



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, October 28, 2019

7:00 PM

Council Chambers

- a. 730 Crossway Road, zoned R-1 - Application for Design Review and Front Setback Variance for a new two-story single family dwelling and detached garage. (Wehmeyer Design, applicant and designer; Leslie Macchia, property owner) (167 noticed) Staff Contact: Michelle Markiewicz

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

Senior Planner Keylon provided an overview of the staff report.

There were no questions of staff.

Chair Comaroto opened the public hearing.

Rob Wehmeyer, represented the applicant.

Commission Questions/Comments:

> *Variance application notes that the rear of the lot was reduced by 20 feet at some point. Don't think we should ignore the fact that you're maintaining the front wall of the house in the existing location and building on it. Project is defined as new construction based on how much you're doing. (Wehmeyer: Front wall will be new construction.). If project were forced to comply with the average front setback, wall would have to be torn down as well and the entire house would need to be pushed back.*

> *Should consider using stucco or brick for water table to provide a more substantive base; then you wouldn't have wood siding that's almost touching the ground. Could also be the concrete footing. (Wehmeyer: It is something we considered and discussed, but eliminated it for budgetary purposes. It's a good point, will consider it.)*

> *Had the same reaction about the base below the wood water table, it seemed like it wanted to be stone or something rustic since you've gone with the board and batten siding.*

> *Wondering if there's too much board and batten siding and if it's visually stretching the building height, especially on the east and west sides. Should consider some articulation in another material. (Wehmeyer: Can take a look at it. House next door on the left is so big and tall that we weren't quite as worried about how that came out, but we can take a look at using different materials.)*

> *Can you consider adding a vent on the first floor gable at the front of the house? Would help to break up the linear lines. (Wehmeyer: Make sense, will consider it.)*

Public Comments:

There were no public comments.

Chair Comaroto closed the public hearing.

Commission Discussion/Direction:

> *Think that the house looks nice, but am concerned with the front setback variance. Existing house is softened by the landscaping at the front, however house is close to the sidewalk, and it is only a single*

story house. The proximity to the sidewalk is going to be exacerbated by adding a second story, and that being so close as well. In essence, this is a new house, so if we were reviewing this as a new house would we allow this? Don't know that we would. There is an argument in the application that this would allow the applicant to have a house in kind with the neighbors, however it is a smaller lot and smaller lots get smaller houses, it's the way the guidelines and design parameters are set up. Not in support of the variance for the front setback, but I do like the design of the house.

> There are varying setbacks on this block. Existing house has a 15-foot front setback, but it is a small portion of the house, and the application includes moving the entire house to the front, so think it's going to be more imposing on the street.

> Have a different take on the variance. This particular lot is distinctly unique because the rear of the lot was reduced by 20 feet for whatever reason. The house is smaller because they're limited in terms of FAR and they're not asking for special considerations for lot coverage or FAR. They are maintaining some existing portions of the front wall, and they're stepping the second floor back as required for a typical standard setback. Think that there is something fairly exceptionally and unique about the property, so I am more accepting of the variance application the way it has been presented because of the unique aspects of the rear of the property.

> House is placed as far back as it can be given the tight turnaround space between the house and detached garage.

> Majority of the front elevation is experienced at the first floor, given that the second floor massing is stepped back. Is a nicely designed project and there is a nice floor plan developed with it, so for all those reasons can support this project and the variance request.

> Worried that if we force the building back the garage would become attached, which I think is not the best solution. Think the house pushed back slightly with an attached garage filling the entire lot is less desirable. The lot size having been changed over the years has made it difficult to fit in properly in the neighborhood.

> If we were not to approve the variance, don't see that the logical conclusion is an attached garage because it would be easy to slightly revise the floor plan to increase the back up space for the garage; the garage is oversized so that would be one way to increase the backyard space.

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

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

Nay: 1 - Gaul

Absent: 1 - Kelly

November 6th, 2019

Ms. Markiewicz, City of Burlingame Planning Division

RE: Macchia Residence

Project Address: 730 Crossway Road

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

Date of Plans: July 3rd, 2019

Revised: November 6th, 2019

Dear Michelle,

Please find below our written response to the comments from the Planning Commission Meeting that occurred on Monday, October 28th, 2019 regarding the proposed new two-story single-family dwelling with a detached garage at 730 Crossway Road.

The planning commission was concerned with the fact that the board and batten siding continued all the way to the ground because it felt like the house lacked a “base”. So, in response, we added brick to the base of the house to “ground” it. We added brick around the entire circumference of the house and at the front porch. However, we kept the rear and side porches wood.

Another point discussed during the Planning Meeting was adding a gable vent to the gable at the front entry. The front entry gable does not have a vent because it is an open gable all the way back to the front wall of the house. We intend to keep the gable open, so we have not added a vent. However, we had made sure that every closed gable end of the proposed roof has the triangular roof vent.

