



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

- a. 1453 Bernal Avenue - zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (Tim Raduenz, Form + One, designer and applicant; Josh and Lisa Friedman, property owners) (122 noticed) Staff Contact: Erika Lewit

Commissioner Sargent was recused from this item because he lives within 500 feet of subject property.

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

Senior Planner Lewit provided an overview of the staff report.

There were no questions of staff.

Chair Comaroto opened the public hearing.

Josh Friedman and Tim Raduenz, Form + One, represented the applicant.

Commission Questions/Comments:

> Is there a desire to remove the Magnolia tree? (Raduenz: Yes, we have submitted an application to remove this tree. It is located on the front setback.)

> Have you looked at ways to trim the Magnolia tree and still make the design work? (Raduenz: Would point out that two other large existing trees are remaining on the adjacent lot at 1457 Bernal Avenue. Also adding a lot of new trees as noted on the landscape plan.)

> Would you reconsider the neo-classic columns along the front porch? Square columns would work better with the farmhouse style. (Raduenz: Can change columns to a square design. Also looking more closely at the gable-end vent details.)

> On proposed right elevation, columns are shown to be offset. However, on the floor plan all of the columns are in line with each other. (Raduenz: Porch columns will be in line with each other, will correct plans.)

> On left elevation, roof configuration above living room and chimney is quirky. Are you trying to bookend the first floor gables along the left side of the house? It looks quirky, not sure if it's necessary. (Raduenz: It is farmhouse style; the chimney chase will die into the roof. Was also trying to create some separation between the first and second floors.) Could extend first floor roof along the chimney enclosure and get the separation just as easily. (Raduenz: Rendering to be provided could help visualize the design intent, but will look into it.)

> Current proposal has a front door and one sidelite. Could you consider enlarging the front door or having two sidelites? (Raduenz: Current proposal is based on an inspirational photo provided by the owners. Could consider enlarging the front door, perhaps a 42-inch or 48-inch door width.)

> Railing for second floor balcony at rear of house is not shown on the left elevation. Half columns at front porch are missing on the right elevation. (Raduenz: Will be shown correctly on revised plans.)

> Should consider increasing the roof overhang above the side entrance for weather protection. (Raduenz: Will look into it.)

> The muntin pattern for the sidelite next to the front door doesn't match the muntin pattern on the windows, looks tight, perhaps a 3x1 pattern would work better. (Raduenz: Will probably eliminate the

sidelite, so it will not be an issue.)

> Board and batten siding on both floors appears to pull the house together better, rather than using horizontal siding and board and batten siding with two different types of roofing materials. (Raduenz: Worried with board and batten going out of style and looking cheap. Using wider horizontal siding makes it feel more contemporary and is why we chose to use two different siding materials.)

> Don't understand how the farmhouse style fits in Burlingame, not in support of it. A farmhouse typically sits by itself in an open area apart from other buildings. However, proposed scale and articulation helps make it fit in well with the neighborhood. Combination of horizontal siding and board and batten will work well together.

> Arborist had suggested trying to maintain the driveway along the right side of the lot. Haven't seen the proposed plans yet for the project to the right, but was wondering if the driveway on that lot will be on the right or left side. (Raduenz: Reason for placing the driveway on the left side is because the porch of the neighboring house to the left is located on the side of the house near the side property line, so the driveway provides separation between the two houses.)

> Did you consider any plans that would save the Magnolia tree? (Raduenz: Tree is located on the proposed front building setback, could move house further back but would lose six feet of the backyard, backyard space is already standard.)

> Magnolia trees grow slow and they're great trees...helps to define this block. Have been told by professional tree movers that it is possible to move trees of this size. Encourage you to look into moving the Magnolia tree closer to the street. (Raduenz: Will get an expert opinion.)

> Concerned with mix of two materials. It appears that the battens are two feet apart. You may want to consider bringing the battens closer together. Can tend to look cheap if the wrong grade plywood is used. (Raduenz: Thinking of using a deeper batten, will provide a detail.)

> What is size of horizontal siding? (Raduenz: Will be 1x8.)

Public Comments:

Carol Felacio, address not provided: Grandparents were original owners of 1457 Bernal Avenue and parents built 1453 Bernal Avenue, it was their first home after they were married. Not here to oppose the project, requested that before the homes are torn down that some mementos be saved for her.

Viktor Pochron, 1436 Bernal Avenue: Have live here for 31 years, so have seen this home for many years. There is another existing farmhouse style house across the street, which has been renovated and kept same farmhouse character. Would like to see Magnolia tree saved or moved because it is a wonderful tree. Also need to look at whether or not the existing street tree will need to be removed for the new driveway. Liked suggestion of extending roof above side entry of house, will provide protection from rain and wind. Welcomed new property owners to the neighborhood.

Tim Raduenz, applicant: Noted that they will consult with Kielty Arborist Services and Mayne Tree Expert Company to assess the feasibility of moving the tree.

Alisa Ruiz-Johnson, address not provided: Sold house to the Friedmans, their existing house has been a nice addition to Carmelita Avenue, did an incredible landscape design; they are very committed to the community; chose a local architect and building; worked with their friends who purchased the adjacent lot to propose homes that will fit in with the neighborhood. They love the trees and this block of Bernal Avenue; they really care about the community and want to build a good project.

Chair Comaroto closed the public hearing.

Commission Discussion/Direction:

> There are only a few changes to the architecture that the designer and applicant are receptive to making.

> Have benefit of a wide open front yard to accommodate equipment to relocate existing Magnolia tree.

- > *Project should move forward with some of the revisions discussed.*
- > *At first was confused with the mix of materials, but with some refinement and detailing worked out, especially the batten siding, the project can hold together.*
- > *Would like to see rendering provided for next meeting.*
- > *Would like to see Magnolia tree saved or relocated.*

Commissioner Comaroto made a motion, seconded by Commissioner Terrones, to place the item on the Regular Action Calendar when revisions have been made as directed. The motion carried by the following vote:

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

Absent: 1 - Kelly

Recused: 1 - Sargent

Form + One

4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304

E + tim@formonedesign.com

TRANSMITTAL FORM

RECEIVED

AUG 28 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

To: City of Burlingame
Subject: 1453 Bernal (Commission Comments)

From: Tim Raduenz
Date Sent: 8/28/19
Number of Pages: 1

Response to Planning Commission Comments: Based on email from Erika Lewit.

