



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, March 11, 2019

7:00 PM

Council Chambers

- d. 748 Plymouth Way, zoned R-1 - Application for Design Review for a second story addition to an existing single family dwelling. (Mark Percy, applicant and architect; Heather & Ekine Akuiyibo, property owners) (109 noticed) Staff Contact: Michelle Markiewicz

Attachments: 748 Plymouth Way - Staff Report

748 Plymouth Way - Attachments

748 Plymouth Way - Plans

All Commissioners had visited the project site. Commissioner Terrones had met with the project architect for a pre-application meeting. Commissioner Tse had met with the architect. Commissioner Comaroto had spoken with the applicant.

Senior Planner Keylon provided an overview of the staff report.

There were no questions of staff.

Chair Gaul opened the public hearing.

Heather and Ekine Akuiyibo represented the applicant, with architect Mark Percy.

Commission Questions/Comments:

> On the left side elevation, looks like it will loom over the house on the corner and be very visible from the Chatham side. (Percy: Has done a lot of work to keep the height in check. There is also a wide sideyard, about 15 feet. It will be somewhat noticeable from the Chatham side, but there is screening in place. Could add additional screening. Given that it is not particularly high, believes it will be a good neighbor. The addition is centered in the rear central portion of the site. Wanted to maintain a modest scale, and retain a one-story feel at the front.)

> Would be helpful to have a rendering of the Chatham side, to get a sense of how it will interact with the other house.

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

- > Interesting project. The addition is relatively modest and compact.
- > There is a lot going on in a small amount of space, and feels a bit jumbled.
- > Does not like the northeast elevation; it feels like it is turning its back to the neighbor on that side, with the blank wall and expanse of roof.

- > *The contemporary style seems to fit into the neighborhood. It is behaving like a house, with the massing like a traditional airplane bungalow.*
- > *Likes the interplay of the shed roofs. Leads to a massing in the front similar to the existing traditional ranch house.*
- > *Would benefit from having a window on the blank side, even a small window.*
- > *Appreciates the articulation of the second floor plates.*
- > *The neighborhood is eclectic, which lends to the contemporary style. The front has a low profile, as is the shed roof at the back.*
- > *The application of materials makes sense. It will blend in with the neighborhood.*
- > *Impressed with the house. Creative solution without pushing the envelope too far. Is massed well.*
- > *Has done a nice job with integrating a contemporary design into the neighborhood.*
- > *Still has concerns with the Chatham elevation.*
- > *The Chatham side has a lot of vegetation.*

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

Aye: 6 - Sargent, Loftis, Comaroto, Gaul, Terrones, and Tse

Absent: 1 - Kelly

The following are responses to Planning Commission comments from the March 11th, 2019 meeting.

Project: Akuiyibo Residence

Project Address: 748 Plymouth Way

Project Scope: Upper level addition and remodeling.

Date: 3/22/19

Perspective Views from Chatham Road

Additional perspective views have been added as requested to help visualize how the project will appear from Chatham Road. Please see the two additional views on sheet A6. Trees along the property line have been updated and noted. Trees have also been updated on sheet A1. Also, please see attached photos of views from Chatham Road.

Please note:

1. It is difficult to see in these views, but with our generous side yard, the proposed upper level is a comfortable distance from the side property line and neighboring home. For example, the highest proposed wall is about 18'-9" horizontally from the property line and about 25'-3" from the neighboring residence. Also, the highest point of our proposed roof is held fairly low at about 23' above grade (24.43' above average top of curb). All forms are well within the declining height envelope.
2. It appears that the existing avocado tree is a Hass variety. Many sources say these are relatively fast growing, evergreen trees that can reach a mature height of 30' to 40'.

Window at the North-east Elevation

There was a comment that the north-east (right side) elevation may benefit from an additional window(s) at Elizabeth's Room. While this area is more of a service side-yard with limited exposure and daylight (see photo), we agree that an additional window would be helpful. Please see the north-east elevation (sheet A6) and floor plan (sheet A4) showing the added window at Elizabeth's room. We have also replaced the existing window in the garage with a similar window for consistency.

If you have any questions regarding the above responses, please call Mark Percy at 650-348-1509.



