

7. CONSENT CALENDAR

Commissioner Sargent made a motion, seconded by Commissioner Comaroto, to approve the Consent Calendar items. The motion carried by the following vote:

Aye: 8 - Loftis, Gum, Gum, Terrones, Sargent, Gaul, Gaul, and Comaroto

Absent: 1 - Kelly

- a. 1537 Westmoor Road, zoned R-1 - Application for Design Review for a first and second floor addition to an existing single-family dwelling. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines. (Kenny Yip, applicant and designer; Yan Li, property owner) (60 noticed) Staff Contact: Ruben Hurin
- b. 707 Concord Way, zoned R-1 - Application for Design Review for a first and second floor addition to an existing single-family dwelling. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Jerry Wings, Wings Architects, applicant and architect; Christie and Troy Bienemann, property owners) (66 noticed) Staff Contact: 'Amelia Kolokihakaufisi
- c. 25 Arundel Road, zoned R- 1 - Application for Design Review for a first and second story addition to an existing split-level house. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1). (Robert Wehmeyer, Wehmeyer Design, applicant and designer; Channing and Carrie Chen, property owners) (64 noticed) Staff Contact: Catherine Keylon
- d. 2117 Hillside Drive, zoned R-1 - Application for a One-Year Extension to a previously approved application for Design Review and Special Permit for an attached garage and an addition to the main floor and lower level. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines. (Dale Meyer, applicant and architect; James Berta and Thuy Vinh, property owners) (58 noticed) Staff Contact: Catherine Keylon

8. REGULAR ACTION ITEMS

- a. 816 Newhall Road, zoned R-1 - Application for Design Review for a previously approved application for a second story addition and a Conditional Use Permit for an existing accessory structure. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (e)(1). (Pearl Renaker, designer and applicant; Michelle and Michael Chrisman, property owners) (48 noticed) Staff Contact: Erika Lewit

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

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

Questions of Staff:



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

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. Staff in attendance: Planning Manager Kevin Gardiner, Senior Planner Ruben Hurin, and City Attorney Kathleen Kane.

2. ROLL CALL

Present 7 - Sargent, Loftis, Kelly, Comaroto, Gaul, Terrones, and Tse

3. APPROVAL OF MINUTES

There were no minutes to approve.

4. APPROVAL OF AGENDA

There were no changes to the agenda.

5. PUBLIC COMMENTS, NON-AGENDA

There were no Public Comments.

6. STUDY ITEMS

There were no Study Items.

7. CONSENT CALENDAR

A motion was made by Commissioner Kelly, seconded by Commissioner Terrones, to approve the Consent Calendar. The motion passed by the following vote:

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

- a. 25 Arundel Road, zoned R-1 - Application for a One-Year Permit Extension for a previously approved application for Design Review for a first and second story addition to an existing split-level house. This project is categorically exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(1). (Robert Wehmeyer, Wehmeyer Design, applicant and designer; Channing and Carrie Chen, property owners) (127 noticed) Staff Contact: Catherine Keylon
- b. 1125 Jackling Drive, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1). (James Neubert, applicant and architect; Michael Stein, property



PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

25 ARUNDEL RD

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

R-1
ZONING

PROJECT DESCRIPTION

Renovation / Addition, Amendment to a previously approved Design Review

APPLICANT INFORMATION

CHANNING CHEN

PROPERTY OWNER NAME ☒ APPLICANT?

650 704 9309

PHONE

BCWehmeyer

ARCHITECT/DESIGNER ☐ APPLICANT?

PHONE

BURLINGAME BUSINESS LICENSE #

FOR PROJECT REFUNDS - Please provide an address to which all refund checks will be mailed to:

Channing Chen

NAME

25 ARUNDEL RD BURLINGAME

ADDRESS

velochan@gmail.com

E-MAIL

3 1204 Burlingame Ave #7, Burlingame, CA

ADDRESS

E-MAIL

AFFIDAVIT OF OWNERSHIP

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 (IF DIFFERENT FROM PROPERTY OWNER)

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING COMMISSION/DIVISION.

