



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, December 9, 2019

7:00 PM

Council Chambers

- c. 3016 Arguello Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single family dwelling. (Kim Yee Lee and Seow Hui Yeoh, applicant and property owners; Ha Nguyen, HN+Designs, designer) (84 noticed) Staff Contact: 'Amelia Kolokihakaufisi

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.

Ha Nguyen, represented the applicant.

Commission Questions/Comments:

- > *What is the second floor plate height? (Nguyen: Second story plate height is 9 feet.)*
- > *Looks like your roof plan is not matching up to your elevations, roof plan indicates that the slope of the roof is 8:12 and elevations are reflecting 6:12. (Nguyen: Originally we proposed 8:12, but we changed it to 6:12 based on discussions with the design review consultant.)*
- > *What is the dimension of your vertical siding? (Nguyen: Siding is 1x6.)*
- > *It appears that the windows in the music room don't comply with egress requirements. (Nguyen: Owners don't anticipate using the music room as a bedroom; owner requested that windows be placed high on the wall to accommodate music equipment). If music room qualifies as a bedroom, then windows will need to comply with egress requirements.*
- > *There is a large window over the tub in the master bathroom overlooking the street. Is it your intention to have a large window there or is it going to be glazed with obscured glass? (Nguyen: Yes, that was our intention, think bottom portion of the window will contain obscured glass.)*
- > *Make sure plans clearly show the existing and proposed first and second floor plate heights.*
- > *Consider bringing down the second floor plate height.*
- > *Think it's a nice design, but there are a couple of places that are a little odd. Front and rear elevations are nice and seem inviting, but the two side elevations are not quite as nice, they seem very utilitarian. Second floor seems top heavy...maybe it's the way it's drawn, not sure.*
- > *Did you consider adding a window along the left side of the house in the garage or kitchen, or both? It seems like a blank brick wall there.*
- > *Right side elevation seems very orderly until you get to the front of the building where the windows just stop and there are two floors of blank wall, seems as though there's nothing going on inside. (Nguyen: This is because these rooms have windows at the front of the house, owner would like a place to display artwork along this wall.) Need to think about the composition of the outside, it's a balance between what's happening on the inside of the room and how that affects the outside, seems very utilitarian.*
- > *Would be helpful to have a color rendering included when the project returns. Think it can be a really handsome house based on the fact you're proposing gray brick, gray siding and ebony colored windows.*
- > *The other element that's leading to it being vertical and top heavy are the windows on the second floor being the same size as the windows on the first floor. Window are large on the first floor, which is great,*

however the windows on the second floor are too large. Should provide hierarchy by making second floor windows smaller, would also help the second floor to settle down a bit more

> There are a number of skylights proposed and they appear to be flat. Will the skylights be flat glass as opposed to acrylic? (Nguyen: Yes, that's correct.)

> Will the exterior siding be 1x6 with a v-groove? (Nguyen: Will be either tongue-and-groove or shiplap.) Will it have a v-groove detail? (Nguyen: Yes, it will have a groove.)

> There is a fireplace shown in the living room, but the elevations don't shown a chimney or venting. (Nguyen: It is a direct vent fireplace, so there will be a vent on the exterior wall).

> Noticed on your plan that the proposed windows are fiberglass. Do you have a manufacturer? (Nguyen: It will be a Marvin Fibrex window.)

Public Comments:

Howard Joe, 3024 Arguello Drive: Have concerns with the proposed project. Would like views preserved, especially from the second story room facing the street and adjoining the subject property. Also concerned about impacts on natural light from the proposed project. Expect some impact, but don't want it done in such a way that it changes my living style. Is there any possibility to have story poles installed so we can have an idea of what it would look like? Concerned with impacts on privacy, second story will be looking in my dining room and living room, what kind of provisions can be put in place in order to protect my privacy? Lastly, not sure the proposed house fits into the neighborhood given its size. My two-story house is 2,600 square feet and there are similar two-story houses in the neighborhood, but nothing as large as what is being proposed.