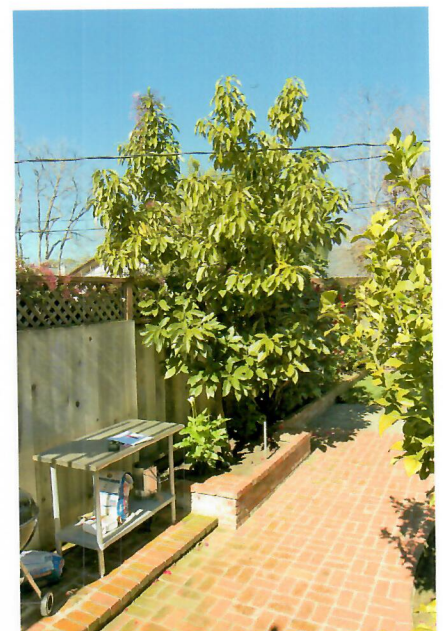
VIEWS FROM CHATHAM ROAD



NORTH-EAST SIDE YARD

748 PLYMOUTH WAY

3/22/19



AVOCADO TREE



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- ☒ Design Review ☐ Variance ☐ Parcel #:
☐ Conditional Use Permit ☐ Special Permit ☐ Zoning / Other:

PROJECT ADDRESS: 748 PLYMOUTH WAY

APPLICANT

Name: Heather + Ekine Akuiyibo

Address: 748 Plymouth Way

City/State/Zip: Burlingame, CA 94010

Phone: 415.640.0699

E-mail: hakuiyibo@gmail.com
ekine@alumni.stanford.edu

PROPERTY OWNER

Name: Same

Address: _____

City/State/Zip: _____

Phone: _____

E-mail: _____

ARCHITECT/DESIGNER

Name: Mark Percy

Address: 1650 Barroillet Ave.

City/State/Zip: Burlingame, CA 94010

Phone: 650.348.1509

E-mail: mp-arch@sbcglobal.net

Burlingame Business License #: 16914

RECEIVED

JAN 15 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. MP (Initials of Architect/Designer)

PROJECT DESCRIPTION: An upper level master suite addition + main level remodeling.

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: Hakuiyibo

Date: 1/14/19

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: Hakuiyibo

Date: 1/14/19

John

Date submitted: _____

748 Plymouth Way
March 1, 2019

To the Members of The Burlingame Planning Commission:

Thank you for your consideration of our home remodel. We would like to share with you our journey and why this remodel is important to our family.

We knew that we wanted to live in Burlingame in 2013 but could not afford to then. For the next couple of years we saved and planned, and in June of 2016 our dream became reality when we purchased 748 Plymouth Way. The house and the neighborhood are perfect for us; casual walks downtown, commute via Caltrain or BART, Washington Park, Washington Elementary, and in the future, Burlingame High School.

Since we moved in we have absolutely fallen in love with Burlingame, our Oak Grove neighborhood and the families that make our lives richer. Two of our children are at Washington Elementary (Joshua in 1st Grade and Zoe in Kindergarten) and they can walk or bike to school, and they already have spent countless hours at Washington Park. We also have a 3 year old daughter Elizabeth attending Burlingame Montessori.

While there are aspects of our home we absolutely love and don't want to change, we are also finding that years of deferred maintenance and three quickly growing kids are pushing us to do **something** with our house. The kids, more than anything, are pushing us upstairs and we long for the day when the entire family isn't fighting for the bathroom.

Therefore, our primary goals with this remodel are threefold:

1. Add more natural light to the interior
2. Open up the main living space (kitchen / dining / living room)
3. Add a Master Suite

We have spent a lot of time thinking through design options and we realize that the design we are proposing is transitional. At the same time, we have watched our neighborhood reinvigorate itself over the last three years and we believe ours adds positively to the healthy design mix.

We've shown and discussed these plans with our neighbors and they are all very supportive.

While some might think it crazy to embark on a major remodel when we could probably find a more suitable house to fit our needs elsewhere, we love the families and community of our neighborhood and have decided to double down and establish firm roots on Plymouth Way.

