

Geurse Conceptual Designs, Inc.

405 Bayswater Avenue Burlingame, California 94010

July 30, 2019

City of Burlingame
attn: Erika Lewitt, Senior Planner
501 Primrose Road
Burlingame, CA 94010

re: Extension of expired design review approval for the residence located at
709 Plymouth Way, Burlingame Ca.

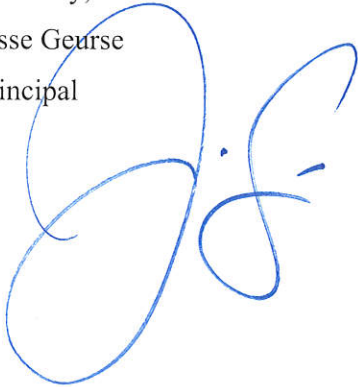
Dear Members of the City of Burlingame Planning Commission,

We are required by the planning department to re-submit for design approval for the reason that our June 8th 2019 design review approval had expired. We graciously ask for the re-approval of the plans due to the reason that the project was placed on temporary hold due to Mrs. Kalieh being pregnant and also some financial reasons. We had submit plans to building within March anticipating that permit would be issued prior to the dealine date of June 8th , 2019 but the building department process lasted longer then anticipated and the permit was approved and ready for issuance on July 12th by building. This project had no objection by the neighborhood and was in good standings. We please ask for the commissions approval for the extensions so that we are able to pull building permit which has been approved by building nd start construction.

Thank you for this opportunity for your consideration. Should you have additional questions or concerns, please do not hesitate to contact us at 650-703-6197

Sincerely,

Jesse Geurse
Principal



RECEIVED

JUL 30 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Tuesday, May 29, 2018

7:00 PM

Council Chambers

- a. 709 Plymouth Way, zoned R-1 - Application for Design Review for first and second story addition to an existing single family dwelling with an attached garage. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (e)(1). (Jesse Geurse, designer; Luai Kaileh, applicant; Ibrahim and Maha Kaileh, property owners) (135 noticed) Staff Contact: Erika Lewit

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

Planning Manager Gardiner provided an overview of the staff report.

There were no questions of staff.

Chair Gaul opened the public hearing.

Jesse Geurse, Geurse Conceptual Design, represented the applicant.

Commission Questions/Comments:

> None.

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

- > Appreciates the revisions.*
- > Has tweaked the size of the decks. Is more comfortable with the revisions.*
- > Appreciates having the sizes of the second floor balconies reduced.*

Commissioner Sargent made a motion, seconded by Commissioner Comaroto, to approve the Action Item. The motion carried by the following vote:



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, May 14, 2018

7:00 PM

Council Chambers

- b. 709 Plymouth Way, zoned R-1 - Application for Design Review for first and second story addition to an existing single family dwelling with an attached garage (Jesse Guerse, designer; Luai Kaileh, applicant; Ibrahim and Maha Kaileh, property owners) (135 noticed) Staff Contact: Erika Lewit

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

Senior Planner Keylon provided an overview of the staff report.

Questions of Staff:

There were no questions of staff.

Chair Gaul opened the public hearing.

Jesse Guerse and Lu Kaileh represented the applicant.

Commission Questions/Comments:

- > *Have the neighbors reviewed the proposal? (Kaileh: yes.)*
- > *How large is the front porch, the upper deck area? (Gurse: the rooms aren't too large and are trying to create some additional space for the rooms. Approximately 55 square feet.)*
- > *Noted that three new trees are to be planted in the courtyard area; the trees provide good privacy. Is this area to be paved? (Kaileh: is currently paved with brick; haven't given much thought. Guerse: keeping the current finish.) Anything that can be done to mitigate noise and privacy impacts will be appreciated.*
- > *The chimney on the right should show on the outside of the second story. (Gurse: acknowledged this plan error.)*

