



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, November 26, 2018

7:00 PM

Council Chambers

- a. 1613 Coronado Way, zoned R-1- Application for Design Review for a second story addition to an existing single family dwelling. (J Deal Associates, Jerry Deal, applicant and designer; Gregory Button, property owner) (129 noticed) Staff Contact: Sonal Aggarwal

Commissioner Tse was recused from this item as she has a business relationship with the next door neighbor who submitted a letter of concern regarding the project.

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.

Chair Gaul opened the public hearing.

Jerry Deal, represented the applicant, along with Gregory Button, property owner.

Commission Questions/Comments:

- > House has a nice, modern feel to it in terms of the first floor roof. Roof over living spaces is striking in terms of a single, flat plane that covers the first floor. It has more depth to it than one can perceive from the drawings. Have you considered replicating that theme to have a big sweeping roof on the second floor? The proposed gable seems a bit foreign because of the strength of the first floor roof. Could also have deep roof overhangs on the second floor that wouldn't count towards lot coverage because it would be a roof over a roof. (Deal: Could look at changing to flat roofs on second floor. Would prefer to have flat roofs at different heights.)*
- > Simplicity of roof forms and corner windows give the house a nice feel.*
- > Have you spoken to the neighbor to the left regarding the rear patio? (Button: Have spoken to the neighbor, indicated that she did not have any privacy concerns with the proposed addition. Her house backs up to my property and pool is located on other side of house. Have been on roof and you can't see the pool and patio area from roof.)*
- > Concerned that a spray foam roof will not look good on a pitched/gable roof, however if roof is flattened then it may not be visible and would alleviate concern.*
- > In master bathroom there is a French door out to roof, but no railing is shown. Were you intending to provide a railing or Juliette balcony? If it is a door, most likely will need some sort of railing to comply with building code requirements. (Deal: Original intent was to provide a large window, but not to be used as a door. Also needs access to the roof for maintenance. Will look into changing door to an opaque window in consideration of the privacy concerns expressed by the neighbor to the right.)*
- > What is the purpose of having such a large roof deck off the master bedroom? Concerned with privacy and noise issues. (Button: Would like to have a seating area to have a cup of coffee in the morning. Roof deck would only be accessible through the master bedroom. Would be a beautiful area with landscaping, including vines and plants. Interested in making the space private and providing privacy for the neighbors. There is extensive existing foliage that makes it hard to see anything. Attempted to contact neighbors to left, but have been out of the county so have not been able to discuss the project with them yet.)*
- > Have you looked at living roofs? One example is a system using trays of succulents that interlock. Perhaps the roof deck can be combined with a living roof.*

- > Also concerned with large roof deck, larger than what we've been allowing recently. Could be distracting if there is a large gathering on the deck, especially at night. Would be less concerned if it's well landscaped with permanent landscaping. (Button: If you were standing on the deck right now and making noise, not sure where people would hear it from. Patio of neighbor to left is located on the other side of their house; the proposed second floor addition would block noise to neighbor on right side. Feel roof deck is sufficiently set back from everyone.) Houses are built close together, still feel something should be done to address privacy and noise concerns.
- > Have you spoken to the neighbor on the right? (Button: Yes, noted that he didn't have any objections. Will coordinate with him further.)
- > Gable roof seems out of place. Additional corners created on second floor aren't necessary, could just be a simple rectangle with a flat roof, perhaps the center gets popped up. (Deal: Could move bathroom wall at front of house so that it aligns with the staircase and fill in the area.)
- > Encourage a simple roof with deep overhangs in certain places, with a play of shadows on that depth.
- > Roof deck is approximately 175 SF; typically have asked applicants to limit to 100 SF. However, in previous projects applicants have added planter boxes on deck to soften perimeter and reduce usable area of deck; prevents people from standing at the railing. (Button: Like suggestion, would allow for desired vegetation on roof deck.)
- > Revise plans to show landscaping on roof deck.