Thank you for your consideration,
Heather, Ekine, Joshua, Zoe and Elizabeth

748 Plymouth Way
Architect's Letter of Explanation
March 1, 2019

Project Description

This 1945, single-story ranch style house has a small-scale appearance from the street, however, it has a large footprint that covers about 36 percent of the 6480 square foot parcel. It is situated on a 60-foot wide site (50-foot wide is standard in the area). A side yard on the southwest side of the residence forms a wide outdoor living area with a wood deck. There is an extra deep attached garage and a covered front porch. The roofs of the house are a random combination of gabled and hipped.

The proposed work includes an upper level master suite, a new bedroom in a portion of the existing garage, new roof forms and various energy efficiency upgrades. The existing front bedroom will be converted to a playroom (with 50% of wall open to living) to maintain the current total of 4 bedrooms. The building footprint and sitework remain the same.

The Design

Homes in this area of Oak Grove Manor are mostly split-level, two-level and single-story. The neighboring home to the northeast is a fairly large 2-story and the home to the southwest is single-story. With this in mind, we felt it was important for the proposed design to maintain an overall modest scale. As shown on the drawings, the form near the street remains single-story and the new upper level is positioned away from the street and neighbors. In front, the new ridge is about the same height as the existing ridge, although shifted toward the street. This ridge line will conceal most all of the new upper level from the street view (see perspective views on sheet A5 and rendering). The front porch and lower playroom roof act as a buttressing element below clerestory windows that will soften the form from the street. These south-facing windows will provide much needed daylight to a previously dark living room. The new upper level is located toward the rear, central portion of the site. This form is held low with a 5'-9" plate on the northeast side. It slopes up so larger interior volumes are located with connections to the outdoor living area at the side yard, while maintaining a comfortable distance from the neighbor to the southwest. Upper level forms are buttressed by the garage and master bath. The highest ridge line is less than 23' above grade (about 5'-7" below the 30-foot height limit) and located over 23 feet horizontally from the neighboring home to the southwest. Because the upper level is located toward the center of the property, it is also well within the declining height envelope.

Like many residents these days, Ekine and Heather would like a home with an updated look that integrates well with the neighborhood. We believe that diversity can help enliven a community that already includes an eclectic mix of post-war styles such as craftsman, ranch, Tudor, Spanish, and modern farmhouse. To achieve this, we are proposing a series of simple, single-plane roofs with a warm, neutral material palette of

cement plaster, wood siding, existing brick and composition shingle roofing. Detailing will be similar to other homes in the area. My clients and I are excited with the design and believe that it will be a nice addition to the neighborhood.

Thank you for your consideration,

Mark Percy, Architect

Attachment:

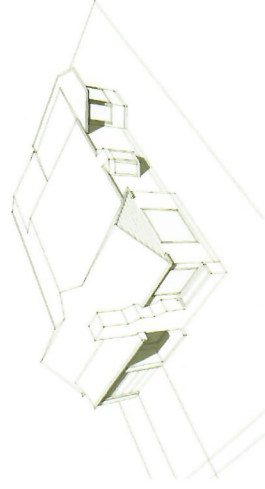
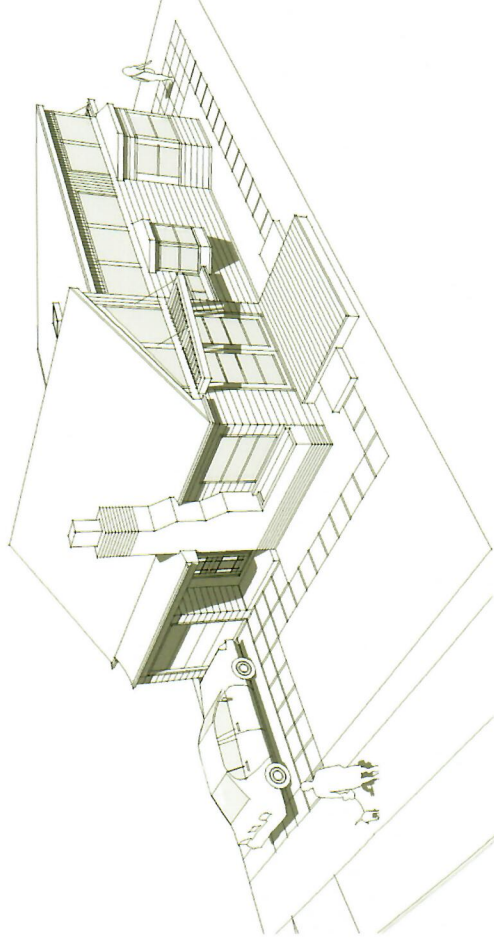
Attached are images of a project I completed in Palo Alto. While there are many differences to our proposed project, it illustrates how single-plane roofs can be combined with a more traditional material palette and detailing to achieve a look that integrates well in a neighborhood of older homes. This design has been well received.



