserves additional height. This is not just aesthetic, there needs to be a defensible reason for making a determination.
- > Would like to see renderings to see how layers would work.
- > Designer is talented so does not need to go to design review consultant.

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

**Aye:** 7 - Bandrapalli, DeMartini, Yie, Loftis, Sargent, Terrones, and Gum

- c.** ~~2940 Dolores Way, zoned R-1 – Application for Design Review and Hillside Area Construction Permit for a major renovation including a first and second story addition to an existing single family dwelling (Johnny Darosa, Darosa & Associates, applicant and designer; Sanford Lau, property owner) (42 noticed) Staff Contact: Catherine Barber~~

~~Ex-Parte Communications:~~

~~Commissioner Gum reported that he spoke with the neighbor at 2950 Dolores Way, Commissioner Loftis spoke to a neighbor several houses down the street, and Commissioner DeMartini spoke to the neighbor at 2930 Dolores Way.~~

~~Site Visits:~~

~~All Commissioners had visited the subject site.~~

~~Planning Manager Gardiner provided a brief overview of the staff report.~~

~~Questions of staff:~~



## APPLICATION TO THE PLANNING COMMISSION

**Type of application:**

- Design Review       Variance       Parcel #: 026-091-280  
 Conditional Use Permit       Special Permit       Zoning / Other: \_\_\_\_\_

**PROJECT ADDRESS:** 1123 Lincoln Ave Burlingame ca 94010

**APPLICANT**      project contact person   
 Payor of DSR deposit/handling fee   
 OK to send electronic copies of documents

Name: FORM ONE  
 Address: 3841 24th St #A  
 City/State/Zip: SAN FRANCISCO CA 94114  
 Phone: 415.819.0304  
 Fax: \_\_\_\_\_  
 E-mail: TJM@FORMONEDESIGN.COM

**PROPERTY OWNER**      project contact person   
 Payor of DSR deposit/handling fee   
 OK to send electronic copies of documents

Name: PHILIPPE BACHMANN  
 Address: 1123 LINCOLN AVE  
 City/State/Zip: BURLINGAME CA 94010  
 Phone: 408.489.7952  
 Fax: \_\_\_\_\_  
 E-mail: BACHMANNWOOD@gmail.com

**ARCHITECT/DESIGNER**      project contact person   
 Payor of DSR deposit/handling fee   
 OK to send electronic copies of documents

Name: FORM ONE  
 Address: 3841 24th St #A  
 City/State/Zip: SAN FRANCISCO CA 94114  
 Phone: 415.819.0304  
 Fax: \_\_\_\_\_  
 E-mail: TJM@FORMONEDESIGN.COM  
 ★ Burlingame Business License #: 24809

**RECEIVED**  
 NOV 18 2014  
 CITY OF BURLINGAME  
 CDD-PLANNING DIV.

**PROJECT DESCRIPTION:** (E) SINGLE STORY BUNGALOW W/ SECOND STORY ADDITION

**AFFADAVIT/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]      **Date:** 11/18/2014

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]      **Date:** 11/18/2014

**Date submitted:** \_\_\_\_\_

## Project Comments

Date: January 8, 2015

To:  Engineering Division  
(650) 558-7230

Fire Division  
(650) 558-7600

Building Division  
(650) 558-7260

Stormwater Division  
(650) 342-3727

Parks Division  
(650) 558-7334

City Attorney  
(650) 558-7204

From: Planning Staff

Subject: Request for Design Review for first and second story additions to an existing single family dwelling and a Special Permit for height at 1123 Lincoln Avenue, zoned R-1, APN: 026-091-280

Staff Review: Revised plans dated January 7, 2015

1. No further comments  
Landscape will not be rehabilitated  
No trees scheduled for removal

Reviewed by: BD

Date: 1/15/15

## Project Comments

**Date:** November 19, 2014

**To:**

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input checked="" type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

**From:** Planning Staff

**Subject:** Request for Design Review for first and second story additions to an existing single family dwelling and a Special Permit for height at **1123 Lincoln Avenue, zoned R-1, APN: 026-091-280**

