



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, May 24, 2021

6:00 PM

Online

- d. 1349 Cabrillo 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. (Tim Raduenz, Form + One, designer; Cabrillo Ave LLC, property owner) (78 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1349 Cabrillo Ave - Staff Report](#)

[1349 Cabrillo Ave - Attachments](#)

[1349 Cabrillo Ave - Plans](#)

All Commissioners have visited the project site. Planning Manager Hurin provided an overview of the staff report.

Chair Schmid opened the public hearing.

Tim Raduenz, designer, represented the applicant and answered questions about the application.

Public Comments:

> Anahita (last name not provided), 1240 Cabrillo Avenue: It was just brought to my attention last night that another beautiful heritage redwood tree is to be cut down, probably the third tree on Cabrillo Avenue that I have seen cut down just on this street alone. One of the beautiful things of this city are the trees and we need to do whatever we can to protect our trees for the sake of better living for us who live here, as well as our wildlife. Please reconsider constructing this home around that tree, that would make us very happy.

> Brian Benn: I have five quick points I would like to make. My first observation is that the developer's reply on May 13th was really non-responsive. A number of commissioners had encouraged the designer to try to work around the tree. Instead, it seems he's trying to steam roll the commission by asking friends and neighbors if they're okay with removing the tree without offering a redesign. Number two, when asked if there is a downside to flipping the design to save the tree on May 10th, he said "just the street pattern." So, the notion of needing to change the street pattern here seems really contrived. In terms of driveways, this block's pattern has ten homes with driveways on the left and four homes with driveways on the right, including this house, and that's a pretty common ratio around Burlingame. Some blocks have more on the right and even some homes in Burlingame share a driveway. There is a wide variety of patterns, so the idea of changing the existing right side driveway really seems to be an excuse to just get rid of the tree. Number three, as an example of how development should work around the trees, I suggest walking past the majestic redwood trees at 1543 and 1537 Drake Avenue, they provide beauty, shade and character to the neighborhood. Number four is about the water issue that was brought up at the last discussion. Burlingame has very shallow groundwater to nourish a large redwood tree and keep it healthy. The San Francisco Public Utilities Commission does semi-annual monitoring of the west side basin, it's collected data since 2006 showing a consistent 6 to 13-foot depth to groundwater and that's well within the reach of a large redwood tree's roots. Number five is regarding safety which was brought up in the response, these trees can and should be maintained. We prune our large tree every 4 or 5 years and it did very well in the recent strong winds. Of course there are risks with trees, probably lower risk than getting in our cars, in

terms of liability standard homeowners policies cover damage from falling objects in an unlikely event something were to happen. In conclusion, it's agreed the tree is healthy, it's in good condition so let's protect the beauty and characteristic of Burlingame for ourselves and future generations. Don't let this be a sterile development just because it is easier to develop the site and flip a quick profit. If we lose this tree it will be another big scar for the City of Trees. Please insist that the design be worked around the tree.

> Jan Robertson: Am a long time resident of Burlingame, have lived here 25 years as a homeowner and within a couple of blocks from this project. Walked by it over the weekend and the argument about the driveways is bogus, as the previous speaker pointed out. There are a number of driveways located on the right and left on the street. I noted last time in the meeting that the developer is not only out of the area, but the developer is out of state. It's easier and cheaper to come in, mow all the trees down and make the project a lot cheaper so they can do a quick flip for maximum profit and move on. That is great for profitability. Those of us who really treasure the beauty of the trees in Burlingame in our neighborhood know that's what makes our real estate valuable and our community so special. The previous commenter also pointed out that there is ample precedent for developers of being required to work around existing redwood trees. At the end of Vancouver Avenue, several years back the developer had to work around the beautiful stands of redwoods there. They are a treasure for the neighbors, so let's not do the expedient thing and take down the tree. I implore the commission to require this developer to work around and save the trees.

> Jennifer Pfaff: I do have an issue with some of the comments that are included in the packet where the applicant went to the adjacent neighbors and said "are you okay with this?" That might be fine when you are talking about a second story porch or something like that. This is really a landmark tree and was there well before this was purchased. I look at it as a preexisting condition, like being under airline air traffic and close to a train track or a highway. It's an existing condition that didn't just appear. So you go into it knowing what you are getting into. Certainly anybody can research that redwood trees are messy. I had one and it does not use any where near the amount of water I heard about. I'm not an arborist and I will not pretend to be. I do want to say, I looked into this property today in the Sanborn Insurance maps from 1921. The property directly to the left of this one, which is 1345 Cabrillo Avenue, used to be two parcels. A cute little house to the south was on a larger parcel. When this house on 1349 Cabrillo Avenue came along around the 1930s or 40s, they accommodated a pre-existing tree with the driveway and with what looks like incorporated garage pushed up so it's left space in the back plenty of room. So this has been accommodated before. Basically, we're talking about risks. Kielty Arborist finished his report by saying that the only way to eliminate risks is to eliminate all trees. I don't think that is what Burlingame is about frankly. I hope you will again consider and ask the developer to look at this again. To trade two young sapling redwood trees somewhere else is not the same for this huge tree. It's not an equal trade.

> Leslie McQuaide: I was on the Beautification Commission for many years and back then redwoods were a protected tree. We saw a lot of appeals for removing redwood trees. The redwood tree at 1349 Cabrillo Avenue is in beautiful shape compared to some of the other ones we saw. I don't know if I'm allowed to say this since I am not on the commission anymore, but we would probably turn down the request to remove this tree on Cabrillo Avenue. It doesn't have any uplifting of ground or pavement and there are no long unruly branches that may fall down. It's a very compact looking tree. There is no redwood mess on the ground anywhere and it provides a lot of shade to this deep lot. It doesn't seem to affect the property owners behind it. The redwoods are almost a perfect tree, they have a great ability to store water and because of that, they really do well in a drought condition. They have essential oils that protects them from rot and fire. They are home to owls and is a great tree to consider for climate change. My suggestion is to not remove the tree and see what the possibility is of putting the driveway and the garage on the other side of the tree.

