



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE: February 4, 2019 **Director's Report**

TO: Planning Commission **Meeting Date:** February 11, 2019

FROM: Ruben Hurin, Planning Manager

SUBJECT: **FYI – REVIEW OF CLARIFICATIONS TO A PREVIOUSLY APPROVED
DESIGN REVIEW PROJECT AT 1245 CABRILLO AVENUE, ZONED R-1.**

Summary: An application for Design Review Amendment for changes to a previously approved first and second story addition to an existing single family dwelling and new detached garage at 1245 Cabrillo Avenue, zoned R-1, was approved by the Planning Commission on January 14, 2019 (see attached January 14, 2019 Planning Commission Meeting Minutes).

The application was approved with the following condition of approval, which needs to be addressed prior to issuance of a building permit.

Condition of Approval No. 2: that prior to issuance of a building permit, the applicant shall submit an FYI for Planning Commission review of the window located in the second floor dormer along the left side of the house, with direction to raise the sill height and reduce the size of the window; could consider a casement window at this location.

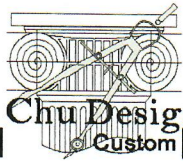
The applicant submitted an explanation letter and revised plans, date stamped January 22, 2019, showing a smaller window with a raised sill height in the second floor dormer (Bedroom #3) (see building elevation and section on sheet A.5). The size of the window decreased from 3'-6" wide x 5'-0" tall to 3'-0" wide x 4'-0" tall. The sill height was raised by 1'-0", from 1'-6" to 2'-6" above finished floor. In order to comply with egress requirements, the type of window was changed from double-hung to casement.

Other than the clarifications shown on the revised plans, there are no other changes proposed to the design of the house. If the Commission feels there is a need for more study, this item may be placed on an action calendar for a second review and/or public hearing with direction to the applicant.

Ruben Hurin
Planning Manager

Attachments:

Letter submitted by applicant, dated January 22, 2019
January 14, 2019 Planning Commission Minutes
Revised Plans, date stamped January 22, 2019



Chu Design Associates Inc.
Custom Home Design & Engineering

January 22, 2019

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

Re: FYI for new residence at
1245 Cabrillo Ave
Burlingame, CA 94010

Dear Planning Commissioner:

Per your design review comment, we have reduced the window size/type at bedroom #3 from 3'-6" x 5'-0" double hung to 3'-0" x 4'-0" casement.

Sincerely,

James Chu

James Chu
Chu Design

RECEIVED

JAN 22 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.



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

- f. 1245 Cabrillo Avenue, zoned R-1 - Application for Amendment to Design Review for changes to a previously approved first and second story addition to an existing single family dwelling and new detached garage. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Eric and Jennifer Lai, applicants and property owners; Chu Design Associates Inc., designer) (113 noticed) Staff Contact: Ruben Hurin

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

Planning Manager Hurin provided an overview of the staff report.

There were no questions of staff.

Acting Chair Comaroto opened the public hearing.

James Chu, project designer, represented the applicant.

Commission Questions/Comments:

> There were no questions for the applicant.

Public Comments:

Frank and Robin Knifsend, 1243 Cabrillo Avenue: Thanked designer and owners for changes made to the project, they are improvements to the plan. This house, with a tall foundation and sloping lot, has a lot of mass from our perspective. Noted a number of items that we hope would be considered as additional changes before design is approved. Have brought down the plate height by 10 to 11 inches, but concerned about almost three foot extension at rear of house. Doesn't seem like a lot, but it's the last open area without a structure along property line. Also concerned with gable dormer along left side of house, seems a lot bigger, there isn't much of a roof below the dormer to help minimize the wall of gable. In addition, window is much bigger, which is the reason for the large well. Would like to see window size reduced from 5'-6" to 4'-0" tall, allowing for more roof in front of wall to reduce its mass. Some windows on first floor are still five feet tall, seems to scale well on plans, but one doesn't realize how big this house is. At point of gable, finished floor of house is five feet off ground and house is almost 30 feet tall. Still feel there could be a few more changes that would improve the design, without significantly changing the overall design. Would hope that before final approval of the project, the surveyor would also shoot the plate heights in addition to the roof peak, because we still don't have trust in the design, nor in the communication between the designer and contractor. Would have liked to see more articulation along left side of house.

Chu: Based on feedback provided on the original design, shifted second floor dormer to not align with the neighbor's window. Working with landscape architect to revise landscape plan. There is a change that the existing birch tree, located at rear of house, may need to be removed; it's not a very attractive tree and is tilting to one side. Will replace with a better tree. Also thought about providing additional privacy

screening along left side of house, particularly in front of the kitchen and bedroom #1 windows. Trying to work very hard to satisfy neighbors' concerns.