**Staff Review:** November 24, 2014

1. Completed landscape must include 3 landscape trees, existing or new (non-fruit bearing) for final inspection.
2. Identify existing trees on site plan.
3. No existing tree over 48 inches in circumference at 54 inches from base of tree may be removed without a Protected Tree Permit from the Parks Division. (558-7330)
4. Please indicate on plans if landscape will remain or be rehabilitated.
5. Existing City Street Tree may not be cut, trimmed or removed without permit from Parks Division (558-7330)

**Reviewed by:** B Disco

**Date:** 11/25/14

## Project Comments

**Date:** January 8, 2015

**To:**

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input checked="" type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

**From:** Planning Staff

**Subject:** Request for Design Review for first and second story additions to an existing single family dwelling and a Special Permit for height at **1123 Lincoln Avenue, zoned R-1, APN: 026-091-280**

**Staff Review:** Revised plans dated January 7, 2015

All conditions of approval as stated in the review dated 11-19-2014 will apply to this project.

**Reviewed by:**  **Date:** 1-8-2015

## Project Comments

**Date:** November 19, 2014

**To:**

<input type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input checked="" type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

**From:** Planning Staff

**Subject:** Request for Design Review for first and second story additions to an existing single family dwelling and a Special Permit for height at **1123 Lincoln Avenue, zoned R-1, APN: 026-091-280**

**Staff Review: November 24, 2014**

- 1) On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2013 then this project must comply with the 2013 California Building Codes.
- 2) As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. This law applies to all residential and commercial property built prior to January 1, 1994. Details can be found at [http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb\\_0401-0450/sb\\_407\\_bill\\_20091011\\_chaptered.html](http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.html). **Revise the plans to show compliance with this requirement.**
- 3) Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.  
Go to <http://www.energy.ca.gov/title24/2013standards/> for publications and details.
- 4) Provide two completed copies of the attached *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.
- 5) The construction hours shown on these plans is incorrect.

Place the following information on the first page of the plans:

**“Construction Hours”**

**Weekdays: 7:00 a.m. – 7:00 p.m.**

**Saturdays: 9:00 a.m. – 6:00 p.m.**

**Sundays and Holidays: 10:00 a.m. – 6:00 p.m.**

**(See City of Burlingame Municipal Code, Section 13.04.100 for details.)**

- 6) On the first page of the plans specify the following: “Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission.” The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- 7) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 8) Provide a fully dimensioned site plan which shows the true property boundaries, the location of all structures on the property, existing driveways, and on-site parking.
- 9) Provide existing and proposed elevations.
- 10) This project will be considered a New Building because, according to the City of Burlingame Municipal code, “when additions, alterations or repairs within any twelve-month period exceed fifty percent of the current replacement value of an existing building or structure, as determined by the building official, such building or structure shall be made in its entirety to conform with the requirements for new buildings or structures.” This building must comply with the 2013 California Building Code for new structures. BMC 18.07.020

Note: Any revisions to the plans approved by the Building Division must be submitted to, and approved by, the Building Division *prior to the implementation of any work not specifically shown on the plans*. Significant delays can occur if changes made in the field, without City approval, necessitate further review by City departments or the Planning Commission. Inspections cannot be scheduled and will not be performed for work that is not shown on the Approved plans.

- 11) **Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been finalized. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**
- 12) Provide a complete demolition plan that includes a legend and indicates existing walls and features to remain, existing walls and features to be demolished, and new walls and features.

**NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.**

- 13) Show the distances from all exterior walls to property lines or to assumed property lines
- 14) Show the dimensions to adjacent structures.
- 15) Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***Specify the location and the net clear opening height and width of all required egress windows on the elevation drawings.*** 2013 California Residential Code (CRC) §R310.

Note: The area labeled “Office” is a room that can be used for sleeping purposes and, as such, must comply with this requirement.

