



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, April 25, 2022

7:00 PM

Online

- b. 209 Dwight Road, zoned R-1 - Application for Design Review for a first and second story addition to an existing single-unit dwelling. (Jorge Carbonell, Carbonell, architect; Melissa and Glen Kirk, property owners) (112 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [209 Dwight Rd - Staff Report](#)
[209 Dwight Rd - Attachments](#)
[209 Dwight Rd - Plans](#)

All Commissioners have visited the project site. Planning Manager Hurin provided an overview of the staff report.

Chair Gaul opened the public hearing.

Jorge Carbonell, represented the applicant and answered questions about the application.

Public Comments:

> Public comment sent via email by Vincent McCarley, 504 Howard Avenue: I am an adjoining resident on the south side of the project. I have made a quick review of the submitted plans. My current concerns are related to the continuance or enhancement of privacy as potentially impacted by the proposed taller structure and facing windows. Also, would be good to get further clarification on impacts as to the proposed excavation, concrete wall and construction disruptions.

> Amir Kazemi, 500 Howard Avenue: I wanted to voice my concerns about the height of the home. I didn't see the renderings, but I am concerned about the privacy as they raise the home over my yard and some parts of my home as well. Otherwise, we are super supportive of the project but would love to see more of those details.

Chair Gaul closed the public hearing.

Commission Discussion/Direction:

> Please address drafting errors on the existing front elevation. The existing window above the garage seems wider than what was shown on the plans.

> Provide a landscape plan for the next meeting.

> It is very interesting that you are raising this house. There are quite a few homes in this neighborhood that are either moved here or raised, 20 inches is actually not bad. But what is happening, as what my fellow commissioner has alluded to, is that you are not changing the cut out of the window nor the position but you are changing the proportion of the home. You are also exasperating it by removing the wood board and batten so the entire proportion is changing. It looks as if the windows in the front are way too close to the roof and they look busy because you have changed the organization of the grids. Recommend looking at this again, particularly simplifying the windows. Since you are putting in new windows, you might as well look around the home and decide on a unifying style that ties them all together because it is completely breaking apart. The fact that the brick cladding was removed, it simplifies it but is not an advantage in this case because the proportions look really off. Suggest planting some big bushes, some evergreens

that grow in the medium range that can help mitigate the proportion problem. The garage door has too much importance and is taking away from your home. It is great that you are trying to reuse the home, but you also need to work with what has happened to the proportions that it has become disproportionate.

> I am concerned that it actually is simpler, smoother and becoming less interesting. It is missing the design portion. There is not a whole lot of overhang and depth to it. I am struggling on how this will hold together. When you go to the other elevations where there isn't any window interest either, it is becoming a flat box. The texture of the stucco is one of the things I like about the house and that will become smoother when you redo the bottom area to try and flush it out. I do agree that it will be hard to do the stucco below and get it to match. I am not feeling that it is getting better. There needs to be significant thought about landscape. Given the amount of work that will be done around this house, every existing landscaping within a few feet will get killed. You will need to start over and not keep what you have like in other remodels. The excavation of the basement is going to be a water problem. I don't know what the water table is there, but everybody who has a basement has a flooding problem.

> Requests a color rendition of what the exterior would look like, it might help with some of the dimensions to get a real sense of what is going on there. I agree with my fellow commissioner that there is some disconnect. An artist's rendition may help in tying it all in. Please provide exterior lighting by the garage and front door. It will be nice to see the proposed locations and style of exterior lights. When I looked at this, removing the board and batten on the existing east elevation felt like a real loss. I would love to see that back into the project because it gives some real charm. You can change it up a little bit and do some interesting features. I also agree on the comment about landscaping. We don't have any landscaping plans to go by and would like to understand what is happening with that.