- a. **Columns Comment:** Columns have been changed to be more in style with the farmhouse styling.
- b. **Tucked Chimney:** We have reviewed but we think this really looks cool and please see the 3d to help, if the commission feels strongly we can change but I believe it's a cool detail.
- c. **Entry Door Comment:** We removed the sidelight and did a large style 42" door!
- d. **Balcony Comment:** Added the side elevations for the balcony
- e. **Board + batten Comment:** Added detail for the board and batten
- f. **Siding Comment:** 1x8 rabbited wood siding, see elevations for added note.
- g. **Overhang Comment:** Added a deeper overhang at the driveway side for a deeper cover for the side entry door.
- h. **Magnolia Tree Comment:** See attached response from Kevin Kielty and the quote from the tree remover.

To that end we believe we have an approvable project! Thank you for your review and comments.

Best,

Tim Raduenz – CGBP



Kiely Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

RECEIVED

AUG 28 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

Tim Raduenz
Form One
4843 Silver Springs Drive
Park City, UT 84098

Site: 1453 Bernal Ave., Burlingame CA (**Moving Existing Magnolia Tree**)

Dear Mr. Raduenz,

That's a pretty big magnolia tree to move. Not sure if it would survive. It would be extremely costly for a tree of that size. Call the Tree Movers or Mighty tree movers.

The information included in this memo is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kiely
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

CD/PLG-Erika Lewit

From: Tim Raduenz <tim@Formonedesign.com>
Sent: Friday, August 30, 2019 10:06 AM
To: lisa friedman; Josh F Cell
Cc: CD/PLG-Erika Lewit
Subject: FW: 1453 Bernal - Burlingame Tree

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED

AUG 30 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

See email below, Ted was at site and he is going out on vacation and not back in office till Wednesday! So hence the email!

Should be getting 1 more quote as well!

Tim Raduenz - Form+One - 415.819.0304

Park City UT / San Francisco CA / Sister Bay WI

4843 Silver Springs Drive
Park City, Utah 84098

From: Theodore Miljevich [mailto:]
Sent: Friday, August 30, 2019 11:04 AM
To: Tim Raduenz <tim@Formonedesign.com>
Subject: Re: 1453 Bernal - Burlingame Tree

Tim, thank you for the opportunity to have a chance to relocate your magnolia tree. We have relocated trees of this size in the past. Evergreen Magnolias, as a species, of this size, I would say have about a 50 / 50 chance of surviving a relocation. For a cost estimate to relocate this tree on site would be in \$75,000 range.
Looking for to helping you with this project

Ted Miljevich
ISA certified arborist 3026
Treemovers, inc

Sent from my iPhone
Have a great day !

On Aug 29, 2019, at 11:27 AM, Tim Raduenz <tim@formonedesign.com> wrote:

Hi Ted:

Sent you a request! Here is the information!

QUOTE FOR:

Just need to move 1 magnolia in the front lot and move it to near the sidewalk!



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

1453 BERNAL AVENUE

026-044-060

R1

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

DEMOLITION OF (E) STRUCTURE WITH ATTACHED GARAGE. CONSTRUCTION OF (N) 2 STORY RESIDENCE WITH DETACHED GARAGE.

APPLICANT INFORMATION

JOSH & LISA FRIEDMAN

PROPERTY OWNER NAME ☐ APPLICANT?

ADDRESS

PHONE

E-MAIL

TIM RADUENZ

4843 SILVER SPRINGS DRIVE, PARK CITY, UT 84098

ARCHITECT/DESIGNER ☒ APPLICANT?

ADDRESS

415-819-0304

TIM@FORMONEDESIGN.COM

PHONE

E-MAIL

24809

BURLINGAME BUSINESS LICENSE #

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

TIM RADUENZ

4843 SILVER SPRINGS DRIVE, PARK CITY, UT 84098

NAME

ADDRESS

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

APPLICANT'S SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

6/10/19

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

6/10/19

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)

RECEIVED

JUN 13 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

DATE RECEIVED:

STAFF USE ONLY

STAFF USE ONLY

APPLICATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU) | <input type="checkbox"/> VARIANCE (VAR) |
| <input type="checkbox"/> CONDITIONAL USE PERMIT (CUP) | <input type="checkbox"/> WIRELESS |
| <input checked="" type="checkbox"/> DESIGN REVIEW (DSR) | <input type="checkbox"/> FENCE EXCEPTION |
| <input type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> MINOR MODIFICATION | |
| <input type="checkbox"/> SPECIAL PERMIT (SP) | |

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

May 22, 2019

Tim Radunez
4843 Silver Springs Drive
Park City, Utah 84098

Site: 1453 & 1457 Bernal Avenue, Burlingame CA

Dear Mr. Radunez,

As requested on Monday, April 22, 2019, I visited the above site to inspect and comment on the trees. A new home is proposed for each site, and your concern for the future health and safety of the trees has prompted this visit. No site plans have been reviewed. Once made available they should be sent to the Project Arborist for further review.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

1453 & 1457 Bernal 5/22/19

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	London plane (<i>Platanus x hispanica</i>)	15.5	40	50/20	Fair to poor vigor, poor form, suppressed by cedar tree #3, street tree .
2P	London plane (<i>Platanus x hispanica</i>)	17.3	60	50/20	Fair vigor, fair to poor form, limbs headed, street tree .
3P	London plane (<i>Platanus x hispanica</i>)	16.7	65	50/25	Fair vigor, fair form, street tree .
4P	Deodar cedar (<i>Cedrus deodara</i>)	42.9	75	80/25	Fair vigor, fair form, large tree on site.
5P	Magnolia (<i>Magnolia grandiflora</i>)	28.7	70	40/30	Fair vigor, fair form, next to driveway.
6P	Coast live oak (<i>Quercus agrifolia</i>)	48.1	65	55/60	Good vigor, fair form, codominant at 5 feet, pruned on one side for utility line clearance, heavy into property, well maintained through pruning in past, recommended to remove irrigation under canopy and cable and prune where possible.
7*P	Buckeye (<i>Aesculus californica</i>)	20est	70	25/20	Fair vigor, fair form, 3 feet from property line fence.

