



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, January 13, 2020

7:00 PM

Council Chambers

- a. 737 Linden Avenue, zoned R-2 - Application for Design Review and Lot Split for construction of a new, two-story duplex on each new proposed lot. (James Chu, Chu Design Associates, Inc., applicant and designer; 737 Linden LLC, property owner) (77 noticed) Staff Contact: 'Amelia Kolokihakau'fisi

Attachments: [737 Linden Ave - Staff Report](#)

[737 Linden Ave - Attachments](#)

[737 Linden Ave - Plans](#)

Comaroto recused.

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

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

Questions of staff:

> Why is there a CUP application in the packet? (Gardiner: Unclear.)

Secretary Terrones opened the public hearing.

James Chu, Chu Design Associates, represented the applicant.

Commission Questions/Comments:

> Can the location of air conditioning units be shown on the plans? (Yes.) Also where the electrical will be? (Yes.)

> Could the architecture work as a duplex, rather than having a dip between to make it look like separate units? (To be a duplex it must be connected.)

> Could there be consideration of something other than spanish? There is not spanish in the neighborhood, it is mostly four-sqaure. (Can talk to owner.)

> Could something be done to the front yards so they can act more like back yards? (Can look at it. Front courtyards perhaps.)

> Understands the interest in differentiating the designs, but does not see rationale for spanish.

Public Comments:

James Evans: PG&E required the electrical boxes on the project down the street. Concern with the layout it will be too dominant with the street, with the positioning of the driveways.

Chu: The driveways are situated consistent with the houses to each side. Will impact the neighbors less.

Chair Comaroto closed the public hearing.

Commission Discussion/Direction:

- > *Satisfied with the driveways, as it matches the pattern and respects the neighborhood.*
- > *Seems to be working too hard trying to look like four different houses. But does not feel strongly about it, seems a bit fussy.*
- > *OK with duplexes look like duplexes. If the intent was to make it more approvable, it is not necessary. If it would be more simple to build with a more simplified approach, it could be supported.*
- > *The area already has a number of duplexes, and can support more.*
- > *OK with the duplex appearance, but the spanish approach should be revisited.*
- > *OK with four different styles, but not spanish.*



APPLICATION TO THE PLANNING COMMISSION

Type of application:

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

PROJECT ADDRESS: 735-741 LINDEN AVE

APPLICANT

Name: CHU DESIGN ASSOCIATES, INC.

Address: 55 W. 43RD AVE.

City/State/Zip: SAN MATEO, CA 94403

Phone: 650-345-9286 x104

E-mail: james@chudesign.com

PROPERTY OWNER

Name: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ARCHITECT/DESIGNER

Name: JAMES/ CHU DESIGN ASSOCIATES, INC.

Address: 55 W. 43RD AVE.

City/State/Zip: SAN MATEO, CA 94403

Phone: 650-345-9286 x104

E-mail: james@chudesign.com

Burlingame Business License #: 22684

RECEIVED

SEP 12 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

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. JC (Initials of Architect/Designer)

PROJECT DESCRIPTION: DEMO EXISTING TWO EXISTING SINGLE FAMILY DWELLINGS AND ONE DETACHED GARAGE.
REBUILD NEW TWO DUPLEX (TOTAL OF 4 UNITS) AND ATTACHED GARAGE. NEW LANDSCAPE FOR ENTIRE LOT.

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: James Chu

Digitally signed by James Chu
DN: cn=James Chu, o=Chu Design Associates, Inc., email=james@chudesign.com, c=US
Date: 2019.08.21 13:33:45 -0700

Date: AUGUST 21, 2019

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

Property owner's signature:

Date: AUGUST 21, 2019

Date submitted: _____

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW,
AND LOT SPLIT**

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 Tentative Map for Lot Split for construction of a new, two-story duplex on each new proposed new lot at 737 Linden Avenue, Zoned R-2, 737 Linden LLC, property owner, APN: 029-055-050;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on January 27, 2020, 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:

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 (b), which states that construction of a limited number of new, small facilities or structures including a duplex or similar multi-family residential structure, totaling no more than four dwelling units is exempt from environmental review, is hereby approved.