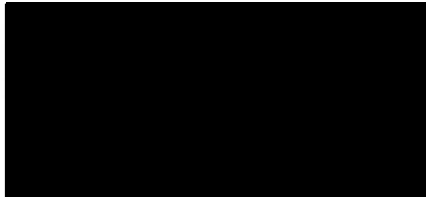
There was a lot of discussion about the proposed front setback as compared to the average front setback on the street when discussing the Variance for the Front Setback. We have updated the Front Setback Calculations on A2.4 to show the measurements from the property line to the first covered project of the house, for all the houses on the subject block. This is for the commissioners’ reference when reviewing the Front Setback Variance.

Additionally, there was discussion about the board and batten making the house look more vertical along the side elevations. We have included with our resubmittal an exterior rendering of the proposed residence to give a better understanding of the impression that the vertical pieces of siding would have on the elevations. We believe when considered in this context the effect not as impactful as how it looks in the elevation drawings.

RC Wehmeyer | Design | Build
1204 Burlingame Avenue Suite 7
Burlingame, CA 94010

I believe this addresses all of the comments from the October 28th, 2019 Planning Commission Meeting. Upon your review, feel free to contact me directly with any questions that you may have or if there is anything additionally you may need please do not hesitate to ask.

Best Regards,



Robert C. Wehmeyer, PBD AIBD

Wehmeyer Design



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

730 CROSSWAY ROAD

PROJECT ADDRESS

029-051-270
ASSESSOR'S PARCEL # (APN)

R-1
ZONING

PROJECT DESCRIPTION

NEW CONSTRUCTION SINGLE FAMILY TWO STORY
RESIDENCE AND NEW DETACHED SINGLE CAR
GARAGE

APPLICANT INFORMATION

LESLIE MACCHIA

PROPERTY OWNER NAME ☐ APPLICANT?

WEHMEYER DESIGN

ARCHITECT/DESIGNER ☐ APPLICANT?

(650) 340-1055

PHONE

29217

BURLINGAME BUSINESS LICENSE #

730 CROSSWAY ROAD

ADDRESS

E-MAIL

1204 BURLINGAME AVE SUITE 9

ADDRESS

rob@rwehmer.com; katrina@rwehmer.com

E-MAIL

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

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY

AGENT FROM PROPERTY OWNER

DATE

7/10/19

APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

DATE

7/9/19

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: _____

RECEIVED

JUL 10 2019

DATE RECEIVED:

CITY OF BURLINGAME
CDD-PLANNING DIV

STAFF USE ONLY



**CITY OF BURLINGAME
VARIANCE APPLICATION**

730 Crossway Road Front Setback Variance

RECEIVED

AUG 22 2019

CITY OF BURLINGAME
PLANNING DIV

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

a. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.

Front setback requirements are determined by the average front setback of all the properties on the block on the same side of the street as the subject property. All of these lots are 130 feet deep. However, 730 Crossway had the rear 20 feet of the lot sold to the property behind them, 761 Willborough. This means 730 Crossway is the only lot on the street with a depth of 110 feet instead of 130 feet. If the client is required to comply with a block average front setback and push the house back 5'-0" from the property line, the rear yard of the property will be more severely limited than any other house on the street.

b. Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.

The variance is required in order for the client to be able to expand their house in kind with their neighbors. Requiring the house to be pushed back 5'-0" would greatly limit the open space at the rear of the property that is already 20'-0" shallower than the yards that all of the neighbors enjoy.

c. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.

The proposed location of the first floor setback will have no impact on the surrounding properties or the public health and safety as we are proposing to maintain the location of the existing first floor wall as the front setback for the first floor.

d. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?

Propose project is two-story single family residence with a detached garage. This is typical in a neighborhood where many of the existing single-story houses have received additions over the years. Most are now two-story. We are retaining aspects of the original character of the house by using the existing window styles and shutter details. We are also in-line with the traditional character of the neighborhood.

RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW, & VARIANCE

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 and Variance for a new, two story single family dwelling and detached garage at 730 Crossway Road, zoned R-1, Leslie Macchia, property owner, APN: 029-051-270;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on November 25, 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 and Variance are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Variance 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 25th day of November, 2019 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Variance
730 Crossway Road
Effective **December 5, 2019**
Page 1

1. that project shall be built as shown on the plans submitted to the Planning Division date stamped November 14, 2019, sheets A.0.0 through A.5.0, sheets A9.0 and L1.1, and Site Survey stamped March 1, 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 first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director; 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;
5. 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;
6. 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;
7. 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;
8. 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:

9. 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;
10. 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

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Variance

730 Crossway Road

Effective **December 5, 2019**

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;

11. 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
12. 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: 730 CROSSWAY ROAD

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, NOVEMBER 25, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and Front Setback Variance for a new two-story single family dwelling and detached garage at **730 CROSSWAY ROAD** zoned R-1. APN 029.051.270

**PUBLIC HEARING
NOTICE**

Mailed: November 15, 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)

730 Crossway Road
300' noticing
APN #: 029.051.270