P-Indicates protected tree by city ordinance (15 inches diameter or street tree of any size)

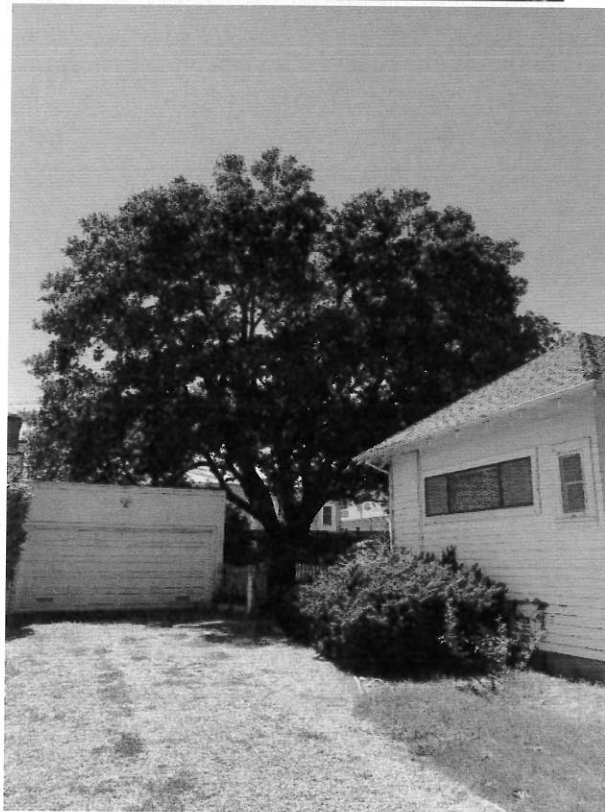
*****-Indicates tree on neighboring property



Summary:

All of the trees surveyed on site are protected trees by city ordinance. The only tree in poor condition is London plane street tree #1. This tree is heavily suppressed by the large deodar cedar tree #4. The remaining trees are in fair to good condition. Magnolia tree #5 will require significant dry season irrigation to maintain a healthy canopy. Irrigation is recommended for this tree every 2 weeks.

Showing London plane street tree #1 under canopy of large cedar tree #4

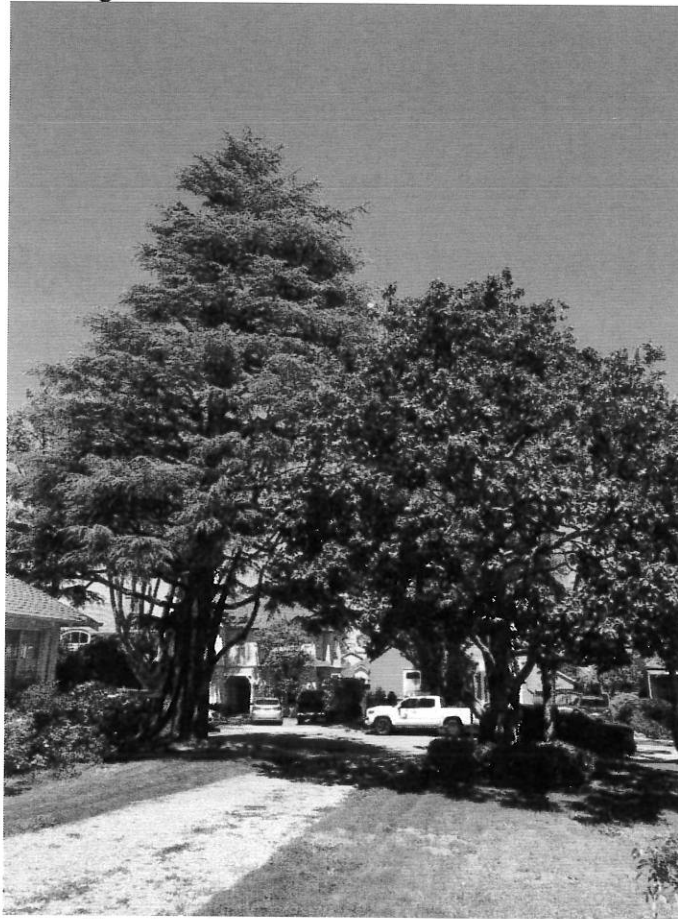


Coast live oak tree #6 is located in the back of the property near the property line. The tree has been pruned on one side for utility line clearance. The constant pruning has made for an off-balanced canopy, heavier into the property. The tree has been well maintained in the past through proper pruning (on the property side). It is recommended to use crown reduction pruning every 3 years on this tree in order to keep the tree at its current size and to reduce risk of a large branch failure. Heavy limbs are also recommended to be cabled where possible. All irrigation when underneath the dripline of this tree is recommended to be permanently suspended. Irrigation to native oak trees in the dry summer months can significantly raise risk of the oak tree developing an oak root fungus disease. This tree is well located at the back-property line fence. Excavation should stay as far as possible from the tree.

Showing oak tree #6

Construction recommendations:

A site plan has not yet been made available for these sites. A new home on each site is proposed. Currently both sites share a driveway that is between the magnolia tree #5 and cedar tree #4. The proposed driveway for the 1453 Bernal site is recommended to be placed in the same location as the existing driveway to reduce impacts to both trees. If the driveway is to be placed on the opposite side of the magnolia tree, then the magnolia tree should be removed, as excavation would have a high impact on the tree's health and stability. The new driveway will need to be constructed as close as possible to on top of grade. The existing driveway location has likely discouraged root growth due to the compaction. Root growth is expected to be more abundant in other areas than the existing driveway location. Driveway excavation should not be greater than 6 inches below grade.