> Linda Ryan, 1532 Drake Avenue: I live at 1532 Drake Avenue across from a lovely grove of protected redwoods trees that are healthy, well maintained and enhanced the quality of life on our street. The trees also protect us from sun, airport noise and wind. We are grateful to the people that fought to preserve them. A spec developer would have liked to have removed the grove but the neighbors and the Planning Commission won the battle to preserve them. The grove still sits healthy and well maintained. The home has sold three times and has appreciated by at least 1/2 million each time. Large trees at monetary value to a home and neighborhood. The redwood tree at 1349 Cabrillo is healthy and a protected tree in

Burlingame. It is the duty of the commission to fight to preserve it. The report shows that the tree is healthy can be maintained. It would be shameful of the commission to let the spec builder take it down. Please make him design to include this large, beautiful tree so that our neighbor can have some large canopy of trees. Lastly, we all know this builder will make \$4 million or more on this home with the redwood tree included in the design. Again, it's your job as commissioners to protect that which can be protected.

> Alisa Johnson, 1233 Cortez Avenue: I'm very pro-building and pro-development of Burlingame and I'm also pro-tree. We are the City of Trees. Lately, we have been taking out a lot of trees because of damage and people alarmed at branches causing destruction on human lives and property. I would like to see ways to start building around these beautiful trees. As far as value, I have seen beautiful new construction built with a redwood tree, it gives a lot more value to the lot. We need to preserve right now, it's important.

Chair Schmid closed the public hearing.

Commission Discussion/Direction:

- > The designer has made a good argument for keeping the tree by proposing to flip the design. The tree should be kept.*
- > Should consider designing around the tree, perhaps with a different style of architecture, something like an Eichler or modern design. Something that would fit and have an open feel to the outdoors.*
- > There is a large, beautiful thriving tree on the property that can be designed around. Flipping the site plan can be a simple solution. Can even deliberately design with the tree in mind. Cannot see any possibility of removing the tree on this property with all it offers our community.*
- > Suggests pursuing different design options and keeping the tree.*
- > Encouraging the opportunity to work on the design with the tree in mind.*

Commissioner Gaul made a motion, seconded by Commissioner Tse, to place the item on the Consent Calendar. The motion carried by the following vote:

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

Absent: 2 - Comaroto, and Terrones



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, May 10, 2021

6:00 PM

Online

- b. 1349 Cabrillo Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (Tim Raduenz, Form + One, designer; Cabrillo Ave LLC, property owner) (78 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1349 Cabrillo Ave - Staff Report](#)
[1349 Cabrillo Ave - Attachments](#)
[1349 Cabrillo Ave - Plans](#)

All Commissioners have visited the project site. Commissioner Comaroto was recused from this item.

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

Chair Schmid opened the public hearing.

Tim Raduenz, Form + One, represented the applicant.

Commission Questions/Comments:

- > Are you penetrating the declining height envelope? (Raduenz: No. The one in the rear is and the one at the front was pushed back to not be in the daylight plane.) Does this trigger a declining height envelope? (Raduenz: No, it was caused by the dormer.)*
- > I believe the following are drafting issues that I want to clarify. The chimney looks like it is missing on both the front and rear elevations. (Raduenz: I can put that in a low hatch.)*
- > There is an eave extension on the rear elevation at the right hand side. It was shown to extend over something, but there isn't anything over beyond the front gable. I don't believe it aligns with anything. (Raduenz: I will look at that.)*
- > I believe the left and right elevations are mislabeled. (Raduenz: That was because we did two plans and accidentally forgot to change the driveway elevation.)*
- > The kitchen window sills look like they are lower than the standard kitchen counter height. (Raduenz: Ok.)*
- > The width of the end of the front gable eave on the front elevation to the upper floor right side wall, that dimension is measuring quite a bit wider than what is showing on the rear elevation. (Raduenz: Ok, I will check the eave dimensions.)*
- > I am not understanding what is happening at the little shed dormer on the rear elevation at the upper floor where the gable dies into the top of this shed dormer. I'm not sure how that is working on the right side elevation. Something is not lining up there. (Raduenz: Ok. I will look into that dormer and make it correct.)*
- > I was looking at the dimensions on the front and rear elevations, the difference is about four inches. If you look at the floor plan where the kitchen jogs out at the powder room on the first floor, the discrepancy looks like about two feet. Can you please check the dimensions on that? (Raduenz: Ok, I will double check.)*
- > Did you take into consideration about breaking up the tall section of the house on the front elevation? We've had some houses that have been approved with a two story face at the front, even when they changed materials, I don't think they have been very successful. (Raduenz: What I am trying to do with that is maybe do a foot overhang. I am really close to the Floor Area Ratio but let me see what I can do. I*

can maybe take a little bit somewhere else, do an overhang and create the corbels that I am doing on the driveway side, which may help that flatness.)

> I had the same question regarding the chimney as my fellow commissioner had. I didn't see it on the front and rear elevations. (Raduenz: Yes, I will put those on.)

> I appreciate your outreach to the neighbors. You mentioned on your letter to the neighbors that Michael Callan has a new landscape plan that will create more privacy, but you have a different designer that did the landscape plan. (Raduenz: Correct.) It really doesn't matter who does the landscape plan, but more importantly have an incomplete landscape plan. There is a plant list but there is nothing that is shown on the landscape plan itself. (Raduenz: I looked at it, there was a plant list but I didn't correlate them that there should be numbers next to the plants. They are actually there but printed very small.) Maybe the fonts should be made larger. (Raduenz: Yes, I will tell her to make the fonts larger.)

> I appreciate the effort being put into the site plan. We are seeing a lot of projects with little to no landscape and a lot of hardscape. I like the project as a whole.

Public Comments:

> Jennifer Pfaff: I appreciate the email you sent to my question about flipping the site plan but I am still not entirely happy with the answer. When you purchase a property like that with a significant tree on it, if you really understood Burlingame, you would realize we are the City of Trees. With such a tree of stature like that which is placed pretty nicely in the back, I would have hoped that like many other contractors or designers, you would have tried to work the design around that. It doesn't look that difficult. You mentioned that it is impossible to put one of those trees on a 5,000 or 6,000 square foot lot. I have a 5,000 square foot lot with two trees similar to that size, one is a redwood. I don't have a maxed out house, but I have a pretty big house. I am very disappointed that more of an effort wasn't made. With regard to the placement of the driveway, on the other Bernal house on the 1400 block, there was no pattern at all on the driveways. I think that isn't necessarily the reason. A driveway is a driveway and there are some that are not following the pattern exactly. I am very disappointed in the decision that was made here.