PROPERTY OWNER'S SIGNATURE

9/20/19
DATE

AUTHORIZATION TO REPRODUCE 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

(INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

- ☐ ACCESSORY DWELLING UNIT (ADU)
- ☐ CONDITIONAL USE PERMIT (CUP)
- ☐ DESIGN REVIEW (DSR)
- ☐ HILLSIDE AREA CONSTRUCTION PERMIT
- ☐ MINOR MODIFICATION
- ☐ SPECIAL PERMIT (SP)

- ☐ VARIANCE (VAR)
- ☐ WIRELESS
- ☐ FENCE EXCEPTION

☒ OTHER: DSR Amendment

RECEIVED

MAY - 2 2019

DATE RECEIVED:

CITY OF BURLINGAME
CDD-PLANNING DIV

STAFF USE ONLY

May 1, 2019

Planning Commissioners
City of Burlingame

RECEIVED

MAY - 2 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

Dear Planning Commissioners for the City of Burlingame,

We are writing this letter in regards to certain proposed revisions related to the renovation work being performed at our primary residence at 25 Arundel Road. As background, we are a family of 4 with both kids attending Washington Elementary (4th and 1st grade). We purchased the home in March 2013 as a 2 bedroom / 1.5 bath. We have 2 kids (boy and a girl) and had our elder child (girl) sleeps in the downstairs garage which had been converted to a small studio previously. Not an ideal situation but sufficient for the past 6 years.

On May 22, 2017, the Planning Commission approved of our remodel project based on final drawings from RC Wehmeyer who had worked with us for over a year. What we have discovered since we began the work in the fall of 2018 includes the need to remedy certain aspects of our 1920s era home which we feel present clear structural and safety issues while making best efforts to carefully manage our budget and maintain some level of consistency with what was originally approved by the Planning Commissioners. Our understanding, and one which RCW had forewarned us prior to the start of the project, is that it is not uncommon to have surprises appear that ultimately require repair and/or rework, with additional costs. Items we discovered that were not originally accounted for in our scope of work with our builder but that we feel were required to be upgraded or repaired have included the following:

- I. Aged electrical distribution network and breaker box. We had an older box that required replacement to a 200 AMP main breaker box. In addition, a 200 AMP electrical box was also needed within the house in the laundry room.
- II. Lack of structural plywood between the studs of the house - when the old siding was removed, we discovered there was no plywood between the studs of the house and therefore no structural support other than the studs themselves.
- III. Lack of insulation – when the siding was removed, we also discovered there was no existing insulation between the old siding and the interior drywall.
- IV. Weak Foundation – upon demolition, it was discovered that the depth of the foundation was lacking

Our intent has always been to preserve the character and unique look of the house and to only upgrade exterior areas where needed. Certain decorative elements that were designed and ultimately approved by the Commission have always been considered by us to be 'nice-to-haves' but the discovery of other aspects of the house that desperately need repair or upgrade have forced us to re-prioritize where our efforts and budget should be focused on. All this being said, we are proposing the following revisions to our plan and hope the Commissioners will consider these to be reasonable and acceptable:

1. Removal of the belly band designed around the exterior of the house. We agree with the Commission's thoughts on having some form of vertical separation between the lower part and upper part of the front of the house. We intend to keep the new trellis above the garage which we feel accomplished this separation. The right side of the front of the house with new siding added we feel should preserve the original look and character of the house which we prefer.
2. Removal of window shutters in the back of the house. During the May 2017 meeting, the shutters were discussed with the rationale being that we planned to entertain in our backyard and our guests could find the shutters to be more pleasant than without. The original look/feel of the house did not have shutters so we don't feel inclined to add shutters simply because of the possible preferences of our potential guests.
3. Removal of the wood paneling below the bay windows at the front of the house. Again, our intent has been to preserve the look of the original house where practical. The original house lacked any sort of decorative wood paneling. Adding the wood paneling would not preserve the original look and would add additional costs, costs that we would rather dedicate to upgrading the structural integrity of the house.
4. Remove decorative wood brackets and corbels beneath the windows