Showing driveway location for both sites

The driveway for the home at 1457 Bernal is recommended to be placed on the opposite side of the property as far from the cedar tree as possible. A new driveway on this property may require the removal of a street tree. Home excavation for the 1457 Bernal site should be no closer to the cedar tree than the existing home on site. The following tree protection plan will help to reduce potential impacts to the retained trees on site. Once a site plan has been reviewed, the plan may need to be amended.

Tree Protection Plan:*Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones. On this site the entire street tree planting pits will need to be fenced off in order to protect the street tree.

Inspections

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The city of usually requires a letter stating the fencing is in place before any permits are to be granted. The site arborist must inspect the site anytime excavation work is to take place within 6 times the diameter of the protected tree on site. It is the contractors responsibility to contact the site arborist if excavation work is to take place within 6 times the diameter of the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin). All driveway demolition and excavation must be inspected and documented.

Root Cutting and Grading

Any roots to be cut shall be monitored and documented. Large roots (2" in diameter or over) or large masses of roots to be cut, must be inspected by the Project Arborist. The Project Arborist, at this time, may recommend irrigation the root zone as well as other mitigation measures when needed. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist to avoid root desiccation. The existing grade underneath the dripline of the trees shall be retained when possible. If to be changed the Project Arborist must review and give mitigation measures.

Landscape Barrier zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely, Kevin R. Kielty
Certified Arborist WE#0476A



Showing tree number locations

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST 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 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 a medicine, cannot be guaranteed.

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, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Arborist:

Kevin R. Kielty

Date:

May 22, 2019



PROTECTED TREE REMOVAL PERMIT APPLICATION



Parks & Recreation Department
850 Burlingame Avenue, Burlingame, CA 94010
(650) 558-7330

Date: 08-05-19

The undersigned owner of the property at:

Address: 1453 BERNAL AVE

hereby applies for a permit to remove or prune more than 1/3 of the canopy of the following protected tree(s):

Species: Magnolia

Location on Property Front Center of lot, its located to close to New House

Circumference: 28.7"

Work to be Performed: Removal ☒ Trim More Than 1/3 of the Crown ☐

Reason Work is Necessary: Its located to close to the new house

Is this Tree Removal Request Part of a Building Project? YES ☒ NO ☐

Note: A photograph of the tree(s) and a schematic drawing of the location of the tree(s) on the property must be submitted along with \$75.00 to: City of Burlingame. Additional documentation maybe required to support removal. Attach any documentation you may have. (Example: Report from an Independent Arborist, pictures of damaged structures, letters of concern from neighbors, etc.).

Owner (Print) Mr. + Mrs. Josh Friedman

Address

Phone

Email

PERMIT - FOR OFFICE USE ONLY

Payment Rec. _____ Payment Method _____

This permit allows the applicant to remove or prune the above listed tree(s) in accordance with the provisions of the Urban Reforestation and Tree Protection Ordinance (Municipal Code Chapter 11.06). By signing this permit, the applicant acknowledges receipt of a copy of Chapter 11.06, and agrees to comply with its provisions and all conditions listed below; and that all appeals have expired or been resolved.

OWNER SIGNATURE _____

CITY ARBORIST _____

CONDITIONS:

24 - inch box size single stem landscape tree(s) (no fruit or nut trees) will be required and may be planted anywhere on the property. If conditions are not met within the allotted time as specified in Chapter 11.06.090.(b)(5), payment of \$1200.00 for each tree into the tree replacement fund will be required.

NO replacement(s) required. Contact the Parks Division at (650) 558-7330 when removal(s) are completed.

BUILDING PROJECT: Permit ineffective until after Planning Commission review.

DATE PERMIT EFFECTIVE _____ PERMIT EXPIRES _____

DATE _____ COMPLETED _____

This work should be done by qualified tree professionals and a copy of this permit must be available at the job site at all times when work is being performed. 07/2018 revised



Project Comments – Planning Application

Project Address: 1453 Bernal Ave, zoned R-1, APN: 026-044-070

Description: Request for Design Review for a new two-story single family dwelling with detached garage.

From: Bob Disco
Parks Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

1. No existing tree over 48 inches in circumference at 54 inches form base of tree may be removed without a Protected Tree Removal Permit from the Parks Division. (558-7330).
Removal of Magnolia will only be approved if Planning Commission approves plans as proposed and does not require tree to be retained. Tree is healthy and has good structure.
2. New landscape plan is required to meet the Water Conservation in Landscape Regulations (WELO). Irrigation Plan required for Building permit.
3. Submit WELO Checklist.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

Reviewed By: BD
650.558.7333

Date: 7.17.19

Landscape ok-



14 May 2019

Mr. Kevin Gardiner, Director
Community Development Department
City Hall
501 Primrose Road
Burlingame, CA 94010

Dear Mr. Gardiner:

It is my understanding that there is no historic district designation within the residential areas of Burlingame, nor are there historic preservation guidelines to direct the alteration or replacement of older homes with new construction. Former Community Development Director Meeker therefore recommended that concerned citizens alert the City to the historic significance of residential properties throughout the city.

For this reason, I enclose a brief history of the property at 1453 and 1457 Bernal Avenue. The age of the house and the relevance of its owners to the history of Burlingame make this property worthy of consideration.

It has served as something of a local landmark and has helped to reveal the character and charm of the original town. Ideally, every effort should be made to preserve the scale, appearance and park-like atmosphere of the property which has been so carefully maintained by both of the families who lived there and so greatly appreciated by visitors and the neighbors who are fortunate enough to live nearby.

Thank you for your consideration of this matter.