> Brian Benn: Good evening, I live nearby. I've seen many houses built in a way that protect the existing trees. In this case, this magnificent coast redwood we know is in good condition. It is healthy and relatively young. These trees take 400-500 years to reach maturity. We also know that the bark of these trees is resistant to insects, fungus and fires. It has many community benefits. It contribute to shade in the neighborhood, cooling on hot days. It is a carbon sink. It captures carbon and cleans the air, it provides oxygen. There are many benefits of having a tree of this magnitude and it is one of the very few large trees, perhaps the only large tree on the block. More broadly in Burlingame, we are losing a lot of our big trees. We know in the near future that we will continue to lose our largest trees including those along El Camino Real. Even though this is obviously a tree that some might prize for its lumber, it is far more valuable alive in our community. This house can be designed around the tree, it has been done before in Burlingame. It would really be to the benefit of both the current and future generations in our community to do that, make our community much much nicer. I hope you will do everything possible to protect and preserve this wonderful tree. Thank you.

> F: I am a neighbor on the block. I only live a few doors away and have not received any outreach from the developer, contractor or anyone regarding anything about this project, which I am rather disappointed in. Secondly, as you are well aware, we are on the block where the Our Lady of Angels school is. The traffic pattern is extraordinary. The school has worked diligently to get a good traffic pattern and it is working well for the neighbors and the school. I would like to make sure that the contractor, the developer and workers all respect that traffic pattern by not parking on the block during school days. The teachers take up all the parking and they will get here after construction starts. Have the developer schedule deliveries for off-peak traffic time. That means when the kids come in the school in the morning or when they are being picked up in the afternoon. The traffic will back up all the way to Easton around the corner. Having a big truck dropping off rafters is going to create a complete mess. That needs to be taken into consideration that the properties located directly across the street from the main access gate for the school for drop off and pick up traffic. Those are the two things I would like to get across. No outreach and the traffic patterns on the block need to be addressed.

> Raduenz: Is it possible to respond to the public comments? We have drawings of the house both left and right. Correct, we can do it the other way, but there are always issues. The neighbor next door wanted

the garage to be on the other side because of the general design of that block, which makes sense. That's kind of the M.O. of the Planning Commission and Planning Division. I have made two designs, I want them to understand that I don't do this in haste. You can talk to the owners, they have the first set that went out to the neighbors. I just want to make it clear that I care about my projects. On the outreach, we only outreach to the neighbors that are connected to the house. I'm sorry Mr. F that you didn't get outreached but normally it should just concern the people that are connected to the lot, but you do get noticed from the city. But I do send a letter out to everyone that is connected to the property. We'll work with the commission in which ever way you think we need to place the driveway. The way we presented it was the way the owners wanted it and the two neighbors to the left and right of the property.

> The arborist report says that the tree is in the best condition on the site, he even outlines a tree protection plan. In looking at the site plan, before, you were even putting a tree in the middle of the backyard again. To me, it is funny that you are getting rid of that tree. I think that everybody on the commission will wholeheartedly agree that if you want to save the tree and put the garage and driveway on the right hand side, I am all for it. It was just seem like a foregone conclusion with you and the developer that the tree would be removed. (Raduenz: No, in the beginning we actually had the tree being saved. It was after the outreach to the two neighbors that are impacted and they have brought up the street pattern. Also, this property is going to be sold and they don't want the liability of having a tree or limb falling, it's happened. Again, there are two options. Just flip the site plan that is all we need. As the commissioner had earlier brought up, I had my elevation labels mixed up because that was our first design, to keep the tree. We have gotten some negative feedback from the neighbors, the owners were indifferent about it and does not want the liability for the tree.

> If you were to flip it the other way, is there a down side? (Raduenz: Just the street pattern. Again, I am not forcing the issue here. There are two ways to do it and this is the way we'd like to do it. If we are forced to do it the other way, then we have to. When people complain that it is the only tree left, we should be doing this to every house that has a tree.)

Chair Schmid closed the public hearing.

Commission Discussion/Direction:

> This is a really nice project, very well articulated, very attractive and somehow very compact. It feels like a very compact house, which I like. I don't mind that you call it a farm house if you have to. It's contemporary and truly transitional.

> On the tree issue, I have a little different take on this. I know that we are the City of Trees and that is fantastic, but there are some trees that don't make sense. The eucalyptus trees should never have been planted. They are very dangerous, very hard to maintain and we have some crashed in our backyard. They don't belong here. A few years ago I helped a project get entitlement nearby and I heard arborist after arborist come in front of the city council and say that redwood trees are not native to this particular climate. They are coastal trees, they collect fog from the air and it drips down. They can gather 500 gallons of fog from the air and drips down to its very shallow root structure. I understand that they are beautiful trees but they don't belong in this environment. It would behoove us to do a little bit of research about this. True, they are fantastic and beautiful. But to put one in your backyard and live with it for 40 - 60 years, that thing will absolutely be out of control. They drink an enormous amount of water. If you don't water them, they will turn brown and die. So what you are buying when you put a redwood tree in your backyard, is watering for many many years because it cannot collect fog in this environment. They don't belong here. We would be better off having a native oak tree in the backyard. If this was an oak tree, I will push back as well. But to push back on a tree that shouldn't be there, is just a mistake.

> I agree that the architecture is well composed. I also agree about the comments on that element on the front elevation just as one piece. In looking at it, the issue that I have is that it feels a little top-heavy. In architecture you have an order of top to bottom. Part of the issue that is happening here is because that element is almost split in half. Whereas if it had a base down low at a third or up higher about two-thirds, it might work a little bit better, I am not suggesting that. Rather than do a pop-out of the second floor and put the corbels underneath, energy might have been better spent in doing a bay window or a pop-out on the lower floor which can have an awning roof over the top and can help to create an

element that have the two-thirds feel along the bottom. It can give that base a little bit of a substance so that element wouldn't feel top heavy.