> I have similar comments. The bricks and board and batten being removed really simplifies this down to a point where it loses too much. Something needs to be done in those areas just to bring back some of the architectural details. You can build a chimney back, it doesn't have to be brick, but it is a nice architectural element that breaks up that side of the building and would give you something interesting from the street level as opposed to just the wall cap on a zero clearance fireplace. I agree about the comment on the window grids, there needs to be some continuity there with the front and the sides of the house to tie this whole thing together because it has become very plain.

> Before you go too far, I would recommend talking to a structural engineer because this can become very expensive very quickly; it's not just raising the house and sticking some pony wall in there. A lot of times your foundation will not be able to handle what you want to do.

Chair Gaul reopened the public hearing.

> I am comparing the existing west elevation windows and all of the openings look very large and out of proportion. Suggests to look into it.

> (Melissa and Glen Kirk: We've already talked to an engineer regarding the structural elements of the home. I do that a lot for a living. The height on the backyard basically creates a big catch basin that we cannot take the water out. Also, the garage door at the moment is 7 feet tall, we will only be a little bit less than 6 feet at the head of the garage when we go in there. That is another reason why we wanted to raise the house. Since we have already talked to a structural engineer, we are comfortable raising the house. We agree with the window grid comments, we will definitely make those consistent. For landscaping, we are working with a small local company, we will have trees and landscaping so that it's not plain. I work in design, it will be lovely and I have no doubt that everyone will be impressed when they drive by.)

Chair Gaul closed the public hearing.

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

Aye: 6 - Tse, Gaul, Schmid, Pfaff, Comaroto, and Lowenthal

August 19, 2022

Response to Planning Commission Design Review Comments

Project: 209 Dwight Road, Burlingame

Planning Commission Comments

Front elevation:

Removal of brick cladding removes charm of house.

- We have changed the design to incorporate new brick cladding at the front building wall and the entry stairs, similar to the existing cladding. See drawings 2/A3.1 and 2/A3.2.

Removal of board and batten removes charm of house.

- The removal of the board and batten makes the design more consistent with the overall Spanish revival theme of the house: now that the window grids and window size openings have been modified, the overall composition works better without the board and batten on the gable. See drawing 2/A3.1

Garage door has too much importance.

- Garage door style has been modified. We have replaced the door panels with a simple garage door with vertical planking, consistent with Spanish revival garage doors. See drawing 2/A3.1.

Landscaping may help

- We have included a new landscape design, see sheet L1.

Raising of House puts windows and doors out of proportion:

- At the front façade, we have modified the window opening of the Living Room front window. The proposed window opening is 6" shorter, giving more room between the window header and the roofline. See drawing 2/A3.1.

Design element is missing, no overhangs, lacks depth; flat box

The existing building is a Spanish Revival style building which we are remodeling. We do not want to re-imagine the house completely, we want to keep the style with its overall simple massing and short overhangs, typical for Spanish revival buildings. The proposed changes to the

front façade of modified window grids, brick cladding and faux-chimney will provide enough visual interest to this 2-story mid-block building. In addition, the new landscaping plans soften the existing simple geometry of the building, introducing a middle ground between the sidewalk and the front façade.

Exterior Lighting – don't see any by garage and front door, show on plans

- Wall mounted light fixtures have been added on both sides of the garage door, see drawing 2/A3.1. Entry door lighting is a ceiling mounted fixture above the exterior entry stair landing, see drawing 1/A2.2. There is an additional light fixture at the bottom of the exterior entry stairs, see drawings 1/A2.2 and 2/A3.2.

**Windows – there should be a continuity of window grids from the front and side;
decide on a unifying style for all windows.**

- All windows have been modified to show a consistent style for its muntins and divided lites. See elevation drawings 2/A.3.1, 4/A3.1, 2/A3.2 and 2/A3.3.

Consider adding a faux chimney as an architectural element.

A faux chimney has been added. See drawings 1/A0.1, 1/A2.1, 1/A2.2, 2/A3.1, 4/A3.1, 2/A3.3

**Existing landscaping will be killed during construction, need to provide a
Landscape Plan**

Provided. See new sheet L1.