Sincerely,

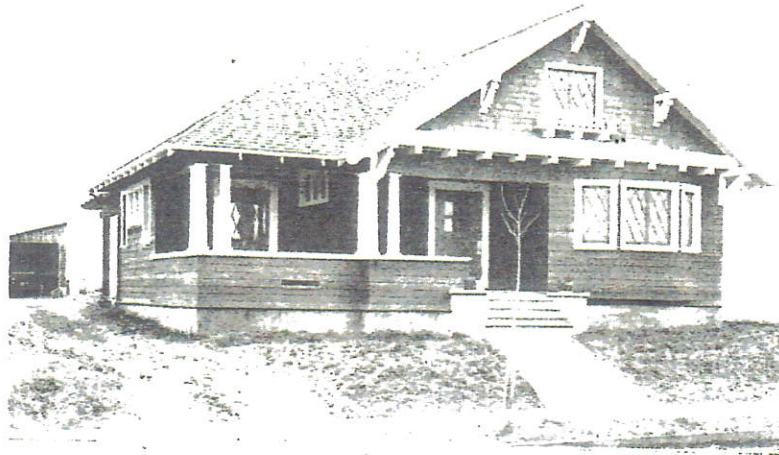


Mary Packard

cc: Mr. Ruben Hurin



1457 Bernal Avenue



Easton Additions - Real Estate Brochure
Undated - ca 1912



1453 Bernal Avenue

No early photographs are available of this house. However, no significant alterations have been made to the building that are visible from the street, and aside from some changes in landscaping and paint colors, the house is much as it was in the 1948 when it was added onto the garage of 1457 Bernal Avenue to provide a home for one of the sons of Mr. and Mrs. Tiddy.



NOTES ON THE HISTORY OF 1453 AND 1457 BERNAL AVENUE

On March 1, 1907, Adeline M. Easton and Ansel M. Easton filed plans for the Easton Addition to Burlingame No. 4, as surveyed by Nourse & Farey, Civil Engineers, with the Public Recorder of San Mateo County. By the date of the 1910 Census, April 16, 1910, the William Toothaker family was shown to have taken up residence on lots 6 and 7, block 45 of that subdivision. The Toothaker house was built on lot 6, which would be given the address 1457 Bernal Avenue when street numbering was implemented to provide residential mail delivery in 1914.

William Toothaker was a prominent citizen of Burlingame. Born in 1844 in Maine, as the Civil War progressed, he enlisted in Company A, Maine 24th Infantry Regiment on October 1, 1862 and mustered out on February 8, 1863. He re-enlisted in the Maine 2nd Light Artillery Battery on December 19, 1863 and mustered out on June 16, 1865. He married Lorian Walker in Boston on December 10, 1865. Available City Directories show that Mr. and Mrs. Toothaker were residents of San Francisco by 1868 and Voter Registration records indicate that they were residents of Easton at some point between 1900 and 1912. He was employed as a hydraulic engineer, so it was not surprising to find that he was actively engaged in the campaign for the purpose of incurring a bonded debt to provide for the acquisition, construction and completion of a system of waterworks for the City of Burlingame in 1912, serving as clerk for the election held on November 1st of that year.

He had earlier achieved local notoriety in 1908. As the owner of an extremely loud bell that he had installed on Oak Grove, he sold it to Mrs. James (Jessie) Murphy, a pioneer figure who served as the first Parks Commissioner and was a leading member of the Burlingame Woman's Club. Mr. Toothaker's bell was in turn presented it to the Burlingame Volunteer Fire Department to carry out the Woman's Club's first project, which had been the acquisition of a fire bell for the community. In an era when mass communication was challenging, Mr. Toothaker's bell was a perfect solution to the problem, since it provided a city-wide alarm that could alert fire department volunteers and other citizens to any crisis.

Two large trees adorn the frontages of 1453 and 1457 Bernal that are known to have been in place for more than three-quarters of a century and are clearly a significant aspect of the local landscape. Considering Mrs. Murphy's early acquaintance with the Toothakers, these trees may well be a part of the earliest efforts by Mrs. Murphy and the Woman's Club to promote tree planting in the City of Burlingame.

In 1913, Ethel Toothaker, 18, married Archie Tiddy, 21, and they took up residence in the Toothaker home, raising their four children there. Archie was part of the pioneer family that established Tiddy Bros. grocery store, a high-end market established in the early 1900s



SAN MATEO CO., CAL.

SUBMITTED BY NOURSE & FAREY
CIVIL ENGINEERS
167 MARKET ST. S.F. CALIF.