Additionally, we would like to make slight adjustments to 2 exterior elements where we have chosen slightly different materials in order to ensure safety, long term durability, and lower maintenance of said items while preserving the appearances:

5. Exchanging the siding from a wood-based type of siding, replacing it with J. Hardie plank lap. This pre-colored, cement fiber compound is expected to have a longer useful life vs wood with less maintenance (will not need to be painted over time as wood or another material might require).
6. Exchanging the garage door material from a wood door, replacing it with a Clopay steel/insulated garage door. Same rationale as the siding, the Clopay garage door should withstand the elements better than wood over the long term.

We are hoping you will consider these revisions to be reasonable and hope that we can be aligned in preserving most of the original character and look of the house while making certain upgrades to ensure that the house is safe and sound for the long term. Please let us know if you have any questions and thank you for your consideration.

Best Regards,


Channing and Carrie Chen

Model CGU/CG/CD11 with SQ24 Windows.
Shown with Standard White Steel Base and
Standard White Composite Overlays,
Standard Spade Handles and Step Plates.

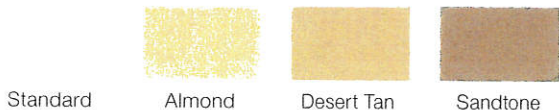
the look of WOOD the ease of STEEL®

Colors

STEEL BASE DOOR COLORS



COMPOSITE OVERLAY COLORS



Due to the printing process, colors may vary.

- * Composite overlays and steel base are available in Standard White, Almond, Desert Tan and Sandtone. Overlay and steel base colors can be mixed to achieve desired look.

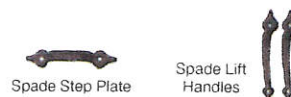
- * Coachman® Collection doors can be painted using a high-quality exterior latex paint.

IMPORTANT: When painting your door, we require use of either a pre-approved paint or paints having a Light Reflective Value (LRV) of 38 or higher. Use of other paints will void the door's warranty.

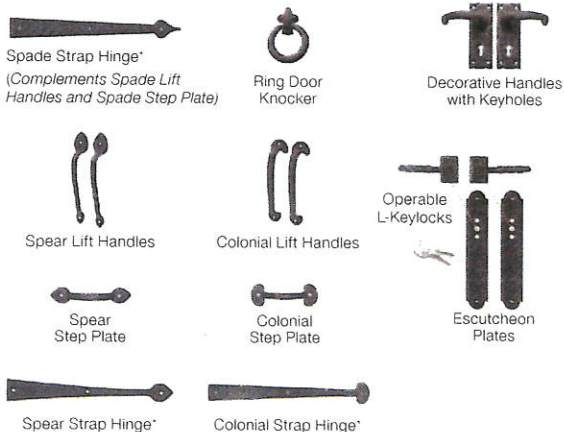
A list of pre-approved paints can be found at <http://info.garagedoors.com/lrv>

