



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, January 14, 2019

7:00 PM

Council Chambers

- c. 800 Winchester Drive, zoned R-1 - Application for Design Review and Special Permit to attach a new garage to an existing single family dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Mike Amini, Craftsmen's Guild, applicant and designer; Neel and Adrienne Patel, property owners) (113 noticed) Staff Contact: 'Amelia Kolokihakaufisi

All Commissioners had visited the project site. There were no ex-parte communications to report.

Senior Planner Lewit provided an overview of the staff report.

There were no questions of staff.

Acting Chair Comaroto opened the public hearing.

Mike Amini, project designer, represented the applicant.

Commission Questions/Comments:

- > *Looks like there is a big roof cricket that will be required, hidden in the middle of the roof, is that right? (Amini: Yes, there will be a cricket to bring the water to the downspout.)*
- > *There appears to be water flowing into the backside of the gable at the face of the garage, how does the water get out? (Amini: Yes, there is a valley at the gable.)*
- > *Don't see the pitches for the proposed roof. On Rear Elevation, there appears to be a pitched section at the top. May be an error on the plans. (Amini: This is an error on the plans.)*
- > *Suggest visiting some of the other houses in the neighborhood to see how the garage roofs are handled. (Amini: Have looked at other houses in neighborhood.)*

Public Comments:

There were no public comments.

Acting Chair Comaroto closed the public hearing.

Commission Discussion:

- > *Being asked to consider a Special Permit for attached garage. There is a preponderance of attached garages, so there is support for a Special Permit.*
- > *It appears that the addition has rear ended the house and is not gracefully attached.*
- > *There is a lack of a unified roof. The major wall size, the side wall of the rear of the addition, is the widest portion of the house. Should look at starting with a hip structure there, with the front of the house coming off of that; it would be more unified and simpler roof form.*
- > *As proposed now, will have a cricket up against another cricket and water won't be able to drain out. Confident that it will get resolved in the field, but need to it resolved on plans now so it doesn't need to*

come back for our review later.

- > *This is a good candidate for a design review consultant.*
- > *Addition is not very well integrated into the existing house, has a lot to do with the roof.*
- > *What's making it hard to integrate is the attempt maintain as much of the existing roof as possible.*
- > *Would be helpful to use consistent hatching for roofing on building elevations.*

Commissioner Sargent made a motion, seconded by Commissioner Tse, to refer the applicant to a design review consultant. The motion carried by the following vote:

**Design Review Memo
City of Burlingame**

Date: February 5, 2019

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

Re: 800 Winchester Dr.
Architect: Mike Amini, Craftsmen's Guild

Planner: 'Amelia Kolokihakaufisi

I have received and reviewed the original plans submitted to the Planning Commission for 800 Winchester Dr. I listened to the Planning Commission's comments in the meeting video (and saw meeting in person). I met with the owner, Architect, and Planner at City Hall to discuss the Planning Commission's comments. Per our suggestions, the designer made revisions. Following is a comparison between the original design, and the current plan.

Revisions to original design:

Floor Plans:

- Back of family room "punched out" to create offset.

Front elevation:

- Garage roof has been rotated around, eliminating the tall front facing gable and bringing down the roof overall.

Right elevation:

- Roof at garage area simplified overall. Roof at garage rotated.

Rear elevation:

- Gable added to family room to break up wall.

Left elevation:

- No changes

DESIGN GUIDELINES:

1. Compatibility of the Architectural Style with that of the Existing Neighborhood.

There are a variety of houses on this block. The style of this house is not changing and the front is not changing. The massing has been cleaned up and improved.

2. Respect for Parking and Garage Patterns in the Neighborhood

The proposed attached garage maintains more space between houses, and is compatible with the neighborhood.

3. Architectural Style, Mass & Bulk of the Structure:

The revisions made to the initial proposal have improved the architectural style and massing of the project. The architectural style is more consistent.

4. Interface of the Proposed Structure with the Adjacent Structures to Each Side:

The proposed house will interface nicely with its neighbors.

5. Landscaping and its proportion to the Mass and Bulk of Structural Components:

The proposed landscape plan seems reasonable and will be consistent with the neighborhood context.

SUMMARY

The project has been improved since we first saw it. The main concerns were with the rooflines, tallness of the garage wall, and roof drainage. The applicant has redesigned the roof lines to be much simpler and eliminate the double cricket. The single cricket could also be eliminated but I believe the design is better with it as it allows the garage roof ridge to continue all the way back to the house, and separate the taller roof behind. The gutter at the front of the garage seems to conflict with the window trim at the house wall, so perhaps that could be adjusted slightly, either with the window length or front wall of garage...all in all minor detail. I am comfortable with the proposed changes think this is a good solution.

Sincerely,

Randy Grange, AIA LEED AP



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 029-074-340
 Conditional Use Permit Special Permit Zoning / Other: _____

PROJECT ADDRESS: 800 Winchester Dr

APPLICANT

Name: MIKE - AMINI
 Address: 10566 - S DE ANZA BLVD
 City/State/Zip: CUPERTINO CA 95014
 Phone: 408-497-2617
 E-mail: MIKE@cg_email

PROPERTY OWNER

Name: Neel and Adrienne Patel
 Address: 800 Winchester Dr.
 City/State/Zip: Burlingame, CA 94010
 Phone: 650-400-1653
 E-mail: adriennesweet@gmail.com

ARCHITECT/DESIGNER

Name: CRAFTS MEN'S GUILD INC
 Address: 10566 - S DE ANZA BLVD
 City/State/Zip: CUPERTINO CA 95014
 Phone: 408-366-1000
 E-mail: Slamark@cg_email
 Burlingame Business License #: _____

RECEIVED
 DEC - 6 2018
 CITY OF BURLINGAME
 CDD-PLANNING DIV.