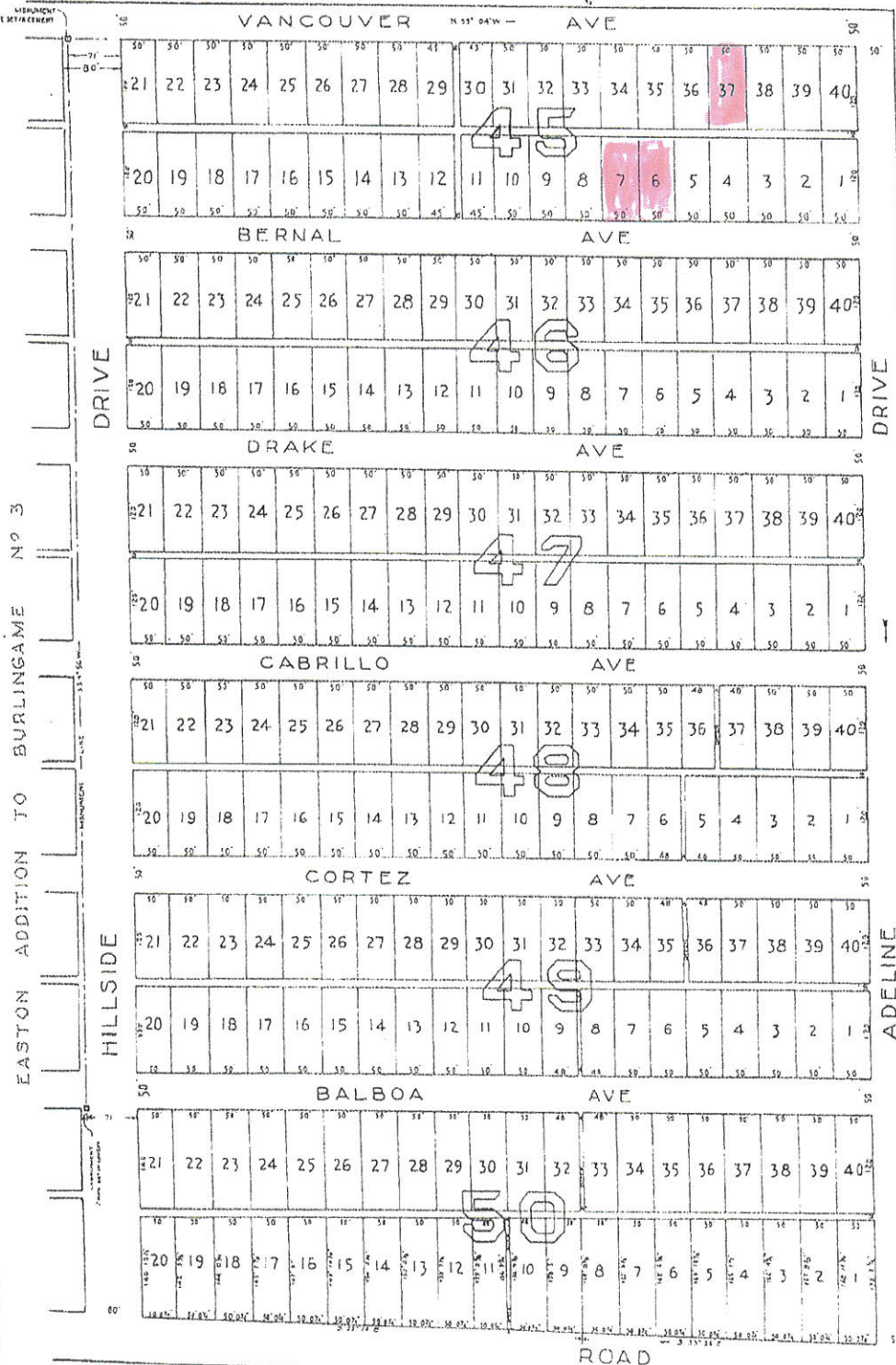
SCAL = 10000

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RECORDED IN MAP BOOK NO. 3 AT PAGE 57
J. V. NEWMAN
COUNTY SURVEYOR AND EX-OFFICIO
COUNTY CLERK
COUNTY OF YORK

UNRECORDED COPY THIS TO BE A TRUE COPY
OF AN ORIGINAL MAP RECORDED IN VOL. A
MAPS PAGE 45
SPD.com
COUNTY SURVEYOR AND EN OFFICIO

From the San Mateo County Recorder's Office



operating in multiple Burlingame locations, most notably at 1116 Burlingame Avenue, until the mid-1940s.

In the 1940s, Ethel Tiddy would regale the children in the neighborhood with stories about the early days in the area. She said that hers was the first house built in the neighborhood and told about living at 1457 Bernal Avenue when there were no other buildings visible from their front porch, just fields of tall grass and a few trees. She also talked about the streetcar that had run up and down Hillside, a story that most children found very hard to believe, since no streetcar or tracks were still in evidence in the 1940s. Photographic evidence proved both stories to be true.

Since the Easton No. 4 subdivision was not laid out until 1907 and the Easton School, which should have been visible from their house, was built in 1909, if her story was accurate, it is probable that this house was built and occupied sometime between 1907 and 1909. The 1910 Census reveals the Toothaker family was living on Bernal Avenue near Adeline Drive, and City Directories for 1912 show Ethel and her parents were living there at that time.

In 1947, Ethel and Archie began construction of the small cottage attached to the garage at the back of their property which would become 1453 Bernal Avenue. The cottage was for their son, Redick (Dick), his wife Terry and their son. Dick was born February 16, 1922 and had served in the Army Air Corps from 1943 to 1946 in the South Pacific during World War II. The cottage had a large open area on the main floor and a steep set of stairs leading up to a bedroom loft, an unusual layout at the time and one that the neighbors found fascinating as they watched the building grow.

Redick Tiddy was named for Redick Duperu, the second resident on that hilltop. The Duperu house was located at 1464 Vancouver (Lot 37, Block 45) almost directly behind the Tiddy house, and clearly the absence of other neighbors nearby created a feeling of mutual support between the two families. Following the death of Redick Duperu in 1929, his widow, Anna, was hired by Tiddy Bros. grocery store as a bookkeeper, and in 1956 she moved into the cottage at 1453 Bernal Avenue, where she continued to live until 1972. This spirit of a caring, close-knit community demonstrated by the families who first occupied these two houses lingers today and is one of the defining characteristics of the area.

Archie Tiddy died in 1958 and Ethel continued to live at 1457 Bernal until 1963. The Tiddy family continued to own the property following Ethel's death in 1967, renting the house at 1457 to Harry and Winifred Gogarty until selling it to them in 1972, at which time they assumed ownership of both lots.

Harry Gogarty was born in Castlegregory, Co. Kerry, Ireland on July 24, 1924 and graduated from Rockwell College, Co. Tipperary. He came to the United States in 1949, arriving in Boston,

