



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, August 26, 2019

7:00 PM

Council Chambers

- f. 2104 Broadway, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. (Jeanne Davis, applicant and architect; Lesley and Derek Bowler, property owners) (88 noticed) Staff Contact: Michelle Markiewicz

Commissioner Terrones was recused for non-statutory reasons.

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

Planning Manager Hurin provided an overview of the staff report.

Chair Comaroto opened the public hearing.

Jeanne Davis, Davis Architecture, represented the applicant.

Commission Questions/Comments:

- > *Is there a color you have in mind for the standing seam metal roof? (Davis: Will be bronze or a dark grey color.)*
- > *Indicate size of wood siding and batten spacing on plans; looks cheap if the spacing is too wide. (Davis: Think they're drawn with a 14-inch spacing, but will look into it.)*
- > *Did you consider doing single posts instead of double-posts at the front porch? (Davis: The porch is wider and we were trying not to make the columns too bulky; also studied other options.)*
- > *Double columns help tie in the upper floor with board and batten siding.*
- > *Light fixture above the garage is lonely and barren, perhaps an eave detail could be added above garage door to add interest to that flat plane. (Davis: Did look at a couple of options, including a metal roof with brackets and a trellis, but the owner preferred this version. Will take another look at it.)*

Public Comments:

There were no public comments.

Chair Comaroto closed the public hearing.

Commission Discussion/Direction:

- > *Don't read this design as a farmhouse, it's a completely different, more of a transformation of the split-level.*
- > *It's an advantage that the split-level has been maintained for the scale.*
- > *Not concerned about the metal roof since there is not a lot of it being proposed on this house.*
- > *Design is formed well and balanced, materials work well.*
- > *Massing is handled really well and materials blend in really nicely.*

Commissioner Sargent made a motion, seconded by Commissioner Comaroto, to place the item on the Consent Calendar when revisions have been made as directed. The motion carried by the

following vote:

Aye: 5 - Sargent, Comaroto, Tse, Gaul, and Loftis

Absent: 1 - Kelly

Recused: 1 - Terrones

DAVIS ARCHITECTURE

t 626 429 4187 jeanne@davis-arch.com
f 512 233 0673 www.davis-arch.com

August 30, 2019

City of Burlingame
Planning Division
501 Primrose Road
Burlingame, CA 94010

Re: 2104 Broadway

RESPONSE TO PLANNING COMMISSION COMMENTS FROM 8/26/19 STUDY SESSION:

1. Specify size and spacing of board and batten siding and wood horizontal siding.
Response: Vertical (board and batten) siding to have 1x3 wood battens spaced approximately 16-19" apart over smooth exterior grade panels. The horizontal siding will be 5/4" bevel, shiplap joint with 5" exposure. Batten spacing and siding exposure noted is as drawn in the exterior elevations. Both siding types will be detailed on the Permit Set.
2. Consider adding an architectural element over the garage door.
Response: The owner prefers the simplicity of the garage elevation as drawn. They like that it doesn't compete with the porch roof extension.

Please feel free to contact me with any questions or clarifications.

Sincerely,

Jeanne Davis



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- ☒ Design Review ☐ Variance ☐ Parcel #: 027-340-070
☐ Conditional Use Permit ☐ Special Permit ☐ Zoning / Other: _____

PROJECT ADDRESS: 2104 Broadway

APPLICANT

Name: Jeanne Davis

Address: 1550 Barroilhet Avenue

City/State/Zip: Burlingame, CA 94010

Phone: (626) 429-4187

E-mail: jeanne@davis-arch.com

PROPERTY OWNER

Name: Lesley and Derek Bowler

Address: 2104 Broadway

City/State/Zip: Burlingame, CA 94010

Phone: _____

E-mail: _____

ARCHITECT/DESIGNER

Name: (Same as applicant)

Address: _____

City/State/Zip: _____

Phone: _____

E-mail: _____

Burlingame Business License #: 27455

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. _____ (Initials of Architect/Designer)

PROJECT DESCRIPTION: Remodel and addition to existing two-story single-family residence.

Existing 1-car attached garage to remain. Raising first floor plate height to 9 feet and adding to (E) 2nd story.

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: 6/4/2019

I am aware of the proposed application and authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: _____ Date: 6/3/2019

Date submitted: _____

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 first and second story addition to an existing single family dwelling at 2104 Broadway, Zoned R-1, Derek and Lesley Bowler, property owners, APN: 027-340-070;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on September 9 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 9th day of September, 2019, by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption & Design Review

2104 Broadway

Effective **September 19, 2019**

Page 1

1. that the existing nonconforming wall and foundation, located within the right side setback at 2'-8 ½" where 4'-0" is required per code and measuring 33'-10 ½" in length, shall not be removed during construction; if any wall studs or foundation, or both, along the existing nonconforming length are removed during construction, either an application for a Side Setback Variance will be required to replace the wall at the same location or an application for a Design Review Amendment will be required showing compliance with current setback requirements;
2. that the structural plans will include the following note for the existing nonconforming wall and foundation: "Existing nonconforming wall and foundation to remain. No modifications to studs or foundation shall occur.";
3. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 30, 2019, sheets A0.1- A4.2 and sheets A3.1-A3.2 and A9.1 date stamped August 28, 2019;
4. 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);
5. 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;
6. 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;
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

EXHIBIT "A"

Conditions of Approval for Categorical Exemption & Design Review

2104 Broadway

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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, 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:

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: 2104 BROADWAY

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, SEPTEMBER 9, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a first and second story addition to an existing single family dwelling at
2104 BROADWAY zoned R-1. APN 027.340.070

**PUBLIC HEARING
NOTICE**

Mailed: August 30, 2019

(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)