- 16) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 17) Provide guardrails at all landings. NOTE: All landings more than 30" in height at any point are considered in calculating the allowable lot coverage. Consult the Planning Department for details if your project entails landings more than 30" in height.
- 18) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 19) Provide lighting at all exterior landings.

**NOTE: A written response to the items noted here and plans that specifically address items 2, 5, 6, 15, and 16 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.**

Reviewed by:

  
Joe Cyr, CBO 650-558-7270

Date: 11-19-2014



## 2013 CALIFORNIA GREEN BUILDING CODE RESIDENTIAL CHECKLIST

*New residential buildings must be designed to include the Green Building mandatory measures specified in this checklist. These Green Building mandatory measures also apply to additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.*

Building Permit Number: \_\_\_\_\_

Site Address: \_\_\_\_\_

*In the column labeled "Plan Reference"  
specify where each Measure can be found on the plans.*

<b>Green Building Measure</b>	<b>Plan Reference</b>
<b>SITE DEVELOPMENT (2013 CGC §4.106)</b>	
A plan has been developed, and will be implemented, to manage storm water drainage during construction. CGC §4.106.2 & §4.106.3	
<b>ENERGY EFFICIENCY (2013 CGC §4.2 and the 2013 California Building Energy Efficiency Standards)</b>	
2013 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	
Walls with 2 X 6 and larger framing require R-19 insulation §150.0 (c) 2	
Hot water piping insulation §150.0 (j) 2 A ii	
Lighting – new mandatory requirements for indoor rooms. §150.0 (k)	
Duct insulation (R-6) required §150.0 (m) 1	
Duct leakage testing – 6% with air handler and 4% without air handler §150.0 (m) 11	
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	
Water heating – 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour §150.0 (n)	
New third-party HERS verification for ventilation and indoor air quality §150.0 (o)	
New mandatory U-factor (0.58) for fenestration and skylights §150.0 (q)	
Luminaire efficiency levels 2013 California Energy Code Table 150.0 B	
Refrigerant charge verification for ducted package units, mini-splits, and other units §150.1 (c) 7	
Radiant barrier now required in Climate Zone 3 §150.1 (c) 2	
Reduce U-factor (0.32) and SHGC (0.25) for high performance windows §150.1 (c) 3 A	

<b>Green Building Measure</b>	<b>Plan Reference</b>
<b>WATER EFFICIENCY AND CONSERVATION (2013 CGC §4.3)</b>	
Plumbing fixtures (water closets and urinals) will comply with the following: <ol style="list-style-type: none"> <li>1. The effective flush volume of all water closets will not exceed 1.28 gal / flush. 2013 CGC §4.303.1.1</li> <li>2. The effective flush volume of urinals will not exceed 0.5 gal / flush. 2013 CGC §4.303.1.2</li> </ol>	
The fittings for faucets and showerheads will have all required standards listed on the plans; 1.5 GPM for faucets and 2.0 GPM for showers. 2013 CGC §4.303.1.3 and 2013 CGC §4.303.1.4	
An automatic irrigation system controller for landscaping will be provided by the builder and installed at the time of final inspection. 2013 CGC §4.304.1	
<b>ENHANCED DURABILITY AND REDUCED MAINTENANCE (2013 CGC §4.406)</b>	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. 2013 CGC §4.406.1	
<b>CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (2013 CGC §4.408)</b>	
A minimum of 60% of the non-hazardous construction and demolition waste generated at the site will be diverted to an offsite recycle, diversion, or salvage facility per City of Burlingame Ordinance # 1704 and 2013 CGC §4.408	
<b>BUILDING MAINTENANCE AND OPERATION (2013 CGC §4.410)</b>	
An operation and maintenance manual will be provided to the building occupant or owner. 2013 CGC §4.410.1	
<b>FIREPLACES (2013 CGC §4.503)</b>	
Any gas fireplaces will be direct-vent, sealed-combustible type. 2013 CGC §4.503.1	
Any wood stove or pellet stove will comply with US EPA Phase II emission limits. 2013 CGC §4.503.1	
<b>POLLUTANT CONTROL (CGC §4.504)</b>	
At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. 2013 CGC §4.504.1	
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2013CGC §4.504.2.1	
Paints and coatings will comply with VOC limits per CGC §4.504.2.2	
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC and other requirements. 2013CGC §4.504.2.3	
Documentation provided verifies compliance with VOC finish materials. 2013 CGC §4.504.2.4	
Carpet system installed in the building interior will meet the testing and product requirements found in the 2013 California Green Building Code. 2013 CGC §4.504.3	
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2013 CGC §4.504.4	
Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior and exterior of the building will comply with the low formaldehyde emission standards. 2013 CGC §4.504.5	