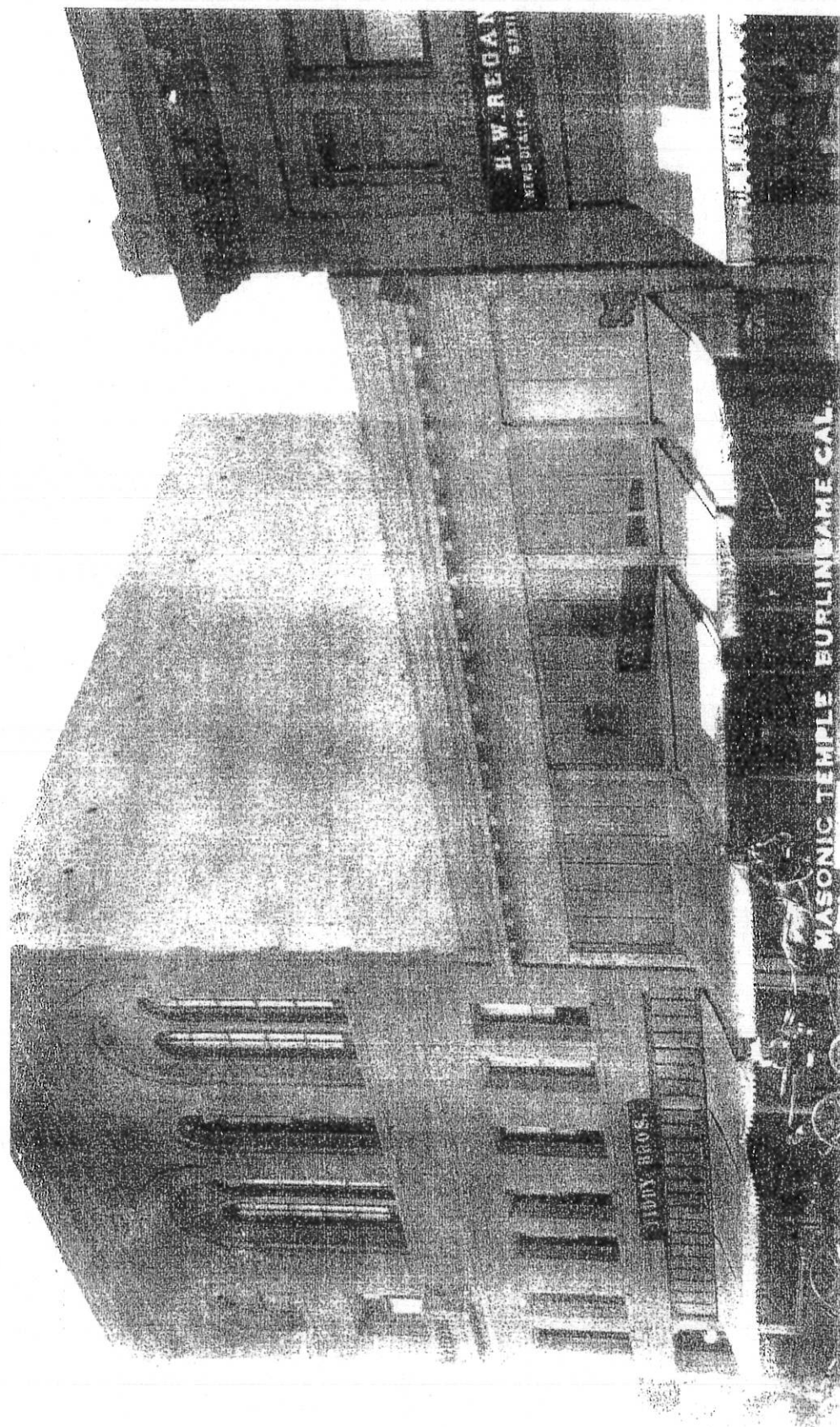


Photo ca. 1910 on Burlingame Avenue
Tiddy Bros. store situated in the Masonic Temple Building
H. W. Regan business situated in the Bank Building

From the collection of the Burlingame Historical Society

and moving on to New York and Chicago before arriving in Burlingame. Widely known and highly regarded in the area, he dedicated himself to the promotion of travel to Ireland through his 35-year career with the Irish Tourist Board. Harry and Winifred had five children that they raised here. Winifred died in 2018, having remained at 1457 Bernal following Harry's death in 2009.

As can be seen through a review of the photographs of the house taken in the early 1900s and in 2014, the general appearance of the house front has been maintained, although the front porch was glassed-in by the 1940s. The original house and the property as a whole have remained virtually unchanged and have been carefully tended by both the Toothaker/Tiddy and Gogarty families, thereby preserving some of the early character and charm of North Burlingame for more than 110 years.

1453 Bernal Ave

CD/PLG-Erika Lewit

From: Shveta Mujumdar [REDACTED]
Sent: Thursday, August 15, 2019 6:12 PM
To: CD/PLG-Erika Lewit; Tim Raduenz
Cc: Amit Mujumdar
Subject: 1453 and 1457 Bernal

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED

AUG 15 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

To Whom it May Concern:

We live at [REDACTED] and have lived here for 5.5 years. We have long since seen the 1453 and 1457 Bernal homes/lots and felt that they need to be refreshed to reflect the neighborhood. We are excited that the new owners are saving the front facade even though the house is completely outdated. We've reviewed the 3D plans and are in support of what they are doing.

Looking forward to having them in the neighborhood.

Please let me know if you have any questions.

Thanks!

Amit & Shveta Mujumdar

1453 Bernal Ave.

CD/PLG-Erika Lewit

From: Ryan S [REDACTED]
Sent: Saturday, August 17, 2019 9:42 AM
To: CD/PLG-Erika Lewit
Cc: tim@formonedesign.com; Chinar M. Starck
Subject: 1453 and 1457 Bernal

RECEIVED

AUG 17 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

To whom it may concern. My name is Ryan Starck and I am a resident of Easton Addition. The purpose of this email is to provide support for the proposed homes at 1453 and 1457 Bernal.

I am very familiar with these properties as I pass by several times per week and often visit friends in the [REDACTED] block of [REDACTED]. Furthermore, I toured the existing structures during the open house.

In short, the existing structures have outlived their useful life. The proposed design respects the setting, incorporates design elements from the existing structure and improves the continuity of the block. I was also very excited to see that the plans incorporated some of the mature trees on the site.

These are well designed homes that improve the neighborhood and respect the architectural elements that make Easton Addition unique. I strongly support these proposals and hope to see them move forward soon.

-RWS-

1453 Bernal Ave

CD/PLG-Erika Lewit

From: Eliot.Williams [REDACTED]
Sent: Tuesday, August 20, 2019 12:05 PM
To: CD/PLG-Erika Lewit
Cc: [REDACTED] tim@formonedesign.com; [REDACTED]
Subject: Property Improvement at 1453 and 1457 Bernal

RECEIVED

AUG 20 2019

Ms. Lewit:

We are residents of Burlingame's Easton Addition [REDACTED] and write in support of the proposed renovation of the structures at 1453 and 1457 Bernal. We are familiar with the land and improvements as they currently stand, and have reviewed the proposed design of the new owners. We are fully in support of the new owners' proposal. The existing structures are outdated and fail to provide a living space that is consistent with the prevailing expectations in the neighborhood, especially for families with young children.