Decorative Hardware

STANDARD



OPTIONAL



*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

COACHMAN[®] collection

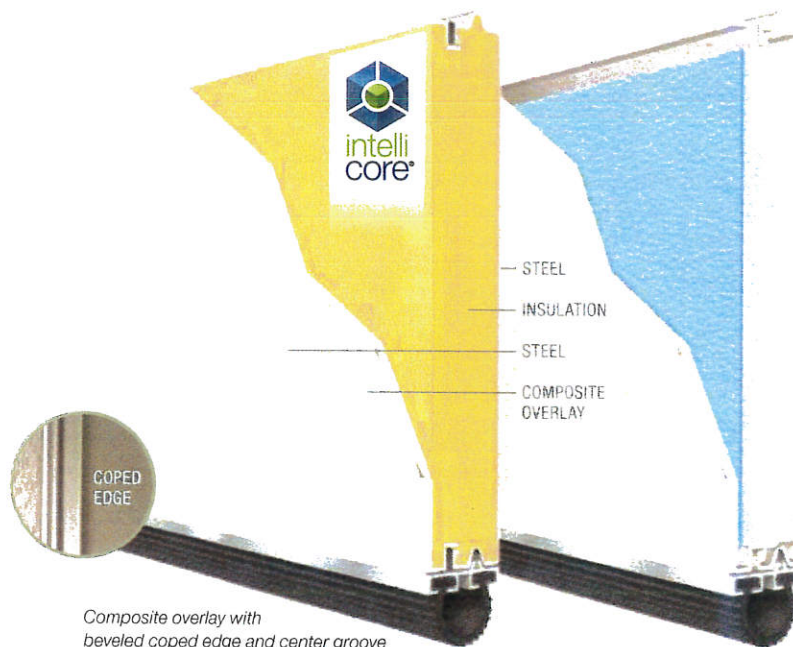
The Coachman[®] Collection gives your home classic elegance while complementing your home's architectural style. With four distinctive series, the Coachman Collection offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality—masterful in the details and innovative in design—and it's only from Clopay.

4-Layer Construction




intellcore[®]
insulation technology

Warmer. Quieter. Stronger.

Coachman[®] Collection doors featuring Intellcore[®] insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellcore[®] is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



Composite overlay with beveled coped edge and center groove creates a detailed carriage house look.

CGU MODELS		CG MODELS		CD MODELS	
	2" POLYURETHANE INSULATION		2" POLYSTYRENE INSULATION		1 3/8" POLYSTYRENE INSULATION
EFFICIENCY 18.4 R-VALUE		EFFICIENCY 9.0 R-VALUE		EFFICIENCY 6.5 R-VALUE	

Calculated door section R-value is in accordance with DASMA TDS 163

4

Unique Formulation

HZ5® and HZ10® Substrate

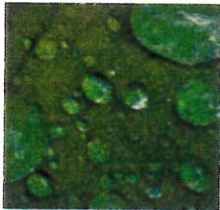
Not all fiber cement is the same. The James Hardie HZ5® and HZ10® products contain the highest quality raw materials. Our unique formulations, combined with innovative product design and manufacturing processes, create two distinct substrates. Each substrate is precisely engineered to resist moisture, cracking, shrinking and swelling in the specific region for which it is designed.

PROPRIETARY ENHANCEMENTS CREATE DURABLE JAMES HARDIE® SIDING



Perfect balance of strength and workability

Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.



Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the substrate matrix to provide durable moisture resistance.



Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



**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 Design Review Amendment to a previously approved application for Design Review for a first and second story addition to an existing split level, single family dwelling at 25 Arundel Road, Zoned R-1, Channing Freeman Chen and Carrie Robertson Chen, property owners, APN: 029-291-120;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on May 28, 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), 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 Amendment is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review Amendment 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 28th day of May, 2019, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review Amendment

25 Arundel Road

Effective **June 7, 2019**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped May 11, 2017, sheets A0.0 through L1.1, with revised elevations date stamped May 2, 2019;
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 the conditions of the Building Division's April 27, 2017 and February 13, 2017 memos, the Engineering Division's May 5, 2017 and February 17, 2017 memos, the Fire Division's February 14, 2017 memo, the Parks Division's February 21, 2017 memo, and the Stormwater Division's February 22, 2017 memo shall be met;
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, 2016 Edition, as amended by the City of Burlingame.

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review Amendment
25 Arundel Road
Effective **June 7, 2019**
Page 2

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.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 25 ARUNDEL ROAD

The City of Burlingame Planning Commission announces the following public hearing on **TUESDAY, MAY 28, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review Amendment for changes to a previously approved application for Design Review for a first and second story addition to an existing split-level house.

25 ARUNDEL ROAD zoned R-1. APN 029.291.120

Mailed: May 17, 2019

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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

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)

25 ARUNDEL ROAD
300' noticing
APN #: 029-291-120