Bill (last name not provided), 3008 Arguello Drive: Have many concerns with the proposed project. Proposed footprint is way larger than any other houses in neighborhood. My house steps down approximately four feet from them. Have my two daughters and their windows face towards the proposed house. Most of the houses that are two story in the neighborhood have windows only on one side. In my house, we have windows facing up the hill, on our downhill side we have no windows. The neighbors next to us have windows facing up, but none facing down. This is common throughout the neighborhood. Daughters' room will have no sunlight or privacy because the proposed windows are probably five or six feet above the only window in her room, that's the only view they'll have. Concerned with loss of privacy and sunlight in the winter time, proposed house will block everything. We haven't seen any artist rendering of what the house is going to look like. Concerned with metal fence and gate proposed along the front of the property, would not be consistent with what's in the neighborhood. Also concerned with the number of the rooms proposed in the house, seven seems a bit excessive, wonder how honest they are about what the house is going to be use for. From what I understand, it's going to be husband and wife and two kids. However, we've had neighbors who were renting out bedrooms, they had ten people living in the house with many cars parked on the street. Concern about the size of the house, impacts on sunlight and views. Would like to know if they going to soundproof the music room, don't want to hear music in the middle of the night. Concerned that it's going to be a short term rental house or a house with multiple families. Am happy to have a similar house to the those currently in neighborhood, a two story would be more than welcome, but not something that is this large and inconsistent with the neighborhood.

Chair Comaroto closed the public hearing.

Commission Discussion/Direction:

> In walking the neighborhood, this house doesn't appear to be larger than any of the others. Think the design is relatively cohesive, think it needs a few tweaks we as we've already discussed, but think the style matches the neighborhood.

> Oddly enough, there are a number of metal roofs in the neighborhood, they're not just standing steel metal. Think the project can move forward, it just needs a little refinement.

> Once the plate height is brought down on the upper floor and the building is slightly shorter, it will fit into the neighborhood pretty well.

- > Understand neighbor's concerns with regards to privacy, however there's no right to privacy, so all we can do is suggest good neighborly consideration. Doesn't matter if this is an owner occupied or speculative house, we don't have the right to ask that, nor can we project what might happen in the house.
- > Should reconsider the fence and gate at the front of the property, shouldn't be a project that feels walled off because none of the other houses in the neighborhood feel walled off.
- > Think the second floor plate heights need to be reconsidered, think it would help if the height came down to 8 feet. You could still get volume on the second floor with vaulted ceilings.
- > Story poles should be installed because we need to fully understand what the massing impacts could be on both side neighbors and the neighborhood in general.
- > Need a better landscape plan, can't understand what some of the big blocks are trying to represent.
- > Should consider meeting with your neighbors to discuss location of proposed windows in relation to the neighbors' daughter's bedroom, perhaps something can be adjusted to resolve that issue.

Commissioner Terrones made a motion, seconded by Commissioner Tse, to place the item on the Regular Action Calendar when plans have been revised as directed and story poles have been installed and certified. The motion carried by the following vote:

Aye: 6 - Kelly, Comaroto, Terrones, Tse, Gaul, and Loftis

Absent: 1 - Sargent

**HA NGUYEN
+ DESIGNS**

PO Box 1081
Millbrae . California . 94030
415.754.3066

December 30, 2019

**CITY OF BURLINGAME
PLANNING DIVISION**

Attention: Amelia Kolokihakaufisi, Associate Planner
Tel: (650) 558-7216
Email: ameliak@burlingame.org

Re: Response to planning commission comments dated December 9th, 2019

Project No.:

Address: 3016 Arguello Drive, Burlingame, CA 94010

Project: First and second story addition to an existing single story, single family dwelling with an attached garage

Dear Ms. Kolokihakaufisi,

Attached please find our responses for the planning commission comments pertaining to the design for the project as referenced above. Responses for the pertaining questions are followed by the question number corresponding to your review comments. The plans have been revised to reflect any changes that have occurred.

Please feel free to contact us if you have any questions.

Yours truly,
Ha Nguyen
415.754.3066
ha@hndesigns.co

Planning Commission Comments:

1. Install story poles.

HN+Designs Response: The owners has contracted with California Story Poles to install story poles. We will inform you and send a certification letter, photos once the story poles are in place.