<b>Green Building Measure</b>		<b>Plan Reference</b>
<b>INTERIOR MOISTURE CONTROL (2013 CGC §4.505)</b>		
A capillary break will be installed if a slab on grade foundation system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided unless an engineered design has been submitted and approved by the Building Division. 2013 CGC §4.505.2 and California Residential Code (CRC) §R506.2.3		
Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. 2013 CGC §4.505.3		
<b>INDOOR AIR QUALITY AND EXHAUST (2013 CGC §4.506)</b>		
Exhaust fans that are ENERGY STAR-compliant, ducted and that terminate outside the building will be provided in every bathroom. 2013 CGC §4.506.1		
Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2013 CGC §4.506.1		
<b>ENVIRONMENTAL COMFORT (CGC §4.507)</b>		
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods:		
<ol style="list-style-type: none"> <li>1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equal;</li> <li>2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2009 or equivalent;</li> <li>3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent. 2013 CGC §4.507</li> </ol>		
<b>INSTALLER SPECIAL INSPECTOR QUALIFICATION (2013 CGC §702)</b>		
HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2013 CGC §702.1		
<b>VERIFICATION (2013 CGC §703)</b>		
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2013 Code requirements. 2013 CGC §703.1		
<b>Responsible Designer's Declaration Statement</b>	<b>Contractor's Declaration Statement</b>	
I hereby certify that this project has been designed to meet the requirements of the 2013 Green Building Code.	I hereby certify, as the builder or installer, under permit listed herein, that this project will be constructed to meet the requirements of the 2013 Green Building Code.	
Name:	Name:	
Address:	Address:	
City/State/Zip Code	City/State/Zip Code	
Signature:	Signature:	
Date:	Date:	

## Project Comments

**Date:** November 19, 2014

**To:**

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

**From:** Planning Staff

**Subject:** Request for Design Review for first and second story additions to an existing single family dwelling and a Special Permit for height at **1123 Lincoln Avenue, zoned R-1, APN: 026-091-280**

**Staff Review:** **November 24, 2014**

Provide a residential fire sprinkler system throughout the residence and detached garage:

1. Provide a minimum 1-inch water meter.
2. Provide a backflow prevention device/double check valve assembly – A schematic of water lateral line after meter shall be shown on Building Plans prior to approval indicating location of the device after the split between domestic and fire protection lines.
3. Drawings submitted to Building Department for review and approval shall clearly indicate fire sprinklers shall be installed under a separate deferred fire permit, approved by the Fire Department prior to installation.



**Reviewed by: Christine Reed**

**Date: 11-21-14**

## Project Comments

**Date:** November 19, 2014

**To:**

<input checked="" type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

**From:** Planning Staff

**Subject:** Request for Design Review for first and second story additions to an existing single family dwelling and a Special Permit for height at **1123 Lincoln Avenue, zoned R-1, APN: 026-091-280**

**Staff Review:** November 24, 2014

1. No comments.

**Reviewed by:** M. Quan

**Date:** 11/24/14

## Project Comments

**Date:** November 19, 2014

**To:**

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input checked="" type="radio"/> Stormwater Division (650) 342-3727
<input type="radio"/> Parks Division (650) 558-7334	<input type="radio"/> City Attorney (650) 558-7204

