



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, May 24, 2021

6:00 PM

Online

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- a. 1431 Capuchino Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Hao Hao Construction LLC, property owner and applicant; Han Li, Han DesignStudio, designer) (166 noticed) Staff Contact: Michelle Markiewicz

**Attachments:** [1431 Capuchino Ave - Staff Report](#)

[1431 Capuchino Ave - Attachments](#)

[1431 Capuchino Ave - Plans](#)

*All Commissioners have visited the project site. Associate Planner Markiewicz provided an overview of the staff report.*

*Chair Schmid opened the public hearing.*

*Han Li, designer, represented the applicant and answered questions about the application.*

*Public Comments:*

*> Rachel Franklin: I'm the neighbor on the north side that the architect mentioned. Wanted to confirm that the owner had come by and we reviewed the window position; I had told her I was fine with the windows as you mentioned assuming that when you are inside your house you can't look directly into my house. Am especially concerned about my bedroom and that's where I understand the master bedroom of 1431 is going to be located. The locations of where the windows might be were approximated, so wanted to make sure that if I'm in my bedroom I won't be able to see into their bedroom and vice versa.*

*Chair Schmid closed the public hearing.*

*Commission Discussion/Direction:*

*> Concerned with the large window sizes on the second floor in the stairway at the side and rear of the house, specifically windows labeled #204 and #205. These windows are out of scale with the other windows on the upper floor. They should be reduced in size or subdivided to match the rest of the house.*

*> Concerned with the termination vent for the fireplace; should make the fireplace vent (on South Elevation) look more like a chimney rather than a termination cap.*

**Commissioner Gaul made a motion, seconded by Chair Schmid, to approve the application with the following added condition:**

**> that prior to issuance of a building permit, an FYI application shall be submitted to include revised plans showing smaller second floor windows in the stairway along the side and rear of the house (reduced in size or subdivided to match the rest of the house) and changing the termination vent for the fireplace to a design that looks more like a chimney.**

**The motion carried by the following vote:**

**Aye:** 5 - Tse, Gaul, Loftis, Schmid, and Larios

**Absent:** 2 - Comaroto, and Terrones

## Letter of Explanation of The Proposed Changes

Dear Planning Commissioners,

Thanks for supporting to approve this project in the last design review meeting. I understand that there are two items need to be revised for getting fully approval on this project. Please see the revision I have done based on the amended conditions,

- Window Size
  - The size of two windows (#204, #205) where locates at stair well are dropped down from 60"x66"/96"x66" to 60"x48"/72"x48". Since the other windows on the 2<sup>nd</sup> floor are 48" high, so I make these two windows (#204, #205) have a same height as the other windows.
- Chimney
  - I did change on the chimney appearance. The design of chimney in the last meeting was shown in a sheet metal looking. In the proposed design, the chimney is in a traditional looking, cladded by stone veneer, which is the same as the stone veneer that will install at wainscotting of the house.