2. Reduce second floor plate height to 8'-0"; vault ceilings.

HN+Designs Response: Second floor plate height was reduced to 8'-0".

3. Reduce size of windows on the second floor so that they are smaller than the windows on the first floor.

HN+Designs Response: Size of windows on front and back elevation of the second floor were reduced in size.

4. Side elevations, on both floors, need more attention – do not leave large blank areas. Consider window into garage and/or kitchen.

HN+Designs Response: Two (2) windows were added to kitchen on left side elevation. In regard of blank areas on the right side, no additional windows were added due to privacy concerns from the owners of adjacent property on the right, [REDACTED] It is a cooperation between neighbors.

5. Talk with neighbors about their concerns.

HN+Designs Response: The owners, Seow Yeoh and Kim Lee have met both adjacent neighbors [REDACTED] to explain the project and address their concerns. The meetings went very well with positive responses.

6. Submit a color rendering of the proposed project.

HN+Designs Response: Color 3D renderings were created and submit with the revised plans.

7. Labels of plate heights and finished floor dimensions are unclear on the plans. Show plate height for each floor of the proposed elevations.

HN+Designs Response: Labels of plate heights and finished floor dimensions were clarified. Plate height for each floor was shown in the proposed elevations.

8. Make the following notes on the plans:

- a. Type of skylights (i.e. glass);

HN+Designs Response: Glass skylight type was identified.

- b. Roof pitch – make sure matches on roof plan and elevations;

HN+Designs Response: Roof pitch was revised to match on both roof plan and elevations.

- c. Indirect vent location;

HN+Designs Response: Fireplace side direct vent was identified.

- d. Window material (i.e. Marvin Fibrex);

HN+Designs Response: Fiberglass window material and manufacturer, Marvin Elevate were identified.

- e. Siding size and type of groove;

HN+Designs Response: Siding side and tongue and groove was identified.

- f. Attic venting; and

HN+Designs Response: Attic vent was noted.

- g. Windows that are to be glazed and/or obscured (i.e. window by bathtub).

HN+Designs Response: Obscured glass at the half-bottom of windows by bathtub for privacy was identified.

- 9. Landscape Plan symbols are not readable. Please just show the trees, hedges, and plantings proposed on the Landscape Plan – do not use symbols. Provide a table of the proposed trees and plantings as part of the Landscape Plan.

HN+Designs Response: Landscape Plan was revised to show proposed trees, hedges, and plantings and a table.

CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

PH: (650) 558-7250
FAX: (650) 696-3790

Date: 01/11/2020
Project Address: 3016 ARGUELLO DR
Assessor's Parcel No.: 025-363-110
Owner's Name: KIM YEE LEE AND SEOW HUI YEOH

This is to certify that on 01/11/2020 (date), the story poles located on the above-referenced site were installed or inspected by the undersigned, and found to be in conformance with the design, height, and location shown on the plans, elevations, and the attached story pole plan.

For additional information, please contact me at (650) 618-9892 (phone no.)

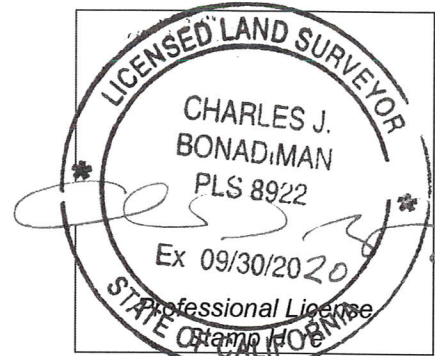
Signature

Charles J. Bonadiman

Name (printed or typed)