The proposed renovation of the property preserves the charm and appeal of the old façade, integrates perfectly with the aesthetics of the neighborhood, and updates the property to be consistent with the demands of contemporary living. The new owners' proposal reflects well on their future stewardship of the property, and we respectfully recommend swift approval of their request.

Very truly yours,
-Eliot & Lisa Williams

Eliot D. Williams
[REDACTED]

Confidentiality Notice:

The information contained in this email and any attachments is intended only for the recipient[s] listed above and may be privileged and confidential. Any dissemination, copying, or use of or reliance upon such information by or to anyone other than the recipient[s] listed above is prohibited. If you have received this message in error, please notify the sender immediately at the email address above and destroy any and all copies of this message.

1453 Bernal Ave

CD/PLG-Erika Lewit

From: Jenny Broderick [REDACTED]
Sent: Wednesday, August 21, 2019 11:23 AM
To: Megan Baldwin; CD/PLG-Erika Lewit; tim@formonedesign.om
Subject: Re: House Plans

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED

AUG 21 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

To Whom it May Concern:

The purpose of this letter is to let the city know of my strong support for the proposed project at 1453 and 1457 Bernal. The project is completely in keeping with the standards of the city. In fact it provides improvements valuable to the neighborhood, such as the percentage of lot coverage and by making the house colored to blend in with the surrounding vegetation. The Baldwin Family are very desirable neighbors and Bernal Ave is the perfect street for their forever home.

Jenny Kilroy Broderick
[REDACTED]

On Tue, Aug 20, 2019 at 5:22 PM Megan Baldwin [REDACTED] wrote:

Hi and thanks so much for your help! Below you can see current house and renderings of our plans (although aesthetics such as color and the detailing in the upper gables will change, but you get general idea). After the photos are a few representative notes from neighbors. It would mean the absolute world if you could write your own letter in such spirit (email is fine, you can send to elewit@burlingame.org and cc me and tim@formonedesign.com). Thank you!!

1453 Bernal Ave

CD/PLG-Erika Lewit

From: Judy Zhong [REDACTED]
Sent: Thursday, August 22, 2019 8:21 AM
To: CD/PLG-Erika Lewit
Cc: Megan Baldwin; Tim Baldwin
Subject: 1453 and 1457 Bernal Plan

RECEIVED

AUG 22 2019

To Whom It May Concern,

CITY OF BURLINGAME
CDD-PLANNING DIV.

Hi! My name is Judy Zhong and I live at [REDACTED] in Burlingame and has lived here for 8 years. I have seen the 1453 and 1457 Bernal homes/lots and felt that they need to be refreshed to reflect the neighborhood. I am in support of what the new owners are doing.

Please let me know if you have any questions.

Thanks!

Judy Zhong

Sent from my iPhone

08.26.19 Meeting
Item 9A
1453 Bernal Avenue
Page 1 of 1

COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT

From: Brett Reynolds [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Friday, August 23, 2019 12:42 PM
To: CD/PLG-Erika Lewit <elewit@burlingame.org>
Cc: tim@Formonedesign.com
Subject: 1453 - 1457 Bernal Avenue Burlingame

RECEIVED
AUG 26 2019
CITY OF BURLINGAME
CDD – PLANNING DIV.

Hi Erika,

My name is Brett Reynolds. I am a resident of the Easton Addition () and live a couple houses away from 1453-57 Bernal. I wanted to express my support for the proposed homes at 1453 and 1457 Bernal.

My professional background is in real estate, I have been in the industry for 17 years and value complex investment assets for a living (see attached bio for a sampling of experience). Outside of my day-job as a professional valuation expert, I have been an accredited investor since the age of 30 and personally own / operate a portfolio of investment properties in San Francisco, many of which are multi-unit Edwardian and Victorian era buildings that I acquired out of foreclosure in the last recession.

I have personally toured the existing structures at 1453-57 Bernal during the open house; both structures have far exceeded their economic lives. The proposed plans and respective design elements drastically improve the continuity of our block. Two newly constructed homes will directly benefit the surrounding homes and neighborhood, it will also directly benefit our local school district which depends on property tax revenue for much of its funding. As a resident in the area and a father of two kids, I am hoping the preceding priorities do not take backseat for somewhat nuanced concerns (ex. historic resource).

Regionally, residential construction costs are amongst the highest in the nation and continue to increase at an exponential pace (in part from a pronounced shortage of skilled labor and escalating material costs fueled by trade-policies). Each additional month project approvals are delayed inevitably saddles the new home owners w/additional holding costs, escalating construction costs, and potential exposure to seasonal constraints that can further prolong project completion. Delays come at a real cost, both to the new home owners and to our community.

I am happy to discuss further over the phone or in person - my contact info is below.

Best,

Brett I. Reynolds, MAI, CCIM

.com | .com

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 new, two story single family dwelling and detached garage at 1453 Bernal Avenue, Zoned R-1, Josh and Lisa Friedman, property owners, APN: 026-044-070;

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 15303 (a) of the CEQA Guidelines, 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 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 and Design Review
1453 Bernal Avenue
Effective **September 19, 2019**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped August 28, 2019, sheets T1.0 through A9.0, and L 1.0;
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 prior to removal of the protected-size Magnolia tree on site, the applicant shall receive approval for a Protected Size Tree Removal Permit from the Parks Division;
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 for 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, 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

1453 Bernal Avenue

Effective **September 19, 2019**

Page 2

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. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
13. that 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;
14. 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
15. 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: 1453 BERNAL AVENUE

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 new, two-story single family dwelling and detached garage at

1453 BERNAL AVENUE zoned R-1. APN 026.044.070

Mailed: August 30, 2019

**PUBLIC HEARING
NOTICE**

(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)

1453 Bernal Avenue
300' noticing
APN #: 026.044.070

