

January 15, 2020

Denny Han
ARLA design
2057 Hilldale Drive
La Canada Flintridge, CA 91011

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

Project address: 110 Loma Vista Drive

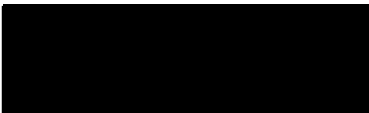
Re: Revised plans per Planning Commission meeting

The following is a list of the changes made to the plans as a response to the comments and recommendations by the Planning Commission.

1. First floor plate height lowered to 9'-0" throughout to reduce overall massing.
2. 2nd floor balcony deck off the master bedroom has been reduced in size to 121 sq. ft. and is now contained within one area.
3. Windows have been added along stair wall to allow natural light to the stairwell and 2nd floor.

Please note that after doing some studies, we did not reduce the second floor plate as this would adversely affect the proportions in the front elevation at the second floor pop-out. We hope that the commission finds value in the balance of proportions in the design.

Respectfully submitted,



Denny Han



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. 110 Loma Vista Drive, zoned R-1 - Application for Design Review and Special Permit for an attached garage for a new, two-story single family dwelling and attached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Action (CEQA), Section 15303(a) of the CEQA Guidelines (Victor Song, applicant and property owner; Denny Han, architect) (58 noticed) Staff Contact: Erika Lewit) This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303(a) of the CEQA Guidelines. (Victor Song, applicant and property owner; Denny Han, architect) (58 noticed) Staff Contact: Erika Lewit

Attachments: [110 Loma Vista Dr - Staff Report](#)

[110 Loma Vista Dr - Attachments](#)

[110 Loma Vista Dr - Plans](#)

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. There were no questions of staff.

Chair Comaroto opened the public hearing.

Denny Han represented the applicant, with property owner Victor Song.

Commission Questions/Comments:

- > *How big is the roof deck on the back approximately? (Han: It is the same as shown before.)(Keylon: Believes it is around 150 square feet.)*
- > *Why is the plate height on the first floor 10 feet? (Han: Wanted it to feel spacious. It is the living room with no floor above it. The living room is not very big for this house, so by adding a bit more height it is intended to feel more spacious.)*
- > *Was a cathedral ceiling considered for the living room? This would allow an increase in the ceiling volume without having such a high plate height. (Han: Close to maximizing the FAR and that would count towards the FAR.)*
- > *This is a neighborhood of single story homes, with 8-foot plate heights. From the front the massing has improved and it looks to fit better in the neighborhood, but concerned with the right side elevation, looks flat and tall.*
- > *Had skylights or a clerestory window been considered above the stairs? Could benefit from additional daylight.*
- > *How tall is the front door and side lites? (Han: 8 foot door.) Is the head height also at 8 feet? (Han: Yes.) All the proportions are taller to try to make this design look graceful and proportionate within itself, which it generally does, but when you put it in that neighborhood of other houses that don't have those tall plate heights, suddenly this house looks very tall.*
- > *The garage doors are tall, and there is a tall forehead. Is there a reason the roof could not be brought*

down over the garage and porch? (Han: Concerned it will make the upper half look taller.) Could revisit the proportions so it fits in better with the neighborhood.

> Concern with privacy to the neighbors from the roof deck. (Han: The roof deck is over the dining room, so if the deck was reduced in size the room below would also need to be reduced.)

Public Comments:

> There were no public comments.

Chair Comaroto closed the public hearing.

Commission Discussion/Direction:

> There have been great changes and it is moving in the right direction, but it needs more work. Relook at the first floor plate height, the suggestion to lower the garage plate height would lower the second floor and it would look better.

> The right hand second floor mass looks big and tall.

> The living room could have a scissor truss to keep it below 12 feet so it is not counted towards FAR.

> Could move the rail on the deck in to reduce the size of the deck but not encumber the space below.

> Neighborhood is predominantly single story. Needs to be careful with the scale. Needs to be sensitive to the scale of the neighborhood, the plate heights seem to tall for the surroundings.

> The deck does not need to fill the entire space of the built area below.

> The applicant should revisit these items.

