



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, July 9, 2018

7:00 PM

Council Chambers

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- e. 834 Crossway Road, zoned R-1 - Application for Design Review for a new, two-story single family dwelling with a detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (John Nguyen, Dulon Inc., applicant and designer; Diane Mcglown, property owner) (58 noticed) Staff Contact: 'Amelia Kolokihakaufisi

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

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

*There were no questions of staff.*

*Chair Gaul opened the public hearing.*

*John Nguyen, Dulon Inc., represented the applicant.*

*Commission Questions/Comments:*

- > *Why the metal roof? (Nguyen: Wanted to add a more modern feel to the overall design of the house, something a little bit more contemporary.) To make a traditional home more contemporary? (Nguyen: A blend.)*
- > *Is the plan to have mitered corners on the siding? (Nguyen: Mitered corners. Does not want corner trims.)*

*Public Comments:*

*There were no public comments.*

*Chair Gaul closed the public hearing.*

*Commission Discussion:*

- > *Metal roofs seems akin to the consensus to not allow vinyl windows. Does not believe metal roofs fit in Burlingame. This one feels gratuitous.*
- > *The steeper the roof, the more prominent the metal roof becomes.*
- > *The commission has been open to approving metal roofs in the past. Does not seem out of place in this project.*
- > *Project has come a long way, and is approvable provided there is a condition that the corners of the siding be mitered.*
- > *Metal roofs are reviewed on a case by case basis.*
- > *Seems too tall for the neighborhood.*
- > *Can't deny a metal roof if there aren't rules to that effect.*
- > *Would like to receive an FYI to show a color consistent with the reference images provided. Neutral, gray tone comparable to an asphalt composition shingle.*

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

> that prior to issuance of a building permit, an FYI application shall be submitted showing notes on the plans that the proposed siding will have mitered corners and that the proposed metal roof color will be a neutral gray tone;

The motion carried by the following vote:

**Aye:** 4 - Sargent, Comaroto, Terrones, and Tse

**Nay:** 3 - Loftis, Kelly, and Gaul



DULON, Inc.  
4010 Oak Shores Drive  
Stockton, CA 95209

RECEIVED

APR 16 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

February 12, 2019

Amelia Kolokihakaufisi  
Associate Planner  
Community Development Department – Planning Division  
City of Burlingame  
P: 650.558.7216  
E: ameliak@burlingame.org

**Attn: Amelia Kolokihakaufisi, et al.**

Project Name: Crossway Farmhouse  
Permit Number: B18-0459  
Project Address: 834 Crossway Road  
Burlingame, CA 94010

Ms. Kolokihakaufisi, et al.

In reference to our project at 834 Crossway Road – Crossway Farmhouse, we are hereby submitting revised Building Elevations for review by your department. The Homeowner, Tony Leung, would like to raise the first floor plate height to 9'-1" allowing for taller ceilings at the ground floor.

If additional revisions or clarifications are necessary, please feel free to contact me at the information below.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Nguyen". The signature is stylized with a large, looped "J" and a trailing "N".

John Nguyen  
Principal  
D: (510) 552-2641  
E: johnn@dulondesigns.com





**CITY OF BURLINGAME**  
*Community Development Department*  
**MEMORANDUM**

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DATE: August 7, 2018 **Director's Report**

TO: Planning Commission **Meeting Date:** August 13, 2018

FROM: 'Amelia Kolokihakaufisi, Associate Planner

SUBJECT: **FYI – REVIEW OF REVISIONS REQUESTED BY THE PLANNING COMMISSION TO A PREVIOUSLY APPROVED DESIGN REVIEW PROJECT AT 834 CROSSWAY ROAD, ZONED R-1.**

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**Summary:** An application for Design Review for a new, two-story single family dwelling and detached garage at 834 Crossway Road, zoned R-1, was approved by the Planning Commission on July 9, 2018 (see attached July 9, 2018 Planning Commission Minutes). At that hearing, the Planning Commission voted to approve the project based upon the following revisions being reviewed by the Commission as an FYI item, prior to the issuance of a building permit:

- that it is noted on the plans that the proposed siding will have mitered corners; and
- that it is noted on the plans that the metal roof color will be pewter gray.

The applicant added the notes above on sheets A103 and A201 on the plans date stamped July 3 and July 13, 2018.

A building permit has not yet been issued for the project. If the Commission feels there is a need for more study, this item may be placed on an action calendar for a public hearing with direction to the applicant.

'Amelia Kolokihakaufisi  
Associate Planner

Attachments:

July 9, 2018 Planning Commission Meeting Minutes

Approved plans with FYI revisions, date stamped July 3 and July 13, 2018



## APPLICATION TO THE PLANNING COMMISSION

### Type of application:

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

**PROJECT ADDRESS:** 834 CROSSWAY ROAD

### APPLICANT

Name: DULON, INC. C/O JOHN NGUYEN

Address: SEE BELOW

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

### PROPERTY OWNER

Name: TONY LEUNG

Address: 1325 CABRILLA AVENUE

City/State/Zip: BURLINGAME, CA 94010

Phone: (650) 863-1307

E-mail: TONYCONSTRUCTION@ICLOUD.COM

### ARCHITECT/DESIGNER

Name: DULON, INC. C/O JOHN NGUYEN

Address: 4010 OAK SHORES DRIVE

City/State/Zip: STOCKTON, CA 95209

Phone: (510) 552-2641

E-mail: JOHNN@DULONDESIGNS.COM

Burlingame Business License #: \_\_\_\_\_

### 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. JN (Initials of Architect/Designer)

**PROJECT DESCRIPTION:** CHANGE THE FIRST FLOOR TOP PLATE HEIGHT TO 9'-1", RAISING THE BUILDING STRUCTURE BY 1'-0". THIS IS TO ALLOW TALLER CEILINGS AT THE FIRST FLOOR.

**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:**  **Date:** 4/12/2019

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:**  **Date:** 04-16-2019

**Date submitted:** \_\_\_\_\_



## RESOLUTION APPROVING CATEGORICAL EXEMPTION AND DESIGN REVIEW AMENDMENT

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for a Design Review Amendment to a previously approved project for a new, two-story single family dwelling with detached garage at 834 Crossway Road, Zoned R-1, Tony Leung, property owners, APN: 029-021-310;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on April 22, 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 15303 (a) which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review, is hereby approved.
2. Said Design Review Amendment is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review Amendment 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.

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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 22nd day of April, 2019 by the following vote:

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Secretary

## **EXHIBIT "A"**

Conditions of Approval for Categorical Exemption and Design Review Amendment  
**834 Crossway Road**  
Effective **May 2, 2019**  
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 3, 2018, sheets G001, A100 through A103, and L101 and date stamped April 16, 2019, sheets A3.1 through A3.4;
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;
5. 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;
6. 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;
7. 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;
8. 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;
9. 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;

### **THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:**

10. 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;



## **EXHIBIT "A"**

Conditions of Approval for Categorical Exemption and Design Review Amendment

**834 Crossway Road**

Effective **May 2, 2019**

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 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: 834 Crossway Road**

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, APRIL 22, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review Amendment for a previously approved project for a new, two-story single family dwelling with detached garage.

**834 Crossway Road** zoned R-1. APN 029.021.310

**Mailed: April 12, 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)*



834 Crossway Road  
300' Radius  
APN #029-021-310