**From:** Planning Staff

**Subject:** Request for Design Review for first and second story additions to an existing single family dwelling and a Special Permit for height at **1123 Lincoln Avenue, zoned R-1, APN: 026-091-280**

**Staff Review:** November 24, 2014

Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent construction activity stormwater pollution. 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 a list of construction BMPs as project notes, preferably, on a separate full size (2'x 3' or larger), plan sheet. A downloadable electronic file is available at:  
<http://www.flowstobay.org/Construction>

For assistance please contact Kiley Kinnon, Stormwater Coordinator, (650) 342-3727

Reviewed by: KJK

Date: 12/03/14

## **CD/PLG-Lewit, Erika**

---

**Subject:** FW: for Erika- email re: rear fence at 1123 Lincoln Ave

**From:** PW/ENG-Quan, Martin  
**Sent:** Tuesday, January 20, 2015 12:07 PM  
**To:** CD/PLG-Lewit, Erika  
**Subject:** RE: for Erika- email re: rear fence at 1123 Lincoln Ave

Hi Erika,

The rear fence for the subject property is within the City's storm easement. Many property owners have placed a common fence that runs down or through the middle of the 10' storm easement. Property owners are allowed to place fences (which are not permanent structures) within the rear easement with the understanding that if the City has to enter the easement to repair the storm line that the City has the right to remove it. No permanent structures are allowed within the storm easement.

Thank you,

*-Martin Quan*

*Senior Civil Engineer*

Burlingame Public Works

501 Primrose Road, Burlingame, CA 94010

650-558-7245

Email: [mquan@burlingame.org](mailto:mquan@burlingame.org)

[Sign up for e-news!](#)

Name: KEVIN TUDICELLO

Address: 1121 LINCOLN AVE.

Date: 11/9/2014

Ruben Hurin  
Senior Planner  
Burlingame Planning Department  
501 Primrose Rd - 2<sup>nd</sup> Floor  
Burlingame, CA, 94010

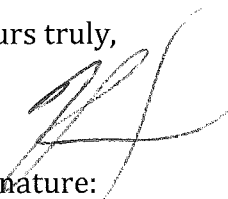
**Subject:** 1123 Lincoln Ave, Burlingame

Dear Ruben,

Philippe and Megan Bachmann, of 1123 Lincoln Ave in Burlingame, have reviewed their house remodel plans with me. My name is KEVIN TUDICELLO, and I am the owner of 1121 Lincoln Ave.

I have seen and reviewed the new plans and believe that the proposed plan follows the Burlingame aesthetic. I believe that this renovation will enhance the neighborhood and I support their proposal.

Yours truly,

  
Signature:

Name:

KEVIN TUDICELLO

Name: Smital Shah

Address: 1115 Lincoln Ave  
Burlingame CA 94010

Date: 11/8/14

Ruben Hurin  
Senior Planner  
Burlingame Planning Department  
501 Primrose Rd - 2<sup>nd</sup> Floor  
Burlingame, CA, 94010

**Subject:** 1123 Lincoln Ave, Burlingame

Dear Ruben,

Philippe and Megan Bachmann, of 1123 Lincoln Ave in Burlingame, have reviewed their house remodel plans with me. My name is Smital Shah, and I am the owner of 1115 Lincoln Ave.

I have seen and reviewed the new plans and believe that the proposed plan follows the Burlingame aesthetic. I believe that this renovation will enhance the neighborhood and I support their proposal.

Yours truly,



Signature:

Name: Smital Shah

Name: Richard A. Hase

Address: 1120 Swanita Ave  
Burl.

Date: 12/2

Ruben Hurin  
Senior Planner  
Burlingame Planning Department  
501 Primrose Rd - 2<sup>nd</sup> Floor  
Burlingame, CA, 94010

**Subject:** 1123 Lincoln Ave, Burlingame

Dear Ruben,

Philippe and Megan Bachmann, of 1123 Lincoln Ave in Burlingame, have reviewed their house remodel plans with me. My name is Richard A. Hase and I am the owner of 1120 ~~Lincoln Ave~~ Swanita Ave

I have seen and reviewed the new plans and believe that the proposed plan follows the Burlingame aesthetic. I believe that this renovation will enhance the neighborhood and I support their proposal.