Commissioner Terrones made a motion, seconded by Commissioner Loftis, to continue the item. The motion carried by the following vote:

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

Design Review Comments City of Burlingame

Property Owner: Victor and Kooyeon Song

Applicant Name: Victor Song

Designer: Denny Han, ARLA design

Project Address: 110 Loma Vista

Planner: Erika Lewit

Date of Review: 12/13/19

Design Guidelines:

- 1. Compatibility of the architectural style with that of the existing character of the neighborhood.**

The neighborhood has been through many transitions over the time it was built in the 1950-60's. There are still some of the original single story homes with low slung roofs and attached garages at the front side of the residences. Currently, at least half the homes have been remodeled and have added a second story. Most recently, there have been some Contemporary style homes added to the neighborhood. Most exterior materials remain stucco and wood siding.

- 2. Respect for the parking and garage patterns in the neighborhood.**

The neighborhood garages are generally attached as with this remodel.

- 3. Architectural style and consistency of mass and bulk of structures, including accessory structures.**

The proposed residence has no accessory structure. The exterior elevations are broken into several planes, both vertically and horizontally. The proposed front setback will go from 15'-0" back to 24'-6", thus giving the visual appearance of a more spacious front yard, reducing the second floor impact.

4. Interface of the proposed structure with the structures on adjacent properties.

The neighbor to the left (South), 114 Loma Vista is a single story residence with its driveway leaving approximately 18'-0" between the two properties.

108 Loma Vista to the North or right side is also a single story residence. There seems to be approximately 15'-0" between the two residences. The Garage at 108 is located on the side adjacent to the second floor addition. The 108 Loma Vista neighbors have installed solar panels on their roof which are on the adjacent side of the yard the addition. As the roof of the proposed addition is at an angle facing the neighbor's solar panels, the shadows cast by the proposed addition should not have much of an impact on the panels.

5. Landscaping and its proportion to mass and bulk of the structural components.

There are some large street trees, screening the southern neighbor. The majority of landscaping in the area is in the rear yards on this side of the streets, screening the residences from Highway 280.

6. In the case of an addition, compatibility with the architectural style and character of the existing structure as remodeled.

This does not apply as this proposed project is a new structure.

Comments:

The homeowners have worked with two different architects on their project. The second architect, Denny Han is the architect with whom I have worked. He has taken comments and recommendations from the Planning Commission, Planning Staff and Design Reviewers and incorporated them into this proposed design.

The floor heights have been lowered from the original design. The first floor Living Room ceiling height peaks at 11'-6", with a plate height of 10'-0" for the remainder of the first floor. The second floor plate height has been lowered to 8'-6". Along with bringing the front setback from 15'-0" to approximately 23'-6", there is much less impact in the neighborhood with the house moved back from the curb area. The proportions of the house are similar to several other of the newer homes.

The front and rear elevations have windows centered at the gables and windows have been added to the side exterior elevations. The proposed windows are to be vinyl clad wood windows. There are a couple proposed exterior finishes to break up the floors; horizontal wood siding on the first floor with board and batten at the second floor. The garage doors at the front elevation have been divided into two separate doors, reducing the impact from the street.

There was originally a concern of the area over the Living Room being converted to useable space. With this revised scheme, there is only room for Mechanical equipment.

This proposed residence will fit in nicely in the neighborhood of recently remodeled homes.

Catherine J.M. Nilmeyer



COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
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APPLICATION TO THE PLANNING COMMISSION

Type of application:

☒ Design Review ☐ Variance
☐ Conditional Use Permit ☒ Special Permit

☒ Parcel #: 027-051-250
☒ Zoning / Other: R1

PROJECT ADDRESS: 110 Loma Vista, Burlingame, CA 94010

APPLICANT

Name: Victor Song

Address: [REDACTED]

City/State/Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

PROPERTY OWNER

Name: Victor Song

Address: [REDACTED]

City/State/Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

ARCHITECT/DESIGNER

Name: [REDACTED] Denny Han, Aria Design

Address: [REDACTED] 2057 Hillsdale

City/State/Zip: [REDACTED] La Canada Flintridge, CA

Phone: [REDACTED]

E-mail: [REDACTED] deyhan@gmail.com

Burlingame Business License #: 30029

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. [REDACTED] (Initials of Architect/Designer)

PROJECT DESCRIPTION: DEMOLISH EXISTING ONE-STORY DWELLING;
CONSTRUCT A TWO-STORY NEW RESIDENCE WITH
ATTACHED TWO-CAR GARAGE

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: [REDACTED] Date: 2/14/2019

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

Property owner's signature: [REDACTED] Date: 2/14/2019

Date submitted: _____



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). 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.