> In regards to the tree, I don't disagree in terms of the sentiment that the redwood trees don't belong in this environment. If we see landscape plans that are proposing new redwood trees, I would absolutely recommend something different for all of those reasons. In this case, we have one that is there. It is a huge thing and in good health. It is in the early portion of its life. If it could be here it will be here long after we are all gone. To just take it out because of some nervousness, it is the wrong tree to be nervous about. These are not the trees that drop massive limbs. I will stop short of insisting that it remains, but I would encourage that it be considered as just a thing that will last hundreds, if not thousands, of years.

> I really like the look and feel of the home. It fits in the neighborhood. I also agree about the compactness, but some of the architectural features give it a repetitive rhythm. Something from the rendition makes it look a little too repetitive. It doesn't really feel in line with the rest of the neighborhood. Otherwise, I love the project. In regards to the tree, it also plays into the character of the neighborhood. A lot of people have a sense of belonging. I would recommend for the architect to think about doing further outreach and discussing more of that with the owner and the rest of the neighbors.

> Overall, this is a good project. I agree there is a certain amount of repetitiveness which lends itself to a little bit of a lack of detail. Maybe if you played with some of the windows, it might help out. It was a good point about expanding the front element, something needs to be done there.

> In digging about the tree just a little bit more, I know that the house is going to be sold, so it is a developer that is doing this project and they want to maximize the square footage. But an attached garage eats out some of your square footage. But it solves the problem of having the garage at the back and you can put the driveway on either side. If you work with the tree you can make it into something that is a really nice element for the backyard. If you have the patio open up to it and use the tree as an architectural or landscape element because it is already there. I agree that redwood trees typically don't belong in residential neighborhoods. They make a mess. But it is a tree that is in really good shape and it is part of the small grove that is still there. So I would encourage the designer to look again at this design and see if you can make something work around it.

> Regarding the point that the front and rear two story elevations are flat, the recommendation of a potential pop out or roof element on the bottom floor could actually hit right in that sweet spot to give that wall some relief, so I would encourage that. Otherwise, it is a good project and would love to see it move forward.

> I agree with the idea of building upon the front face and add some articulation to improve the design of the front elevation. I too was very impressed with the compactness of the floor plan. There are so many bedrooms that fit tightly on the floor plan but does not feel small. Other than correcting the drafting items that were mentioned earlier, the house looks very nice.

> The current house is such that the driveway is on the right. The neighbor to the left, though would probably appreciate a driveway on the left side of the property, currently experiences and understands the streetscape here where the house is up against the left side of the property. I feel that this tree, though may not be indigenous to this particular part of our city, is in great shape. The arborist took a lot of care to write a very thorough report about the tree and its condition, how to protect it during construction and going forward. It looks really good and is obviously healthy with a condition rating of 80. I would appreciate trying to keep or retain the tree on the property and flip the driveway to the right hand side. If it is a detached garage the applicant would prefer, then have the garage on the right hand side of the property. I too would like to see that the tree is preserved on this property.

> I appreciate that others like the tree. Looking online, it says a single redwood tree can transpire as much as 500 gallons a day, I suspect that is a very big redwood tree that does that. Five hundred gallons is as much as you might use on an hour long shower. Think about what you are proposing here. What happens when they no longer want to water this tree? We are about to enter another drought, what happens when they no longer want to water it? It would take about 250 gallons of water a day to keep this tree for turning brown. It is in great shape now, yes, but it won't always be in great shape. So I just ask you to consider this. I understand that everybody loves redwood trees, but it's highly likely that in a few years this tree will not be in the greater of shape.

> I understand those statistics, but I am not comfortable then because by that criteria, we should be cutting down all redwood trees that are not in coastal range or anywhere they cannot collect water.

> *By that standard, then we would have to chop down all the trees. If it is a new project and they were thinking of installing a redwood tree, then that's the moment we can intervene. When you have a great tree like this, we should consider being adamant one way or another. I think more outreach needs to be done.*

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

Aye: 6 - Terrones, Tse, Gaul, Loftis, Schmid, and Larios

Recused: 1 - Comaroto

Form + One

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TRANSMITTAL FORM

To: City of Burlingame + Commission
Subject: 1349 Cabrillo Ave.
Response to Commission Comments

From: Tim Raduenz
Date Sent: 05/13/2021
Number of Pages:

Response to Planning Commission Comments – 1349 Cabrillo Ave.

Drafting Errors

1. Chimneys – now shown on front and rear in hatched line weight. As they are in foreground.
2. **Eave extension on rear: fixed in elevations.**
3. Misabeled: Re-labeled elevations of left and right.
4. Kitchen Window Sizing: See updated sections + elevations.
5. Gable distances: See updated sections + elevations.
6. Side setback @ kitchen: dormer exception.

Front elevations:

Tall section comments: see updated elevations with bay window details.

Certain amount of repetition:

See updated front elevation with change of windows and style. So, to not have the repetition.

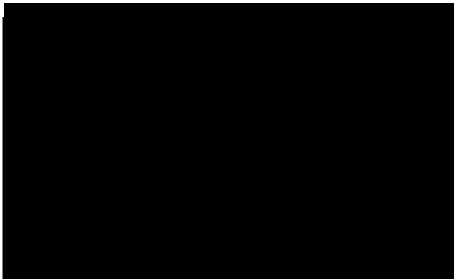
Neighborhood Outreach concerning the Redwood Tree Removal:

1. Neighbor at rear already said in email back January that she was ok with removal, **yes, she responded to my outreach letter!!! Sorry I did not include this email from the beginning, so you knew I had done more than most designers or owners do with the neighbors.**
2. Added ***new letters*** from neighbors about the removal of the tree, and most of the CLOSE neighbors would like to see it removed. **(Project Planner has these letters) We re-reached out to the neighbors that are connected to the property, also you will find some more letters of approval from neighbors in Burlingame, just not as close as the ones connected to the property.**
Again, I want to make my case, as I always reach out in letter form to all the neighbors that are CONNECTED to the property! I don't want [REDACTED] (the public statement made at the first meeting review) that I don't know or don't care about the neighborhood to come across as reality! I do care and always give the opportunity to air their comments or their recommendations on the project.
3. To that end we want to keep the overall layout of the project as presented, plus all the changes made by

the commission about the architecture, which we totally agree with! And thank you for the input. We do agree with Commissioner Loftis overview of the situation.

