



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Tuesday, November 13, 2018

7:00 PM

Council Chambers

- d. 251 California Drive, zoned HMU - Application for Commercial Design Review for changes to the exterior facade of a commercial storefront. (Marco Fung, applicant and architect; Ken White, property owner) (85 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [251 California Dr - Staff Report](#)
[251 California Dr - Attachments](#)
[251 California Dr - Plans - 11.13.18](#)

All Commissioners had visited the project site. Chair Gaul reported that he had spoken with the property owner at the site.

Community Development Director Gardiner provided an overview of the staff report.

There were no questions of staff.

Chair Gaul opened the public hearing.

Marco Fung represented the applicant.

Commission Questions/Comments:

- > *Could the transom windows be retained, to maintain the pattern seen elsewhere on the block? (Fung: Wants to maximize the view from the street into the building. Most of the wood between the transom and storefront windows is rotten, so proposed to eliminate it.)*
- > *Will the front and rear portions be rented out together? (Fung: Still looking for tenant for the entire space.)*
- > *Have you reviewed the letter from the member of the historical society? (Fung: Has reviewed the letter but not yet talked to the owners. There is a historic painting on the side wall at the garage door.)*

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

- > *Stripped-down nature of the renovation of the facade is not acceptable.*
- > *There is an existing scale and rhythm, and the design guidelines ask to consider those in review of a project. Pedestrian scale, a transom area, and transom windows above that are lost. The tile adornment is removed.*
- > *Building is currently charming. Basecamp next door was able to do a renovation and retain the facade. It is a good block.*
- > *It is a prominent building, seen as approaching Burlingame Avenue.*

> Does not necessarily need to retain the existing transoms and transom framing, but the existing scale and proportions need to be preserved or replicated. But if rebuilt needs to have a replication of the scale and rhythm seen on the other facades. Still needs to have a transom beam or transom awning, to establish the 8-foot scale to the windows and openings below. Having only a mullion where the transom should be is not sufficient.

> Property owners are trying to create a need for a tenant. If the building is old, it will be bypassed. If a property owner wants to attract a tenant, needs to create a new space that is ready to be leased.

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

Aye: 5 - Sargent, Kelly, Comaroto, Gaul, and Terrones

Absent: 2 - Loftis, and Tse

Commercial Design Review Comments City of Burlingame

Property Owner: Ken White
Applicant Name: Marco Fung
Designer: Marco Fung
Project Address: 251 California Drive
Planner: ‘Amelia Kolokihakaufisi
Date of Review: 1 February 2019

Design Guidelines:

1. SUPPORT OF THE PATTERN OF DIVERSE ARCHITECTURAL STYLES THAT CHARACTERIZE THE CITY’S COMMERCIAL, INDUSTRIAL AND MIXED USE AREAS.

The revised design from the architect is incorporating the original elements of the building. Although the existing transom windows and storefront are in disrepair, these windows will be replaced with new dark anodized aluminum frames in the same locations, therefore retaining the existing rhythm of the building.

There are three existing adjacent buildings in a row at this California Drive location, 247, 251 & 261. Each structure has transom windows, storefront and original architectural elements such as tiles or awning.

2. RESPECT AND PROMOTION OF PEDESTRIAN ACTIVITY BY PLACEMENT OF BUILDINGS TO MAXIMIZE COMMERCIAL USE OF STREET FRONTAGE, OFF-STREET PUBLIC SPACES, AND BY LOCATING PARKING SO THAT IT DOES NOT DOMINATE STREET FRONTAGES.

The existing building has street parking available. To welcome pedestrian traffic, the far left of the building will have a roll-up garage door to welcome people into the space. There is an historic painting on the wall where the roll-up door is located. In order to expose the graphic, the roll-up door will be setback exposing the graphic to the public street.

3. ON VISUALLY PROMINENT AND GATEWAY SITES; WHETHER THE DESIGN FITS THE SITE AND IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.