- 1. Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.***

Loma Vista Drive is a quiet street filled with wonderful single family homes. The existing home was built in the 1940's and was not maintained over the past 70 years. It is in disrepair and detracts from the neighborhood.

Our new home at 110 Loma Vista Drive will fit in perfectly with the neighborhood because we are proposing to build a single family home with similar mass and scale to the surrounding homes.

With respect to mass and scale, there are nine two-story homes on the southern side of Loma Vista Drive. Nearby 110 Loma Vista Drive are four two story homes (i.e., 107, 113, 118, and 119 Loma Vista Drive). Given the number and proximity of similarly sized home, we believe that the mass and scale of our home will fit in well with the surrounding neighborhood. In addition, our new home will blend in well with the neighborhood as more homes on the street are renovated while removing a neglected home from the street.

The proposed project will comply to all planning code. It is built within its limit. It does not block view and natural lighting to the adjacent buildings.

We are selecting landscaping that will blend in well with the surrounding neighborhood and are not selecting any plants which differ from the surrounding homes.

110 Loma Vista Drive faces Interstate 280 so the new home will not obstruct any views. The homes next door should not be impacted either given that the four two story homes near 110 Loma Vista Drive have not negatively impacted the neighboring homes.

- 2. Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.***

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CITY OF BURLINGAME
CDD-PLANNING DIV.

The proposed design blends in well with the character of the neighborhood. The current design from the 1940's no longer blends well with the neighborhood. The current home is in disrepair and detracts from the neighborhood. As more renovations take place on Loma Vista Drive the current home will detract more from the neighborhood.

Our home draws its inspiration from the surrounding homes and aesthetically blends in well with the neighborhood. The façade draws from elements seen in a home across the street (119 Loma Vista Drive) which utilizes mixed materials such as stone, wood, and updated casement windows. The proposed design also blends well with the design of 82 Loma Vista Drive which was also a source of inspiration for our design.

The garage door also complements the updated aesthetics of the neighboring home's (108 Loma Vista Drive) garage door.

For these reasons, we do not believe the design will change the character, image, tone or size of the neighborhood. In fact, we believe it will improve the character of the neighborhood by matching the current designs and removing the sight of a home in disrepair.

The proposed elevations meet all Burlingame regulations and are consistent with the design of the existing street and neighborhood. The roofline is within the height regulations as well.

In recent years, many new houses have been built in the neighborhood, they embrace many different architectural styles including modern, craftsmen, etc. They are two-story buildings with two-car garage, and large mass.

The neighborhood is changing, many younger families are moving in, and they need more living space for their family.

3. How will the proposed project be consistent with the residential design guidelines adopted by the city?

We believe the design of our home will improve the parking and garage patterns in the neighborhood. One element which detracts from this neighborhood are the number of cars parked on the street that encroach on the sidewalks. This makes the neighborhood less walkable. By incorporating a two-car garage into the home design we hope to alleviate street parking by garaging our cars. We would like to make the neighborhood look less cluttered and become more walkable.

The proposed building gives a new modern look to the neighborhood and matches many recently built houses around the neighborhood. The double garage doors match the adjacent buildings. The proposed house mass is considered reasonable, it only has four bedrooms, and less than 3,000 sf. Many houses in the neighborhood are obviously with more bedrooms and more floor area. The proposed also included large area of landscape at the front, roof deck at the 2nd floor and large open area facing the rear yard.

4. No trees are removed from this project

RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW, AND SPECIAL 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 a Special Permit for a new, two story single family house with an attached garage at 110 Loma Vista Drive, Zoned R-1, Victor and Kooyeon Song, property owners, APN: 027-051-250;

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:

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 Special Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Special Permit 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 27th day of January, 2020 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Special Permit
110 Loma Vista 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 15, 2020, sheets SP-1 through A-5;
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 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 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 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 framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Special Permit

110 Loma Vista Drive

Effective **February 6, 2020**

professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;

11. 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;
12. 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;
13. 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
14. 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
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Site: 110 LOMA VISTA 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 Special Permit for an attached garage for a new, two-story single family dwelling at

110 LOMA VISTA DRIVE zoned R-1. APN 027.051.250

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)

110 Loma Vista Drive
300' noticing
APN #: 027.051.250