1. Said Design Review and Lot Split are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Lot Split are set forth in the staff report, minutes, and recording of said meeting.
2. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chairperson

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 27th day of January, 2020 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Lot Split
737 Linden Avenue
Effective **February 6, 2020**
Page 1

The Planning Commission is also asked to consider making a recommendation regarding the following requests to City Council:

- Tentative Map for a lot split of portion of Lot 6, Map of Corbitt Ranch Subdivision at 737 Linden Avenue.

The Planning Commission shall make its decision upon such consideration as, but not limited to, the following:

- (a) Recommendations of the city engineer;
- (b) Compatibility of proposed lots to pattern of existing lots in the neighborhood; reverse corner lots or key lots shall not be introduced into a neighborhood where such lots do not now exist;
- (c) Accessibility to safety services. The commission may consider grade of access roads or easements and require that such grade is not excessive or beyond the capacity to traverse by safety equipment;
- (d) Proposed grading and contours of the finished sites. The commission may require as a condition that the finished contour of the building site or sites reasonably conform with the neighborhood pattern where such pattern exists;
- (e) Compliance with creek lot requirements set forth in Section 26.08.075.

At the public hearing the following conditions should be considered for the project:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped January 17, 2020, sheets A.1 through A.6.2, N.1, L1.1, L2.1, and sheet 1 of 1 of the Tentative Map;
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 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;
5. 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;
6. that prior to issuance of a building permit for construction of the project, the project

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Lot Split

737 Linden Avenue

Effective **February 6, 2020**

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;

7. 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;
8. 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;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at the 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:

10. 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;
11. 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;
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 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: 737 LINDEN AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JANUARY 27, 2020 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

**PUBLIC HEARING
NOTICE**

Application for Design Review and Lot Split for construction of a new, two-story duplex on each new proposed lot at
737 LINDEN AVENUE zoned R-2. APN 029.055.050

Mailed: January 17, 2020

(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)

The map displays a residential area with the following streets and house numbers:

- Top Streets (North-South):**
 - 1004, 1006, 1012, 1016, 1020, 1024, 1028, 1032, 1036, 1040, 1044, 1048, 1052, 1056, 1060, 1064, 1068, 1072, 1076, 1080, 1084, 1088, 1092, 1096, 1100, 1104, 1108, 1112, 1116, 1120, 1124, 1128, 1132, 1136, 1140, 1144, 1148, 1152, 1156, 1160, 1164, 1168, 1172, 1176, 1180, 1184, 1188, 1192, 1196, 1200, 1204, 1208, 1212, 1216, 1220, 1224, 1228, 1232, 1236, 1240, 1244, 1248, 1252, 1256, 1260, 1264, 1268, 1272, 1276, 1280, 1284, 1288, 1292, 1296, 1300, 1304, 1308, 1312, 1316, 1320, 1324, 1328, 1332, 1336, 1340, 1344, 1348, 1352, 1356, 1360, 1364, 1368, 1372, 1376, 1380, 1384, 1388, 1392, 1396, 1400, 1404, 1408, 1412, 1416, 1420, 1424, 1428, 1432, 1436, 1440, 1444, 1448, 1452, 1456, 1460, 1464, 1468, 1472, 1476, 1480, 1484, 1488, 1492, 1496, 1500, 1504, 1508, 1512, 1516, 1520, 1524, 1528, 1532, 1536, 1540, 1544, 1548, 1552, 1556, 1560, 1564, 1568, 1572, 1576, 1580, 1584, 1588, 1592, 1596, 1600, 1604, 1608, 1612, 1616, 1620, 1624, 1628, 1632, 1636, 1640, 1644, 1648, 1652, 1656, 1660, 1664, 1668, 1672, 1676, 1680, 1684, 1688, 1692, 1696, 1700, 1704, 1708, 1712, 1716, 1720, 1724, 1728, 1732, 1736, 1740, 1744, 1748, 1752, 1756, 1760, 1764, 1768, 1772, 1776, 1780, 1784, 1788, 1792, 1796, 1800, 1804, 1808, 1812, 1816, 1820, 1824, 1828, 1832, 1836, 1840, 1844, 1848, 1852, 1856, 1860, 1864, 1868, 1872, 1876, 1880, 1884, 1888, 1892, 1896, 1900, 1904, 1908, 1912, 1916, 1920, 1924, 1928, 1932, 1936, 1940, 1944, 1948, 1952, 1956, 1960, 1964, 1968, 1972, 1976, 1980, 1984, 1988, 1992, 1996, 2000, 2004, 2008, 2012, 2016, 2020, 2024, 2028, 2032, 2036, 2040, 2044, 2048, 2052, 2056, 2060, 2064, 2068, 2072, 2076, 2080, 2084, 2088, 2092, 2096, 2100, 2104, 2108, 2112, 2116, 2120, 2124, 2128, 2132, 2136, 2140, 2144, 2148, 2152, 2156, 2160, 2164, 2168, 2172, 2176, 2180, 2184, 2188, 2192, 2196, 2200, 2204, 2208, 2212, 2216, 2220, 2224, 2228, 2232, 2236, 2240, 2244, 2248, 2252, 2256, 2260, 2264, 2268, 2272, 2276, 2280, 2284, 2288, 2292, 2296, 2300, 2304, 2308, 2312, 2316, 2320, 2324, 2328, 2332, 2336, 2340, 2344, 2348, 2352, 2356, 2360, 2364, 2368, 2372, 2376, 2380, 2384, 2388, 2392, 2396, 2400, 2404, 2408, 2412, 2416, 2420, 2424, 2428, 2432, 2436, 2440, 2444, 2448, 2452, 2456, 2460, 2464, 2468, 2472, 2476, 2480, 2484, 2488, 2492, 2496, 2500, 2504, 2508, 2512, 2516, 2520, 2524, 2528, 2532, 2536, 2540, 2544, 2548, 2552, 2556, 2560, 2564, 2568, 2572, 2576, 2580, 2584, 2588, 2592, 2596, 2600, 2604, 2608, 2612, 2616, 2620, 2624, 2628, 2632, 2636, 2640, 2644, 2648, 2652, 2656, 2660, 2664, 2668, 2672, 2676, 2680, 2684, 2688, 2692, 2696, 2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2744, 2748, 2752, 2756, 2760, 2764, 2768, 2772, 2776, 2780, 2784, 2788, 2792, 2796, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832, 2836, 2840, 2844, 2848, 2852, 2856, 2860, 2864, 2868, 2872, 2876, 2880, 2884, 2888, 2892, 2896, 2900, 2904, 2908, 2912, 2916, 2920, 2924, 2928, 2932, 2936, 2940, 2944, 2948, 2952, 2956, 2960, 2964, 2968, 2972, 2976, 2980, 2984, 2988, 2992, 2996, 3000, 3004, 3008, 3012, 3016, 3020, 3024, 3028, 3032, 3036, 3040, 3044, 3048, 3052, 3056, 3060, 3064, 3068, 3072, 3076, 3080, 3084, 3088, 3092, 3096, 3100, 3104, 3108, 3112, 3116, 3120, 3124, 3128, 3132, 3136, 3140, 3144, 3148, 3152, 3156, 3160, 3164, 3168, 3172, 3176, 3180, 3184, 3188, 3192, 3196, 3200, 3204, 3208, 3212, 3216, 3220, 3224, 3228, 3232, 3236, 3240, 3244, 3248, 3252, 3256, 3260, 3264, 3268, 3272, 3276, 3280, 3284, 3288, 3292, 3296, 3300, 3304, 3308, 3312, 3316, 3320, 3324, 3328, 3332, 3336, 3340, 3344, 3348, 3352, 3356, 3360, 3364, 3368, 3372, 3376, 3380, 3384, 3388, 3392, 3396, 3400, 3404, 3408, 3412, 3416, 3420, 3424, 3428, 3432, 3436, 3440, 3444, 3448, 3452, 3456, 3460, 3464, 3468, 3472, 3476, 3480, 3484, 3488, 3492, 3496, 3500, 3504, 3508, 3512, 3516, 3520, 3524, 3528, 3532, 3536, 3540, 3544, 3548, 3552, 3556, 3560, 3564, 3568, 3572, 3576, 3580, 3584, 3588, 3592, 3596, 3600, 3604, 3608, 3612, 3616, 3620, 3624, 3628, 3632, 3636, 3640, 3644, 3648, 3652