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. _____ (Initials of Architect/Designer)

PROJECT DESCRIPTION: Turning the 'E' detached garage to a new attached garage Remodeling the 'E' kitchen & Adding a new Family Room & a new master Bed Room & master Bath

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] Date: 12/3/2018

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: 12/3/2018

Date submitted: 12/6/18



**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION**

CITY OF BURLINGAME
COMMUNITY PLANNING DIV.

DEC 9 - 2018

RECEIVED

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.**

The overall total width of the house and garage is the same in the existing and proposed site plans. Since all addition will be in the back there won't be any change in front of the house.

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.**

Since the new will be matching the existing material, there will be no change of material between the existing roof material, wall material, etc....

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

All windows, doors, roof, siding are consistent with the existing and the theme of the new addition will match the existing structure. The new addition is the same pitch and window height than the existing ridge line.

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.**

No tree removal is proposed since there is need to remove any trees in front, back, or side of the house.

PLEASE SEE THE ADDRESS OF THE HOUSES WITH ATTACHED GARAGES
ON EACH SIDE:

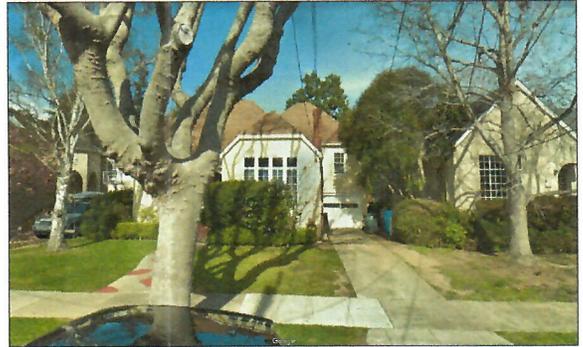
RECEIVED

DEC - 6 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

NORTH SIDE: TOTAL OF 7

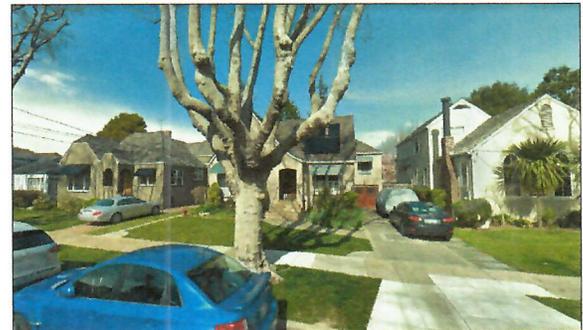
734 Winchester Dr Burlingame, CA 94010



738 Winchester Dr Burlingame, CA 94010



742 Winchester Dr Burlingame, CA 94010



746 Winchester Dr Burlingame, CA 94010



750 Winchester Dr Burlingame, CA 94010



804 Winchester Dr Burlingame, CA 94010



808 Winchester Dr Burlingame, CA 94010



SOUTH SIDE: TOTAL OF 9

711 Winchester Dr Burlingame, CA 94010



715 Winchester Dr Burlingame, CA 94010



735 Winchester Dr Burlingame, CA 94010



739 Winchester Dr Burlingame, CA 94010



743 Winchester Dr Burlingame, CA 94010



747 Winchester Dr Burlingame, CA 94010



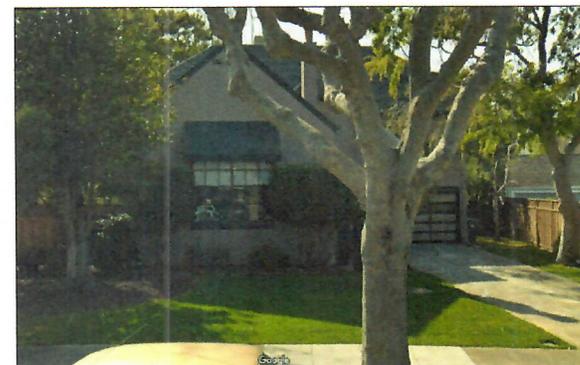
751 Winchester Dr Burlingame, CA 94010



809 Winchester Dr Burlingame, CA 94010



813 Winchester Dr Burlingame, CA 94010



**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 to attach a new garage to an existing single-family dwelling at 800 Winchester Drive, Zoned R-1, Neel and Adrienne Patel, property owners, APN: 029-074-340;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on February 11, 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 15301 (e)(1), 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 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.

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 11th day of February, 2019 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Special Permit
800 Winchester Drive
Effective **February 22, 2019**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped January 30, 2019, sheets A1 through A5;
2. that any changes to the garage door material, garage façade, or to the front setback of the attached garage shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. 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;
4. 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;
5. 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;
6. 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;
7. 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;
8. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in affect 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:

9. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (garage façade, garage door material) 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: 800 WINCHESTER DRIVE

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, FEBRUARY 11, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and Special Permit to attach a new garage to an existing single-family dwelling at **800 WINCHESTER DRIVE** zoned R-1. APN 029-074-340

Mailed: February 1, 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)

800 Winchester Drive
300' Radius
APN # 09-074-340