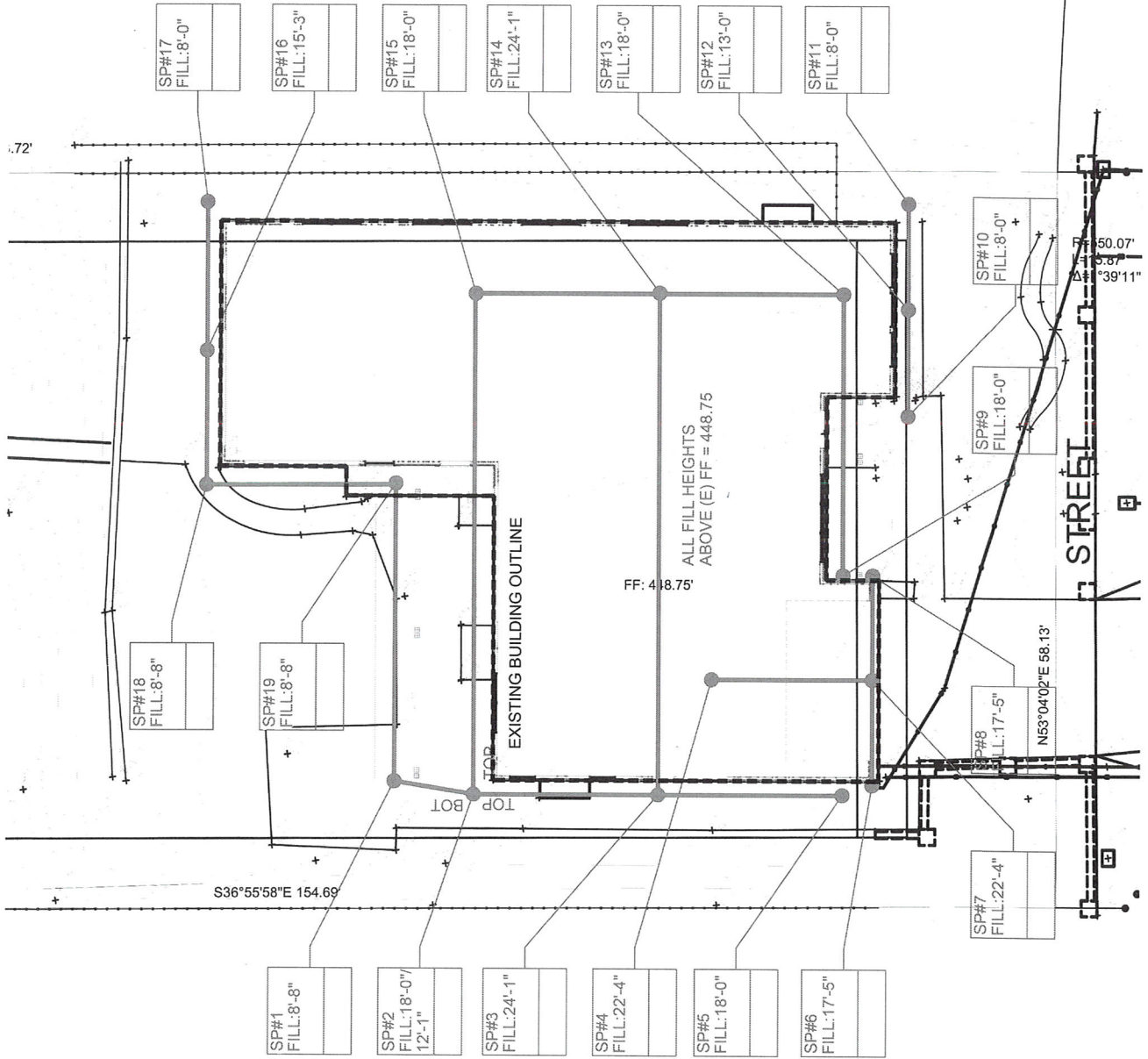
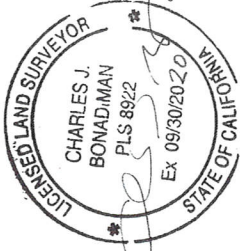
PLS 8922

Title



LEGEND:

- STORY POLE
- STRING LINE
- (E)WALL OUTLINE











CD/PLG-Amelia Kolokihakaufisi

From: CD/PLG-Amelia Kolokihakaufisi
Sent: Wednesday, January 22, 2020 9:43 AM
To: CD/PLG-Amelia Kolokihakaufisi
Subject: FW: 3016 Arguello Drive

Follow Up Flag: Follow up
Flag Status: Flagged

From: Howard Joe [REDACTED]
Sent: Tuesday, January 21, 2020 8:27 AM
To: GRP-Planning Commissioners <PlanningCommissioners@burlingame.org>
Subject: 3016 Arguello Drive

Dear planning Commissioners:

First, thank you for your service to the community.