Other points about removal of Redwood, or options

1. See updated 2nd opinion report from *Mayne Tree Expert* (about how the redwood is not an urban tree) + other issues.
2. The tree will require much maintenance and water to keep it healthy, issue of draught, etc.
3. The issues with concerns about liability, incase of falling or limbs falling.
4. Overall look with the new home, issues with foundation of new home and the existing neighbors in the area.
5. The owners right to do what they think is correct.
6. Also, the overall driveway pattern would be as per our current design, left side driveway.
7. Also, the owners and myself would be open to planting a tree (large tree of the cities choice, maybe a redwood tree) in a public space, so to deal with the carbon footprint item we have been all talking about, we understand and hope this would be a good compromise.
8. Finally, we are ok doing more than the standard approved solar calculation! We can go 10% or 15% above the minimal amount.



Best,

Tim Raduenz – CGBP

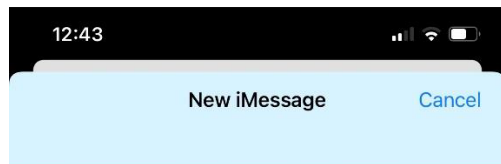


From: tony leung [REDACTED]
Sent: Tuesday, May 11, 2021 12:46 PM
To: Tim Raduenz <tim@Formonedesign.com>
Cc: Dominic Lai <[REDACTED]>
Subject: Screenshot 2021-05-11 at 12.43.22 PM

Hi Tim,

See attached. This 2 neighbors support driveway on left side.

I can try to ask them to write letter. Let me know. Tony

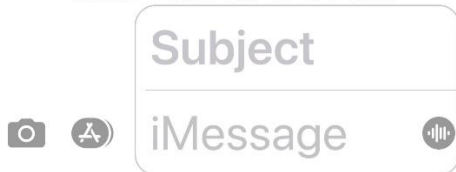


To: [Glen](#)

Panayotou his house see number is [REDACTED] I support the driveway on the left. Glenn Saito, [REDACTED]
[REDACTED]

Ok. Thx

Mon Feb 15 4:22 PM



Sent from my iPhone

From: Glenn Saito [REDACTED]
Sent: Wednesday, May 12, 2021 12:57 PM
To: Tony Leung <[REDACTED]>
Cc: Tim Raduenz <tim@Formonedesign.com>; Dominic Lai [REDACTED]
Subject: Re: 1349 Cabrillo.

Hi Tony, Tim and Dominic,
This is the letter that I'm writing. It's not an outright remove the redwood tree, but a thoughtful discuss of factors at play and how to mitigate complaints that tree lovers and environmentalists might have. I think if you can appease these parties by being green and doing the right thing, I think you have a much better chance of getting approval to remove the redwood tree.

=====

I'm in support of the removal of the redwood tree at 1349 Cabrillo Ave, Burlingame, CA 94010. This redwood tree was planted here and likely did not precede the construction of the original house. It has grown quite tall and I strongly believe will become a hazard sometime in the future. Since there will be new construction, this is the perfect time to have the redwood tree removed. The redwood tree location makes it very difficult to build a garage in the backyard. The Burlingame planning FAR (Floor Area Ratio) also makes it desirable to build the garage in the backyard to maximize the value of the property. I also agree with the home styles that Burlingame Planning promotes, since it makes houses w/o an attached garage look nicer and less suburban. Burlingame Planning has also incentivized the construction of detached garages because it allows for a larger home to be built.

I'm guessing that neighbors in the immediate vicinity of this redwood don't mind having it removed, but less local neighbors are defending this tree. I live near a redwood and it's one of the messiest trees I've ever had to deal with year round. I like trees, but I also believe that we can compensate for the removal of this tree, by planting more trees and offsetting the CO2 that this tree would take out of our atmosphere by requiring more solar panels.

I strongly believe eliminating a tree should somehow be compensated for by reducing the CO2 that the tree would have taken out of the atmosphere by requiring an equal or great number of panels to be installed by the builder. This is less a punishment on the part of the builder because they should be able to charge more for having more solar panels installed, especially factoring in a higher reliance on electrical appliances, water heaters and EVs.

--glenn

From: Kathryn How <[REDACTED]>
Sent: Monday, January 4, 2021 7:45 AM
To: Tim Raduenz <tim@Formonedesign.com>
Subject: Re: 1349 Cabrillo

Hi Tim,

My husband and I do not object to your plans to remove the large pine tree at 1349 Cabrillo. We assume you or our new neighbors will deal with getting the approval from the City of Burlingame. Thanks.

Kathy How

On Dec 14, 2020, at 3:20 PM, Tim Raduenz <tim@Formonedesign.com> wrote:

HI KATHRYN ARE YOU COOL WITH THAT LARGE PINE TREE BEING REMOVED? WE ARE CURRENTLY DESIGNING.. HOME.

THANKS!

tim raduenz - 415.819.0304 - form + one
4843 silver springs drive / park city, ut 84098
park city ut / san francisco ca / sister bay wi

From: [Tim Raduenz](mailto:tim@Formonedesign.com)
Sent: Friday, December 11, 2020 7:39 PM
To: [REDACTED]
Subject: Re: 1349 Cabrillo

Kathryn we haven't submitted! I'm drawing as we speak! Will probably be 2-3 weeks before we finish! Just like to get letters out early to see who's interested or help with their comments!

Thx!

tim raduenz - 415.819.0304 - form + one
park city ut / san francisco ca / sister bay wi

From: Kathryn How <[REDACTED]>
Sent: Friday, December 11, 2020 7:36:46 PM
To: Tim Raduenz <tim@Formonedesign.com>
Subject: 1349 Cabrillo

Tim,

I received your and your clients' letter today regarding the plan for a new home at 1349 Cabrillo. We are neighbors on the back side of 1349 Cabrillo, at [REDACTED], and so are very interested in the plans for the new home, and are taking you and our new neighbors' offer to view the plans. If you could also tell me where you are on the approval process with the City of Burlingame, that would be helpful as well, since I have not gotten any notification yet from Burlingame planning department.

Thank you.
Kathy How

From: Shaun Lin [REDACTED]
Sent: Thursday, May 13, 2021 1:40 PM
To: Tim Raduenz <[tim@Formonedesign.com](mailto:tim@formonedesign.com)>; Sandra Comaroto <scomaroto@gmail.com>
Subject: Re: Cabrillo

Hey Tim,

I support the removal of the tree.