Yours truly, Richard A. Hase

Signature: Richard A. Hase

Name:

RECEIVED

DEC - 5 2014

CITY OF BURLINGAME  
CDD-PLANNING DIV.

Name: ALICE S. TU

Address: 1125 LINCOLN AVE  
BURLINGAME, CA 94010

Date: December 5, 2014

RECEIVED

DEC - 8 2014

CITY OF BURLINGAME  
CDD-PLANNING DIV.

Ruben Hurin  
Senior Planner  
Burlingame Planning Department  
501 Primrose Rd - 2<sup>nd</sup> Floor  
Burlingame, CA, 94010

**Subject:** 1123 Lincoln Ave, Burlingame

Dear Ruben,

Philippe and Megan Bachmann, of 1123 Lincoln Ave in Burlingame, have reviewed their house remodel plans with me. My name is ALICE TU, and I am the owner of 1125 Lincoln Ave.

I have seen and reviewed the new plans and believe that the proposed plan follows the Burlingame aesthetic. I believe that this renovation will enhance the neighborhood and I support their proposal.

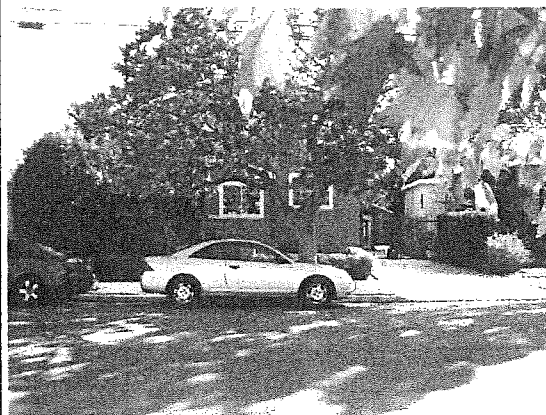
Yours truly,



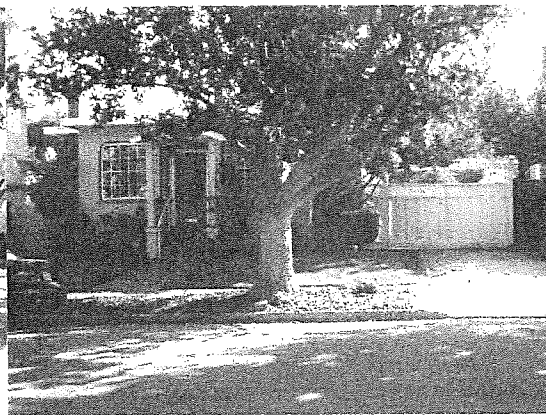
Signature:

Name:





1115 LINCOLN



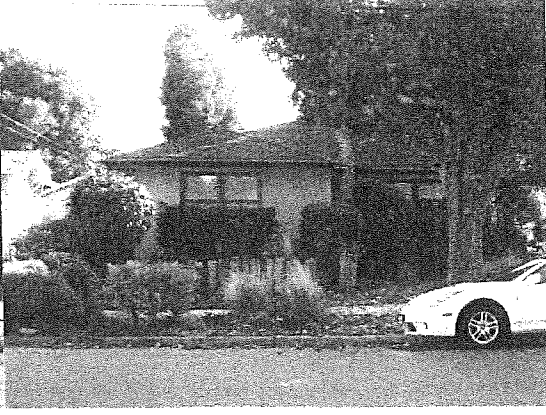
1121 LINCOLN



PROJECT SITE  
1123 LINCOLN



1125 LINCOLN



1256 LAGUNA

← TRAFFIC

TRAFFIC →

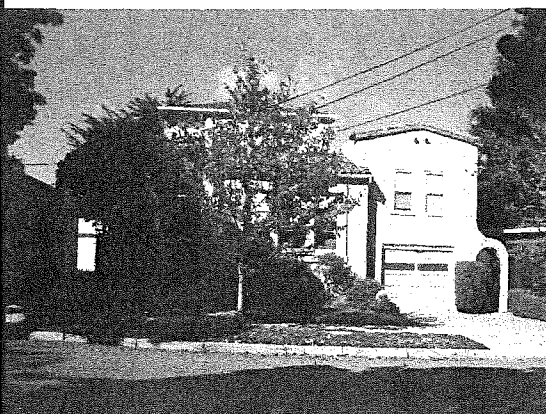
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# LINCOLN AVE.

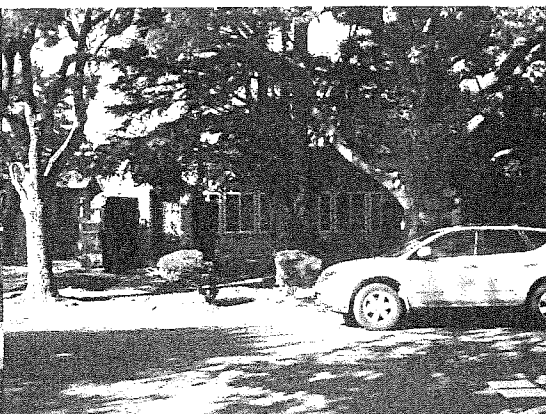
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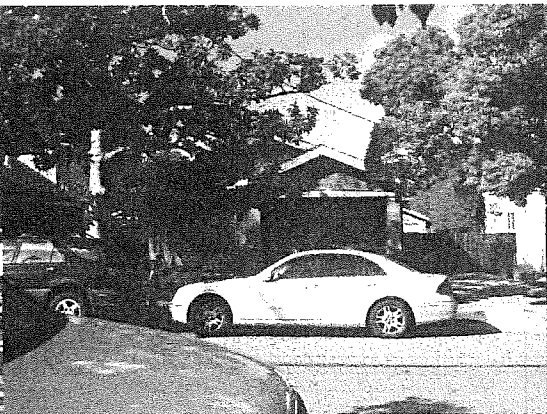
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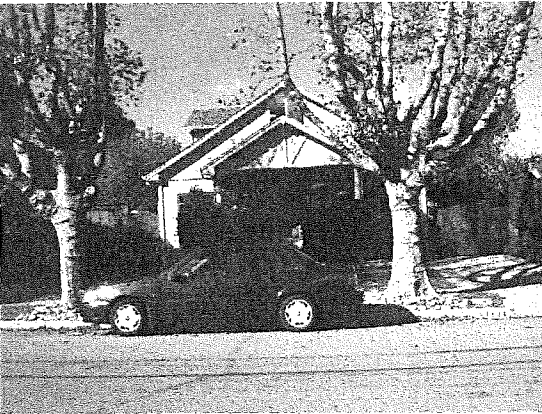
1112 LINCOLN