I am the owner of [REDACTED] Now that the story poles have been up at 3016 Arguello Drive since 1/9/2020 for their first and second story addition, I have had the opportunity to visualize the negative impact this project will have on my view and sunlight; and decrease in my property value. I hope something could be done to ensure that I can keep my view while my neighbor can enjoy their new home. I had a number of discussions with them (their American names [REDACTED] when they introduced themselves to me as the new owners. I shared my concerns with them then. They assured me the maximum building size was 3200 square feet and that they will change the front setback to match mine. Sadly, the building size is now over 4000 square feet and the front setback is unchanged.

In order to appreciate the magnitude of this, I invite each and everyone of you to visit my home to see for yourself, hopefully before our next Planning Commission meeting set for January 27, 2020. My phone number is [REDACTED]

Sincerely,

Howard Joe
[REDACTED]

Sent from my iPhone



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

3016 Arguello Drive, Burlingame

PROJECT ADDRESS

025-363-110

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

Remodel an existing residence of 2,802 square feet, remove 45 square feet of existing living space at the first floor, and construct a second floor addition of 1,633 square feet.

APPLICANT INFORMATION

Kim Yee Lee and Seow Hui Yeoh

PROPERTY OWNER NAME ☒ APPLICANT?

3016 Arguello Drive, Burlingame, CA 94010

ADDRESS

Ha Nguyen

ARCHITECT/DESIGNER ☐ APPLICANT?

ADDRESS

(415) 754-3066

ha@hndesigns.co

PHONE

E-MAIL

33447

BURLINGAME BUSINESS LICENSE #

FOR PROJECT REFUNDS - Please provide an address to which 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 KNOWLEDGE AND BELIEF.

APPLICANT'S SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

DATE

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

8/8/2019
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 HN (INITIALS OF ARCHITECT/DESIGNER)

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 checked="" type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT | <input type="checkbox"/> OTHER _____ |
| <input type="checkbox"/> MINOR MODIFICATION | |
| <input type="checkbox"/> SPECIAL PERMIT (SP) | |

DATE RECEIVED:

RECEIVED

AUG 12 2019

CITY OF BURLINGAME
CDD-PLANNING DIV

STAFF USE ONLY

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW,
AND HILLSIDE AREA CONSTRUCTION PERMIT**

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 Hillside Area Construction Permit for a first and second floor addition to an existing single family dwelling at 3016 Arguello Drive, Zoned R-1, Kim Yee Lee and Seow Hui Yeoh, property owners, APN: 025-363-110;

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 15301 (e)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive, is hereby approved.

1. Said Design Review and Hillside Area Construction Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Hillside Area Construction Permit 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 Hillside Area Construction Permit
3016 Arguello Drive
Effective **February 6, 2020**
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped January 16, 2020, sheets G-000, G-001; sheets 1-3; sheets A-100 through A-106, A-201 through A-204, A-301 through A-302, and L-101;
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; 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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit
3016 Arguello Drive
Effective **February 6, 2020**

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 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 removing the existing roof, a licensed surveyor shall shoot the height of the existing roof ridge and provide certification of that height to the Planning and Building Divisions;
12. that prior to scheduling the roof deck inspection of the new roof framing, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Planning and Building Divisions; and
13. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been build according to the approved Planning and Building plans.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 3016 ARGUELLO DRIVE

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 Hillside Area Construction Permit for a first and second story addition to an existing single family dwelling at

3016 ARGUELLO DRIVE zoned R-1. APN 025.363.110

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)

A map of the study area in Tehran, Iran. The map shows the city's layout with various districts and roads. The study area is highlighted in red, and the surrounding area is highlighted in blue. The map is oriented with North at the top.