The site and mini-block of three is located in a prominent area across from the train station, and slightly south of Burlingame Avenue. This proposed project will welcome the public to an updated but once typical design in the area.

4. COMPATIBILITY OF THE ARCHITECTURE WITH THE MASS, BULK, SCALE AND EXISTING MATERIALS OF EXISTING DEVELOPMENT AND COMPATIBILITY WITH TRANSITIONS WHERE CHANGES IN LAND USE OCCUR NEARBY.

There is no change in the overall size or massing of the structure. The proposed remodel is retaining a majority of the original design features with updated materials replacing weathered elements.

5. PROVISION OF SITE FEATURES SUCH AS FENCING, LANDSCAPING AND PEDESTRIAN CIRCULATION THAT ENRICHES THE EXISTING OPPORTUNITIES OF THE COMMERCIAL NEIGHBORHOOD.

There are no significant changes in the building facade, except for the roll-up door which will expose the original historic graphic on the building. By installing the roll-up door, the building will be open to the sidewalk inviting pedestrian traffic.

COMMENTS:

The revisions being made to the building are utilizing the original architectural components with a more updated material to weather the elements better. The rhythm of the architectural features and proportion are being respected. This proposed building will meld well with the adjacent buildings at either side; thus completing the "mini-block".


Catherine J.M. Nilmeyer



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review Variance Parcel #: 029-211-040
 Conditional Use Permit Special Permit Zoning / Other: HMV

PROJECT ADDRESS: 251 CALIFORNIA DRIVE, BURLINGAME

APPLICANT

Name: SAME AS ARCHITECT

Address: _____

City/State/Zip: _____

Phone: _____

E-mail: _____

PROPERTY OWNER

Name: KEN WHITE

Address: 251 CALIFORNIA DRIVE

City/State/Zip: BURLINGAME, CA 94010

Phone: 650.400.0207

E-mail: _____

ARCHITECT/DESIGNER

Name: MARCO FUNG

Address: 318 WESTLAKE CENTER, SUITE 280

City/State/Zip: DALY CITY, CALIFORNIA 94015

Phone: +1.650.270.1754

E-mail: mfung@architstudioarchitecture.com

Burlingame Business License #: 32849



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. MF (Initials of Architect/Designer)

PROJECT DESCRIPTION: ENLARGE ROLL-UP DOOR OPENINGS FOR NEW ROLL-UP DOORS
NEW STOREFRONT DOOR AND WINDOWS.
REMOVE AND REBUILD BATHROOM.

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: 08.30.2018

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: 08/30/2018

Date submitted: _____

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND COMMERCIAL 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 Commercial Design Review for changes to the exterior façade of a commercial storefront at 251 California Drive, Zoned HMU, Ken White, property owner, APN: 029-211-040;

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 Section 15301 - Existing facilities, Class 1(a) of the CEQA Guidelines, which states that interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are exempt from environmental review, is hereby approved.
2. Said Commercial Design Review is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Commercial 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 11th day of February, 2019 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Commercial Design Review

251 California Drive

Effective February 22, 2019

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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped January 28, 2019, sheets A0.01 through A10.05;
2. that any changes to the size or envelope of the building, which would include changing or adding exterior walls or parapet walls, shall require an amendment to this permit;
3. 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);
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 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;
7. that the applicant shall comply with Ordinance 1503, the City of Burlingame Storm Water Management and Discharge Control Ordinance;
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 scheduling the framing inspection, the project architect, engineer or other licensed professional shall provide architectural certification that the architectural details such as window locations and bays are built as shown on the approved plans; if there is no licensed professional involved in the project, the property owner or contractor shall provide the certification under penalty of perjury. Certifications shall be submitted to the Building Department; and
10. 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: 251 CALIFORNIA 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 Commercial Design Review for changes to the exterior facade of a commercial storefront at **251 CALIFORNIA DRIVE** zoned HMU. APN 029-211-040

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)

**251 California Drive
300' Radius - # parcels
APN #029-211-040**