Best,
Shaun

On Thu, May 13, 2021 at 1:35 PM Tim Raduenz <tim@formonedesign.com> wrote:
hi shawn! we have a project at 1349 Cabrillo see attached pdf..and site, we would like to remove the redwood tree and we are looking for support of close neighbors...we have 2 approved neighbors that want it removed... so far.

From: Nick Panayotou <[REDACTED]>
Sent: Thursday, May 13, 2021 2:34 PM
To: Tony Leung [REDACTED]
Cc: Tim Raduenz <tim@Formonedesign.com>; Dominic Lai [REDACTED]
Subject: 1349 Cabrillo.

All

I am the owner of [REDACTED] in Burlingame and I fully support the new home at 1349 Cabrillo (NorthWest of my property) to have its driveway on the Left side of the property which would be on our property line. I understand that this requires removal of the Redwood Tree towards the back of the property.

Please let me know if you need any more info on regarding this matter.

Thanks

Nick

Nick Panayotou
[REDACTED]

From: Ryan S [REDACTED]
Sent: Thursday, May 13, 2021 2:50 PM
To: CD/PLG-Amelia Kolokihakaufisi <ameliak@burlingame.org>
Cc: Tim Raduenz <tim@formonedesign.com>
Subject: 1349 Cabrillo

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Amelia:

My name is Ryan Starck, and I am a resident of Easton Addition [REDACTED] I am writing in support of the proposed project at 1349 Cabrillo. I know the location well and have spent time reviewing all available materials.

The project design is thoughtful, well executed and helps maintain the architectural excellence for which Easton is known. Furthermore, I know the quality of work produced by Tim Raduenz / Form + One.

During my review of the arborist report, I noticed that there is a topped redwood on site that will need to be removed. It appears as though the existing tree heavily restricts use with the rear yard and is a threat to any nearby structures. I am supportive of removing the subject tree, provided that the minimum number of required trees are located elsewhere on site. One possible compromise with any opposition would be for the owners to donate a mature tree to be planted elsewhere in the city (new rec center?).

Thank you for taking the time to review my letter, and I look forward to adding this beautiful home to the neighborhood.

-RWS-

**05.10.21 PC Meeting Item
9B
1349 Cabrillo Avenue
Page 1 of 1**

*COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT*

RECEIVED
MAY 07 2021
CDD - PLANNING DIV

From: Jennifer Pfaff [REDACTED]
Subject: DESIGN REVIEW ITEM 9B: 1349 Cabrillo Avenue
Date: May 7, 2021 at 6:25:38 PM PDT
To: "PlanningCommissioners@burlingame.org"
<PlanningCommissioners@Burlingame.org>
Cc: CD/PLG-Kevin Gardiner <kgardiner@burlingame.org>, CD/PLG-Amelia Kolokihakaufisi <ameliak@burlingame.org>, CD/PLG-Ruben Hurin <RHurin@burlingame.org>

Dear Planning Commissioners:

I noticed the above project proposal up for Design Review on Monday, May 10th.

If I am reading the plans properly, the project seems to involve removal of the extant home, as well as a huge, beautiful redwood tree at the back of the parcel. Said tree has been assessed and found to be in Good Condition by Kevin Kielty Arborist Services.

There are not that many large trees left on the block; it seems to me a real pity to voluntarily fell a huge, healthy tree like this one, that contributes to our urban forest.

The tree has been the longtime home to all sorts of wildlife, quietly fighting climate change through its ability to sequester huge amounts of CO2.

I wonder if the project footprint could simply be mirror-reversed, so that the garage and driveway were placed on the other (north) side, to spare this gorgeous specimen tree?

I realize under normal circumstances, it is desirable to maintain the given pattern of driveway orientation on each block. However, in this case, the benefits of retaining this beautiful and healthy contributor to the neighborhood's green infrastructure seem to greatly outweigh strict adherence to the norm.

Thank you for your consideration.

Kindly,

Jennifer Pfaff

05.10.21 PC Meeting
Item 9B
1349 Cabrillo Avenue
Page 1 of 1

*COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT*

RECEIVED
MAY 10 2021
CITY OF BURLINGAME
CDD – PLANNING DIV.

From: Tim Raduenz [<mailto:tim@Formonedesign.com>]
Sent: Monday, May 10, 2021 9:58 AM
To: CD/PLG-Amelia Kolokihakaufisi <ameliak@burlingame.org>
Cc: [REDACTED]; 'Agnes Yiu' [REDACTED]; CD/PLG-Kevin Gardiner <kgardiner@burlingame.org>
Subject: Re: DESIGN REVIEW ITEM 9B: 1349 Cabrillo Avenue

hi CD/PLG-Amelia + Kevin:

Attached are my response to Jennifer's comments, please forward to Jennifer.

In review of your letter + Response:

1. We talked about and first designed around it, but in the last project I designed at 1112 Bernal, the city, the commission scolding me about not being mindful of the driveway pattern. which is an important design feature I need to take into consideration.
2. We have many neighbors that want to tree removed, and we have support.
3. We have a well-designed landscape plan with many more trees being planted to help with it.
4. The concern as you have stated, its one of the last left...that the grove is limited leaving it more acceptable to weather conditions out of our control, like the incident that happened at the Washington Park in Burlingame, that's the ultimate concern, as over the years the grove of trees has been removed leaving just a few left.
5. **I do understand your concern Jennifer**, we deal with designing around trees in Hillsborough, and towns that have more than 50x120 lots... it just seems to me that its very hard to design around these large trees, ***with all the other items working against it***, neighborhood pattern, concern of safety, making neighbors in the area happy, and then finally the owners need to be happy as well.
6. The old home is pretty much in need of everything, and the 1-stall garage is not a look the planning department is looking for...So, we are sort of tied up on that end, and resulting in doing a more typical home for Burlingame.

Hope that helps with you understanding where we are coming from and that it really is the only design that works.

Best,

Tim Raduenz - 415-819-0304



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PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

May 19, 2021

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

Mr. Tim Raduenz
1349 Cabrillo Ave
Burlingame, CA 94010

Dear Mr, Raduenz

RE: 1349 CABRILLO AVE., BURLINGAME (ARBORIST REPORT)

At your request, I visited the above site on May 17-2021. The purpose of my visit was to inspect and comment on a large Redwood Tree located in the rear of the home.