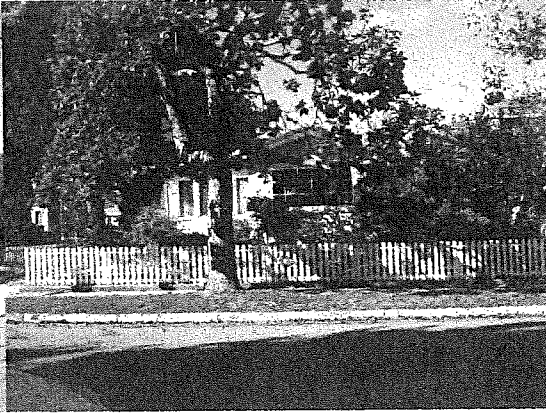
1118 LINCOLN



1116 LINCOLN



1124 LINCOLN



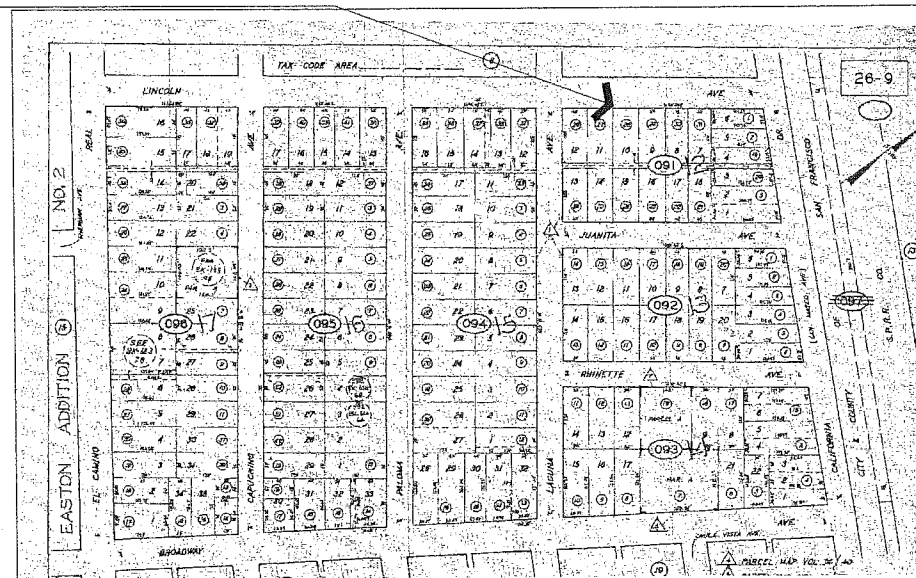
1128 LINCOLN

# LAGUNA AVE.

← TRAFFIC

TRAFFIC →

SITE



RECEIVED

NOV 18 2014

CITY OF BURLINGAME

Revisions	Date
Rev.:	Description
001	
002	
003	
004	
005	
006	

Client: PHILIPPE BACHMANN  
1123 LINCOLN AVE  
BURLINGAME, CA 94010

3841 24th Street,  
San Francisco, CA 94114  
Tel: 415.815.0304  
E-mail: T.MFORMONEDESIGN

**form+one**  
DESIGN ■ PLANNING

Title: Neighbors  
Project: PHILIPPE BACHMANN  
1123 LINCOLN AVE  
BURLINGAME CA 94010

PHOTO



**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 second story additions at 1123 Lincoln Avenue, Zoned R-1, Philippe and Megan Bachmann, property owners, APN: 026-091-280;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on May 11, 2015, 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 exempt from environmental review, 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.

\_\_\_\_\_  
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 11th day of May, 2015, by the following vote:

\_\_\_\_\_  
Secretary

## EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review  
**1123 Lincoln Avenue**  
Effective **May 21, 2015**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped April 30, sheets A1.0 through A9.0, L1.0, T1.0, GN, CG, SP and Boundary Survey; and including a note on the window schedule and elevation to show that the master bathroom window at the rear, right side of the second floor will be permanently stained or obscured;
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 the conditions of the Engineering Divisions November 24, 2014 memo, the Building Division's November 19, 2014 and January 8, 2015 memos, the Parks Division's November 25, 2014 and January 15, 2015 memos, the Fire Division's November 21, 2014 memo, and the Stormwater Division's December 3, 2014 memo shall be met;
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 or 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 and Design Review  
**1123 Lincoln Avenue**  
Effective **May 21, 2015**

Page 2

10. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2013 Edition, 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 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 • FAX: (650) 696-3790  
www.burlingame.org

**Site: 1123 LINCOLN AVENUE**

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, MAY 11, 2015 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for first and second story additions to an existing single family dwelling at **1123 LINCOLN AVENUE** zoned R-1. APN 026-091-280

**Mailed: May 1, 2015**

**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.

William Meeker  
Community Development Director

**PUBLIC HEARING NOTICE**

*(Please refer to other side)*

R-1



**1123 Lincoln Avenue**