

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLINGAME GRANTING THE APPEAL OF CHANNING AND CARRIE CHEN AND AMENDING THE PLANNING COMMISSION'S MAY 28, 2019 DECISION ON A DESIGN REVIEW AMENDMENT FOR CHANGES TO A PREVIOUSLY APPROVED FIRST AND SECOND STORY ADDITION TO AN EXISTING SPLIT LEVEL, SINGLE-FAMILY RESIDENCE AT 25 ARUNDEL ROAD

RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BURLINGAME THAT:

WHEREAS, on February 9, 2017, Channing and Carrie Chen (property owners), filed an application for Design Review for a first and second story addition to an existing split-level, single-family dwelling with attached garage at 25 Arundel Road; and

WHEREAS, the Planning Commission considered the request at a public hearing held on May 8, 2017, and approved the project at a public hearing held on May 22, 2017, with a one-year extension granted on May 29, 2018; and

WHEREAS, on October 30, 2018, building permit number B18-0368 was issued to the property owners for construction of a first and second story addition to an existing split-level, single-family dwelling with attached garage at 25 Arundel; and

WHEREAS, on May 2, 2019, Channing and Carrie Chen, filed an application for a Design Review Amendment for changes to a previously approved first and second story addition at 25 Arundel Road; and

WHEREAS, the Planning Commission considered the Design Review Amendment request at a public hearing on May 28, 2019, and voted 4-2-1 (Commissioner Kelly and Loftis absent, Commissioner Sargent recused) to approve the removal of the belly band and the shutters, but not approve the removal of wood paneling below the bay window at the front elevation; the removal of wood brackets below the bay window on the east elevation; the change of exterior material from wood siding to fiber cement siding; or the change of garage door material from wood to steel; and

WHEREAS, the property owners filed a timely appeal of the Planning Commission's May 28, 2019 denial of their request for the change the exterior to use Hardieplank and corner boards; and

WHEREAS, the City Council conducted a public hearing to review and consider the application at its regular meeting of August 19, 2019 and, following conclusion of the public hearing, moved to grant the appeal filed by the property owners and amended the Planning Commission's May 28, 2019 Design Review Amendment decision to allow the use of fiber cement siding and corner boards; and

WHEREAS, at the August 19, 2019 public hearing the City Council directed staff to prepare a resolution memorializing the determination to the allow the use of fiber cement siding and corner boards.

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NOW, THEREFORE, IT IS RESOLVED AND DETERMINED BY THE CITY COUNCIL THAT:

Section 1. The City Council hereby amends the Planning Commission's May 28, 2019 decision on an application for Design Review Amendment for changes to a previously approved first and second story addition to an existing split level, single-family residence at 25 Arundel Road to allow the changes to include the use of fiber cement siding and corner boards, based upon the following findings:

- a) That the architectural style, mass, and bulk of the structure is being retained and features such as painted wood fascia, wood trellis above the wooden garage door, aluminum clad wood windows, composition shingle roofing, with fiber cement exterior siding and corner boards is compatible with the existing character of the neighborhood and the project may be found to be compatible with the requirements of the City's five design review criteria.
- b) That the proposed single-car garage is being restored (from a previously unpermitted garage conversion) and will have a wooden garage door with a trellis above, and complies with the off-street parking requirement for the project and exceeds the required front setback at over 50' from the front property line where 25'-0" is required by code.
- c) That the use of fiber cement siding is an environmental friendly product and is resistant to fire;
- d) That fiber cement lap siding with corner boards is consistent with the design of the house and is commonly used on homes in the vicinity of the subject property and throughout Burlingame; and
- e) That the application is retaining and restoring an existing house, and that the property owners requested permission to change the exterior material from wood siding to fiber cement siding prior to installing the materials.

Section 2. The City Council hereby grants the appeal filed by the property owners and amends the Planning Commission's May 28, 2019 Design Review Amendment decision to allow the changes to include the use of fiber cement siding and corner boards, for the project at 25 Arundel Road, subject to the following conditions:

- 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

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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.

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

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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.

Donna Colson, Mayor

I, Meaghan Hassel-Shearer, City Clerk of the City of Burlingame, certify that the foregoing resolution was adopted at a regular meeting of the City Council held on the 3rd day of September, 2019 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

Meaghan Hassel-Shearer, City Clerk