Limitations of this report

The inspection of this report is based on is a visual inspection that took place at ground level. I accept no responsibility for any unknown or unseen defects associated with this tree or the surrounding trees.

Method

I measured the diameter of this tree at 54 inches off the natural grade as described in the Town of Hillsborough Heritage Tree Ordinance. The height and canopy spread have been estimated and a condition rating is given to this tree which is based on form and vitality and can be further defined by the following table.

0	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

Lastly, I have included comments on the overall health and structure of the tree to give more individual detail about its condition.

Tree Survey

Tree #	Species Common (Scientific)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Redwood	72.8	85	120	36	Root's cracking and lifting the concrete patio; minor interior deadwood; good form and vigor.

Observations

This tree is located on a small property with limited access to the rear yard. The base is very large and takes up a substantial amount of space in the rear yard (Picture #1). A concrete patio around the base of the tree has become cracked, lifted, and uneven due to the large surface roots of this tree. This unevenness creates an area that is difficult to use and prone to trips and falls (Pictures #2, #3, #4, and #5).

The tree has a moderate amount of interior deadwood in the canopy, good vigor and good form. The significant taper of the trunk from very large to a small top, leads me to believe this tree was either topped in the past or damaged at some point. Inspecting the tree from the ground even with binoculars is difficult to ascertain what condition the top of the tree is in.

I recommend routine tree maintenance that should include deadwood removal from the canopy and inspecting the upper canopy more thoroughly to determine if any defects exist that cannot be seen from ground level.

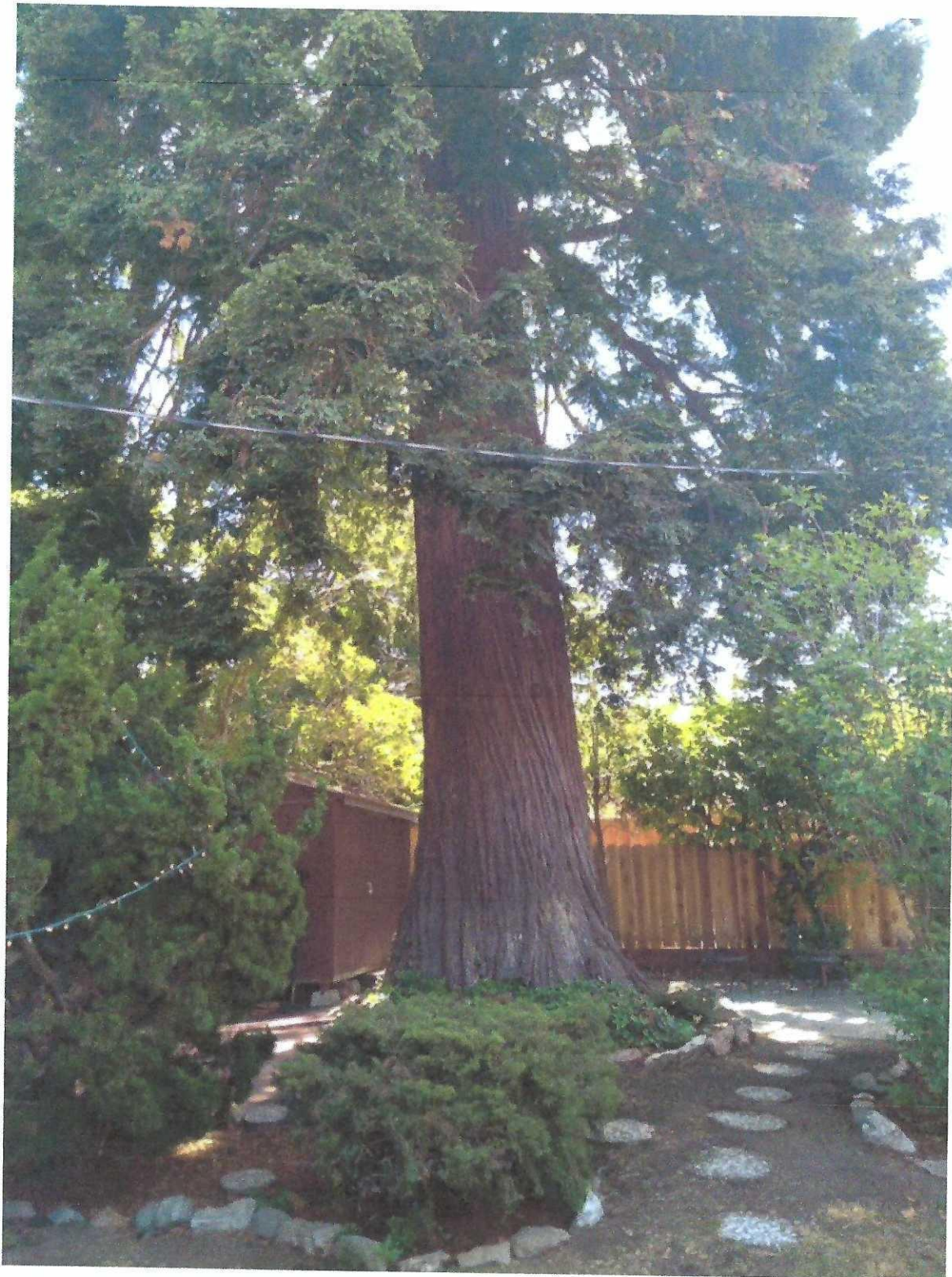
All tree work performed, as a result of this report, should be accomplished by a qualified licensed tree care professional.