Provide a color rendering – will help with sense of dimensions.

Provided. See new sheet L1.

Neighbor Comments

**Neighbor at 504 Howard: Concerned about privacy because of taller structure,
would like clarification about excavations, concrete wall and construction
disruptions on the site.**

Building will be 20" taller. The excavation is estimated as between 50 and 100 cubic yards, and 5 feet at its deepest point.

Neighbor at 500 Howard: Concerned about height of home, concerned about privacy over their backyard.

Building will be 20" taller.

Thank you for your attention,

Jorge Carbonell

Architect



Project Application - Planning Division

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

Project Address: 209 Dwight Road **Assessor's Parcel #:** 029-254-140 **Zoning:** R-1

Project Description:

Existing single-family dwelling to be raised 20". Horizontal addition in rear yard at 1st and 2nd floor. Excavate crawl space to expand 1st floor. Interior remodel, add 2 new bathrooms, replace doors and windows thru-out.

Applicant

Name: Jorge Carbonell
Address: 605 Mississippi Street
San Francisco, CA, 94107

Phone: 415-336-3278
E-mail: jorge@carbonellarch.com

Property Owner

Name: Glen Kirk + MELISSA KIRK

Architect/Designer

Name: Jorge Carbonell
Address: 605 Mississippi Street
San Francisco, CA, 94107

Phone: 415-336-3278
E-mail: jorge@carbonellarch.com

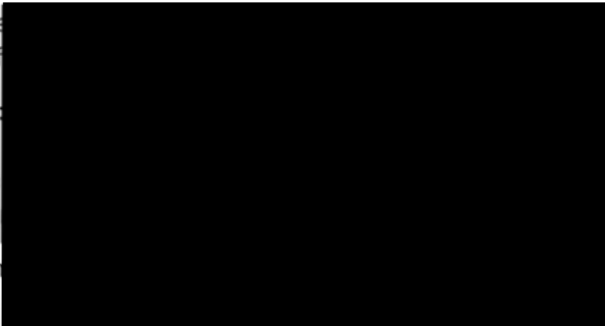
Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.

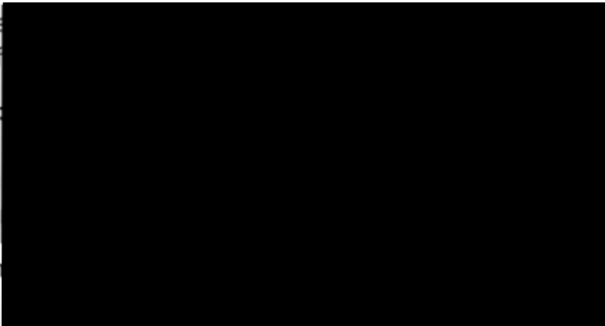
Burlingame Business License #:

* Architect must have a valid Burlingame Business License.

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

Applicant's signature:  **Date:** 2/15/2022

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

Property owner's signature:  **Date:** 2/15/22

Date Application Received (staff only):

RECEIVED
FEB 17 2022
CITY OF BURLINGAME
CDD-PLANNING DIV.

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 first and second story addition to an existing single-unit dwelling at 209 Dwight Road, Zoned R-1, Melissa and Glen Kirk, property owners, APN: 029-254-140;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on September 12, 2022, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

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

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA Section 15301 (e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, 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 is 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 September, 2022 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review

209 Dwight Road

Effective **September 22, 2022**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped August 26, 2022, sheets A0.0, L1, SU1, and A0.1 through A3.4;
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;

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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review

209 Dwight Road

Effective **September 22, 2022**

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



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

Project Site: 209 Dwight Road, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, September 12, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 864 9704 7133	Passcode: 301476
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Description: Application for Design Review for a first and second story addition to an existing single-unit dwelling.

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

Mailed: September 2, 2022

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame - Public Hearing Notice

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

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

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

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

209 Dwight Road
300' noticing
APN #: 029-254-140