VIEW FROM STREET



BACKYARD



BEFORE

PARKSIDE RESIDENCE
PALO ALTO, CALIFORNIA

MARK PEARCY
ARCHITECTURE

03.11.19 PC Meeting
Item 9d
748 Plymouth Way
Page 1 of 1

*COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT*

RECEIVED

MAR 06 2019
CITY OF BURLINGAME
CDD – PLANNING DIV.

-----Original Message-----

From: Karen Harrigan [<mailto:karen.harrigan@ymail.com>]
Sent: Wednesday, March 06, 2019 10:24 AM
To: CD/PLG-Michelle Markiewicz <mmarkiewicz@burlingame.org>
Cc: ekine@alumni.stanford.edu; hakuiyibo@gmail.com
Subject: Remodel 745 Plymouth Way

Hello Burlingame Design Review Board,

By way of introduction, my name is Karen Harrigan and I live next door to the Akuiyibo family. I have lived on Plymouth Way for over 20 years and have gotten to know the Akuiyibo family. I want to let you know that I am fully supportive of their home upgrade/remodel and feel that the design that they are proposing is beautiful and will improve our neighborhood. .

Kind Regards,
Karen

Karen Harrigan
(650)576-7286

Sent from my iPhone

03.11.19 PC Meeting
Item 9d
748 Plymouth Way
Page 1 of 1

*COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT*

RECEIVED
MAR 08 2019
CITY OF BURLINGAME
CDD – PLANNING DIV.

-----Original Message-----

From: Jennifer Ellison [<mailto:jennifer.ellison@yahoo.com>]

Sent: Thursday, March 07, 2019 9:12 AM

To: Ekine Akuiyibo <ekine@alumni.stanford.edu>; CD/PLG-Michelle Markiewicz
<mmarkiewicz@burlingame.org>

Cc: Heather Akuiyibo <hakuiyibo@gmail.com>

Subject: 748 Plymouth Way Remodel

Dear Burlingame Planning Commissioners,

>

> My name is Jennifer Ellison and I live at 753 Plymouth Way, directly across street from the Akuiyibo family. My family and I have lived in our home for over 10 years. Both my husband and I have seen and discussed The Akuiyibo's remodel plans and we're supportive and very excited for them! We think it is a well thought out design and will be great for our neighborhood.

If you have any questions, I would be happy to talk with any of the Commissioners.

>

> Best Regards,
> Jennifer Ellison
> (650)703-9876
>

**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 and interior remodel to an existing single-family dwelling at 748 Plymouth Way, Zoned R-1, Heather and Ekine Akuiyibo, property owners, APN: 029-162-150;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on April 8, 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 that 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 8th day of April, 2019, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
748 Plymouth Way
Effective **April 18, 2019**
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped March 22, 2019, sheets A1 through A6.
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 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; 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 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
748 Plymouth Way
Effective **April 18, 2019**

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 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;
10. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
11. 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;
12. 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
13. 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 build 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: 748 PLYMOUTH WAY

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, APRIL 8, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a new, second story addition to a single family dwelling at
748 PLYMOUTH WAY zoned R-1. APN 029-162-150

Mailed: March 29, 2019

**PUBLIC HEARING
NOTICE**

**CITY OF BURLINGAME
501 PRIMROSE RD
BURLINGAME, CA 94010**

(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)

748 Plymouth Way
300' Radius
APN # 029.162.150