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

- > *Likes the project; very pretty house. Concerned most about the decks and the courtyard. Have been concerned previously about noise and privacy issues. Would like to see some form of mitigation of these decks.*
- > *The Commission has informally set a 100 square foot limit for decks previously; these decks are off of bedrooms and fall below this limit. This lot is somewhat smaller than the standard lot. The courtyard is existing and is almost the only open space provided on the lot. The limited yard space supports the decks as shown, but don't increase the sizes.*
- > *Is primarily concerned about the deck above the courtyard. Wouldn't hurt the design to shrink it down a bit.*

> *Agrees with comments regarding the consistency of the proposed decks with what has been approved in the past. Concern has been with creating larger public spaces on the second floor that can create noise and privacy impacts. Both decks proposed are off of small bedrooms and are consistent with what has been approved in the past.*

Commissioner Sargent made a motion, seconded by Commissioner Loftis, to place the item on the Regular Action Calendar when ready for action.

Discussion of Motion:

> **Supports limits on the second floor decks.**

Chair Gaul asked for a voice vote, and the motion carried by the following vote:



APPLICATION TO THE PLANNING COMMISSION

Type of application:

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

PROJECT ADDRESS: 709 PLYMOUTH WAY

APPLICANT

Name: LUAI KAI LEH

Address: 1700 DE ANZA BLVD. #104

City/State/Zip: SAN MATEO CA 94403

Phone: 650-393-4490

E-mail: LKAI LEH@GMAIL.COM

PROPERTY OWNER

Name: IBRAHIM KAI LEH & MAHA KAI LEH

Address: 2645 WAKEFIELD DR.

City/State/Zip: BELMONT CA 94002

Phone: 650-591-1851

E-mail: IKAI LEH@GMAIL.COM

ARCHITECT/DESIGNER

Name: MA DIMENSIONS

Address: 533 AIRPORT BLVD., SUITE #220

City/State/Zip: BURLINGAME, CA 94010

Phone: 650. 373. 2166

E-mail: ayasha@madimensions.com

Burlingame Business License #: 30973

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. CA (Initials of Architect/Designer)

PROJECT DESCRIPTION: 845 square foot addition - (second story: 821 square feet & first floor: 24 square feet)

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: 03/20/2016

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: 03/20/2016

Date submitted: 3/24/16

revised:
Jesse Geurse
405 Bayswater
Burlingame CA
94010
jgeurse@sbglobal.net
RECEIVED
MAR 24 2016
CITY OF BURLINGAME
CDD-PLANNING DIV.

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

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office 415.921.3610

fax 415.921.7711

email RCL3@mindspring.com

Lou Kaileh

c/o: MA Dimensions

Attn: Katie Higaki, Designer

533 Airport Blvd., Suite 220

Burlingame, CA 94010

Project: 709 Plymouth Way
Burlingame, CA 94010

Date: 5/30/16

ARBORIST REPORT

Assignment

- Provide a meeting with the owners to evaluate the trees on the project site.
- Review the scope of the new construction, including comments from the Planning Department, as related by the designer.
- Provide an Arborist Report to relate findings, address comments, and make recommendations.

Background

MA Dimensions is designing an addition to the existing house that will add a story to the front part of the building. These plans are going through City Planning, and the department has provided comments that include 1) a tree survey that states the species of trees, approximate diameter, height and drip line / canopy, and 2) planting locations for three new 24-inch box sized landscape trees that are non-fruit or nut trees. I arranged for a meeting to look at the property on 5/9/16, and made my observations on that day.

Observations and Discussion

A total of 16 trees were found on the property, including 9 landscape trees and 7 fruit trees. All of these trees were mature form and stature for their species, and all were generally healthy.

The landscape trees are in a row across the rear of the property and are planted fairly close to one another. Some of these trees are asymmetric or one-sided due to the close spacing and crowding.