Melissa Macko, neighbor: Understand that creek is not a part of the Planning Commission's purview. However, as a neighbor that is located down creek from this site, concerned that there is no plan to address creek stabilization along this property. Creek flooded two years ago. There is nothing but dirt behind this lot. If we have another storm like we did two years ago, it will be a disaster. Would encourage someone to look at the situation and stabilization of the creek, needs to be someone more than a landscape architect, like an engineer to address stabilization of creek. Wanted this to be noted because it is a concern of the neighbors.

Sally Brown, neighbor: Live in house across creek from project site. Very concerned about the creek and second comments from previous speaker. Planting will not be sufficient to stabilize creek. Our house and house to right is only area with natural creek bank and not culverted. Creek has been eroding naturally for last couple of years. Feel that bank along subject property will end up in creek if stabilized only by vegetation. Is a really big concern for us.

Chu: Concur with concerns expressed by neighbors. Landscape architect is working with Building Division to protect creek. Solution recommended by the Building Division is to plant specific groundcover to stabilize creek, also have erosion control in place.

> What is sill height in gable along left hand side in Bedroom #3? Is there a reason why sill height is pushed down so low in this bedroom? (Chu: Approximately 14-16 inches because window needs to meet egress requirements.)

> What is the minimum size required for an egress windows? (Chu: Clear opening has to be a certain size.)

> Have never seen a bedroom window with a 6'-8" header that has a sill that low. (Chu: Reason for size is because window is double-hung. Could meet egress requirements with smaller casement window.)

> May have a problem with window as proposed, will not be able to open window all the way if sill height really is 18 inches, is a safety issue. (Chu: Understand that this requirement only applies to windows facing the street.)

> Would you consider changing the window to a casement window and still keep the same grid profile? (Chu: Yes, can consider it.)

> Required sill height for an egress window is higher than 18 inches, so the sill height could come up.

> Window looks like it fits the house, but it is a very large window. Should consider making this window smaller.

Philip Ross, 1248 Drake Avenue: Concerned about the way the contractor has treated protection of the creek bank. There has been significant erosion in the last month to the point where there is no soil under the existing fence. Contractor has done bizarre things on site, took live power line across creek, wrapped it around our oak tree and tied it to our metal fence. Would like to see inspectors visit the site more regularly.

Steve Macko, 1257 Cabrillo Avenue: Have built adjacent to and over the creek on their house, aware of requirements regarding building in and around the creek and the care you have to take in doing so, have not seen that care on this project. Creek comes down the hill and make a 90-degree turn at the rear of this property. With the force of water flowing through there during a big storm, no amount of groundcover will deter further deterioration of that creek wall. It will require a built structure to the property. Surprised that as owners, they are not more concerned about the safety of the detached garage being built at the rear of the property as the creek bank gives way over time. When the soil erodes under the foundation, the garage will end up in the creek and cause problems for a lot of homeowners up the creek. More investigation needs to be done regarding impact to creek and measures that have not been take to ensure that this is going to be a safe build.

Acting Chair Comaroto closed the public hearing.

Commission Discussion:

- > Can staff provide a status regarding what work staff is doing with the applicant about protecting the creek? (Hurin: Will forward comments and concerns to the Department of Public Works, Engineering Division, who is working with the applicant regarding creek stabilization. Additional work may be required after the Engineering Division visits the site and determines what appropriate action is required. Appreciate comments and concerns expressed by neighbors.)*
- > Very sympathetic to the neighbors, it's a big change compared to what was there before.*
- > Applicant has not executed this project well, but have done a lot of work to bring a project that fits into the neighborhood and meets the design guidelines. The revised project is less impactful to the neighbors than the originally approved project.*
- > Project has come a long way. There were a number of special considerations asked for initially, but since then have eliminated those by lowering the height and removing encroachments into the side setback.*
- > Project design complies with the design guidelines.*
- > Project is working with the existing foundation, that is quite tall but typical of the house of this era. Have mitigated that by lowering the plate height and overall height of building.*
- > Have done the massing and articulation we see in project typically approved for design review. Can support project.*
- > Changes made along the left side are significant, especially pulling house back to comply with four foot setback requirement.*
- > Changes made to windows on upper floor to reduce apparent size of wall are significant, now see more sloped roof and less wall.*
- > Concerned about size of window in Bedroom #3, should revisit sill height and window size.*
- > Is a well designed project.*

Commissioner Terrones made a motion, seconded by Commissioner Tse, to approve the application with the following condition:

- > that prior to issuance of a building permit, the applicant shall submit an FYI for Planning Commission review of the window located in the second floor dormer along the left side of the house, with direction to raise the sill height and reduce the size of the window; could consider a casement window at this location.**

The motion carried by the following vote:

Aye: 5 - Sargent, Loftis, Comaroto, Terrones, and Tse

Absent: 2 - Kelly, and Gaul