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

- > *Feel clear direction has been provided, don't see too many changes needed.*

Commissioner Loftis made a motion, seconded by Commissioner Sargent, to place the item on the Regular Action Calendar. The motion carried by the following vote:

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

Absent: 1 - Kelly

Recused: 1 - Tse

J Deal Associates / JDA Residential Design

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Additions / Remodels

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1-24-2019

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JAN 25 2019

To: Burlingame Planning Commission

Re: 1613 Coronado Way

CITY OF BURLINGAME
CDD-PLANNING DIV.

In response to comments from the Planning Commission and from the owner several changes have been made to the drawings.

1. The gable roof has been removed and replaced with a flat roof similar to other the other flat roofs on the new second floor but with a higher plate height.
2. Some of the second floor overhangs have been increased
3. Landscaping has been added to the second floor deck off the second floor master bedroom which would screen the area from adjacent properties
4. The French door which was previously at the second floor bathroom has been changed to a standard window.
5. The recess that appears on the second floor front elevation was not enclosed as suggested as it would eliminate its usefulness as a "bed wall".

As per an Owner request the following changes / additions have been made

6. The second floor master bath has been increased in size and now includes a stacking washer and dryer, linen cabinet and a stone tub.
7. The storage area has been increased in size
8. A screen has been added to hide the second floor condenser and is compatible with the architectural style

Sincerely,

Jerry Deal

Jerry Deal
Principal
JDeal Associates



APPLICATION TO THE PLANNING COMMISSION

Type of application:

☒ Design Review ☐ Variance ☐ Parcel #: 025-203-130
☐ Conditional Use Permit ☐ Special Permit ☐ Other: R-1

PROJECT ADDRESS: 1613 CORONADO WAY

☒ Please indicate the contact person for this project

APPLICANT

project contact person ☒

OK to send electronic copies of documents ☒

Name: J DEAL ASSOCIATES

Address: 337 BEACH ROAD, SUITE A

City/State/Zip: BURLINGAME, CA, 94010

Phone: (650) 697 -1370

Fax:

E-mail: office@jdealassociates.com

PROPERTY OWNER

project contact person ☐

OK to send electronic copies of documents ☒

Name: GREGORY BUTTON

Address: 1613 CORONADO WAY

City/State/Zip: BURLINGAME, CA, 94010

Phone: (650) 703-2387

Fax:

E-mail:

ARCHITECT/DESIGNER

project contact person ☒

OK to send electronic copies of documents ☒

Name: J DEAL ASSOCIATES

Address: 337 BEACH ROAD, SUITE A

City/State/Zip: BURLINGAME, CA, 94010

Phone: (650) 697 -1370

Fax:

E-mail: office@jdealassociates.com

★ Burlingame Business License #: 05755

PROJECT DESCRIPTION: First floor remodel & second floor addition

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: Gary Button Date: 5/22/18

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: Gary Button Date: 5/22/18

Date submitted: 7/10/18

★ Verification that the project architect/designer has a valid Burlingame business license will be required by the Finance Department at the time application fees are paid.

☐ Please mark one box above with an X to indicate the contact person for this project.

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JUL 10 2018

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 second story addition to an existing single family dwelling at 1613 Coronado Way, Zoned R-1, Gregory Button, property owner, APN: 025-203-130;

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) 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 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 February, 2019, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review

1613 Coronado Way

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 15, 2019, sheets A-1 through A-7, L1, SF, GBM and BMP;
2. that the planters and landscape privacy screening on the second floor deck shall be installed as shown on the Proposed Second Floor Plan and shall be maintained in proper working order to sustain the privacy screening; that the building permit shall include a planting and irrigation plan for the planters located on the second floor deck;
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 any changes to the size or envelope of the first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
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;
10. 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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
1613 Coronado Way
Effective **February 22, 2019**

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 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;
12. 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;
13. 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
14. 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.

1613 Coronado Way
300' Radius
APN #025.203.130