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Although there are 7 fruit trees, 6 of these trees are widely used as landscape trees including Japanese loquat, plum and lemon. The apricot tree is not generally a landscape tree, even though they can become quite large as this one has. The aerial photograph below has been marked up to show the tree locations throughout the property.



These 16 trees, plus a very large street tree, cover most of the open space areas of this property, except for part of the courtyard and part of the southwest side yard.

The following table summarizes the type of trees and their sizes:

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Tree #	Tree Name	Diameter Inches	Height	Average Spread	Tree Type
1	Plum (<i>Prunus sp.</i>)	8	20	15	Fruit Tree
2	Loquat (<i>Eriobotrya japonica</i>)	9	24	20	Fruit Tree
3	Loquat (<i>Eriobotrya japonica</i>)	8	18	18	Fruit Tree
4	Plum (<i>Prunus sp.</i>)	12	15	17	Fruit Tree
5	Eugenia (<i>Syzygium paniculatum</i>)	7	25	12	Landscape Tree
6	Eugenia (<i>Syzygium paniculatum</i>)	6	25	14	Landscape Tree
7	Eugenia (<i>Syzygium paniculatum</i>)	11	25	20	Landscape Tree
8	Eugenia (<i>Syzygium paniculatum</i>)	11	25	20	Landscape Tree
9	Eugenia (<i>Syzygium paniculatum</i>)	6	25	14	Landscape Tree
10	Eugenia (<i>Syzygium paniculatum</i>)	7	25	14	Landscape Tree
11	Eugenia (<i>Syzygium paniculatum</i>)	8	25	16	Landscape Tree
12	Pittosporum (<i>Pittosporum eugenioides</i>)	8	18	20	Landscape Tree
13	Pittosporum (<i>Pittosporum eugenioides</i>)	11	25	20	Landscape Tree
14	Apricot (<i>Prunus sp.</i>)	4	10	10	Fruit Tree
15	Lemon (<i>Citrus sp.</i>)	6	8	10	Fruit Tree
16	Loquat (<i>Eriobotrya japonica</i>)	6	12	15	Fruit Tree
	Sycamore (<i>Platanus X Hispanica</i>)	18	40	40	Street Tree

Conclusions and Recommendations

The design of this property is to have an indoor-outdoor living patio space with doors and windows opening onto the patio. This patio is small, but is strategically placed to the southwest of the building to allow access to sunlight. The only tree in this patio is the lemon tree, and it does not obstruct much sunlight, but provides some screening. This patio is relatively small and cannot accommodate a large tree. There is room in a small planter for a shrub.

The fruit trees on this property are of a large enough size and at a maturity point such that they are now functional and high value landscape trees. In this case, it is my recommendation that these trees be recognized for the landscape value and function they provide, just as with strictly ornamental trees that are "Landscape Tree" types.

The side yard along the southwest side of the patio and front part of the building is narrow, is used for service and secondary egress access, and cannot accommodate trees. This is the only open space on the entire lot that does not already have canopy coverage.

I recommend that the Planning Department accept all of the existing trees as Landscape Trees, and that no additional trees be required for planting.

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

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Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 25 years.


Signed:

Date: 5/30/16

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 first and second story additions at 709 Plymouth Way, Zoned R-1, Ibrahim and Maha Kaileh, property owners, APN: 029-171-120;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on August 12, 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 12th day of August 2019, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
709 Plymouth Way
Effective **August 15, 2019**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 30, 2019, sheets A.1 through AD.2, and including a Topographic and Boundary Survey;
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 basement, 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:

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
709 Plymouth Way
Effective **August 15, 2019**
Page 2

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;
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: 709 PLYMOUTH WAY

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, AUGUST 12, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a previously approved first and second floor addition to an existing single family dwelling (previous approval expired — no changes proposed to project) at **725 PLYMOUTH WAY** zoned R-1. APN 029.171.120

Mailed: August 2, 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)

709 Plymouth Way
300' Radius
APN # 029.171.120