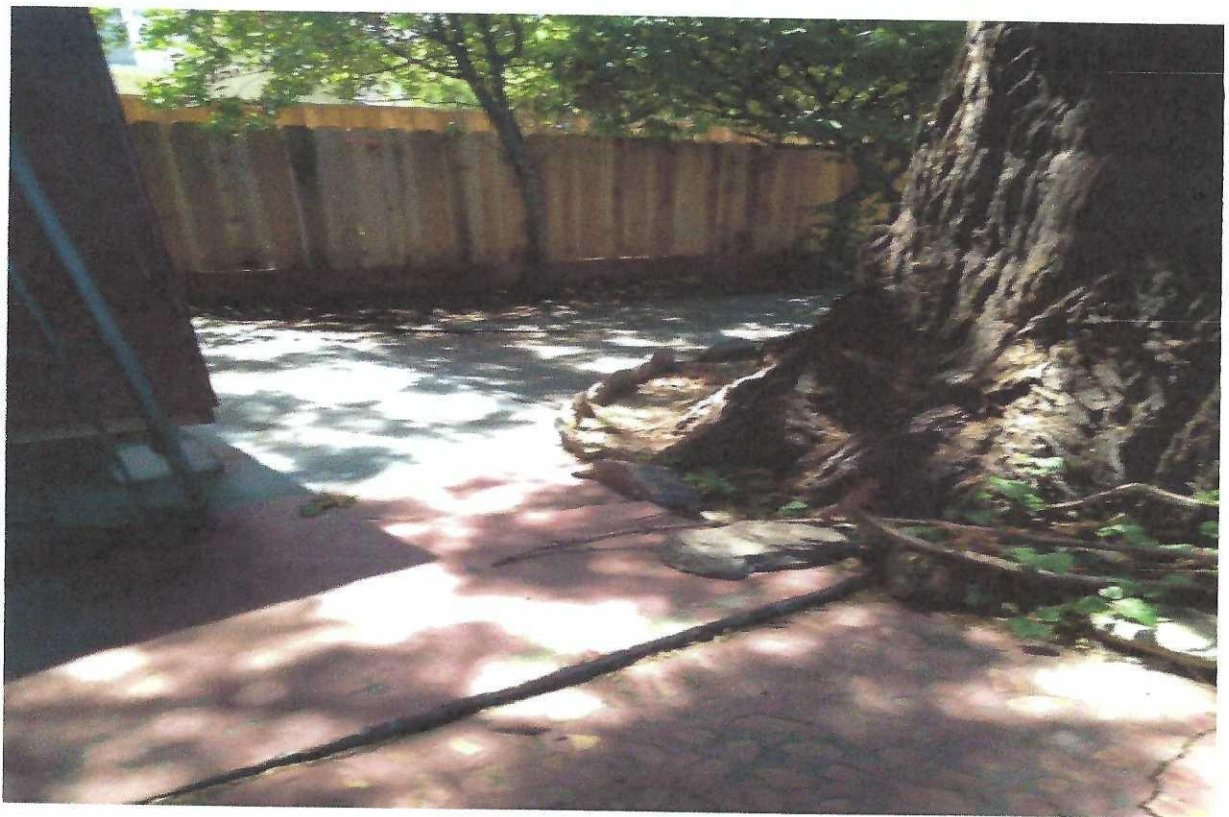
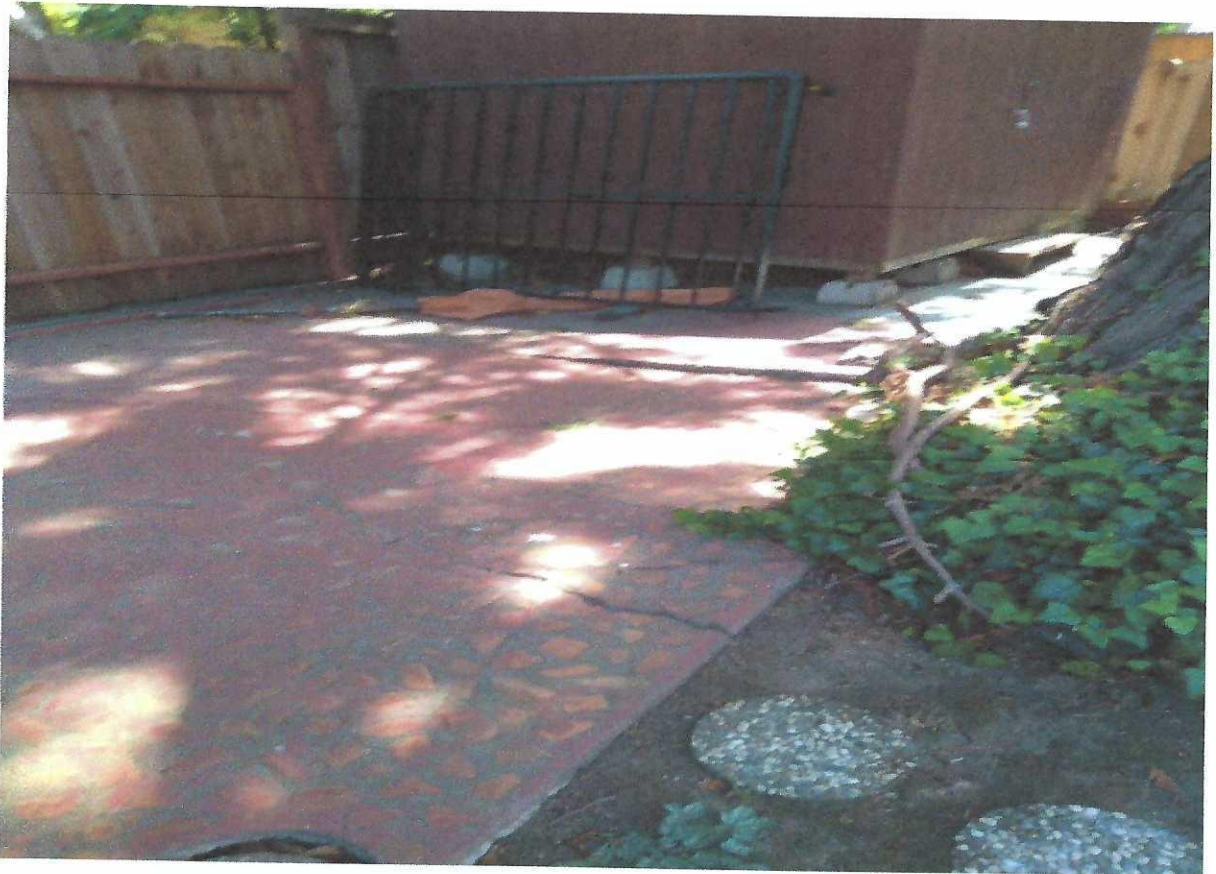
I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

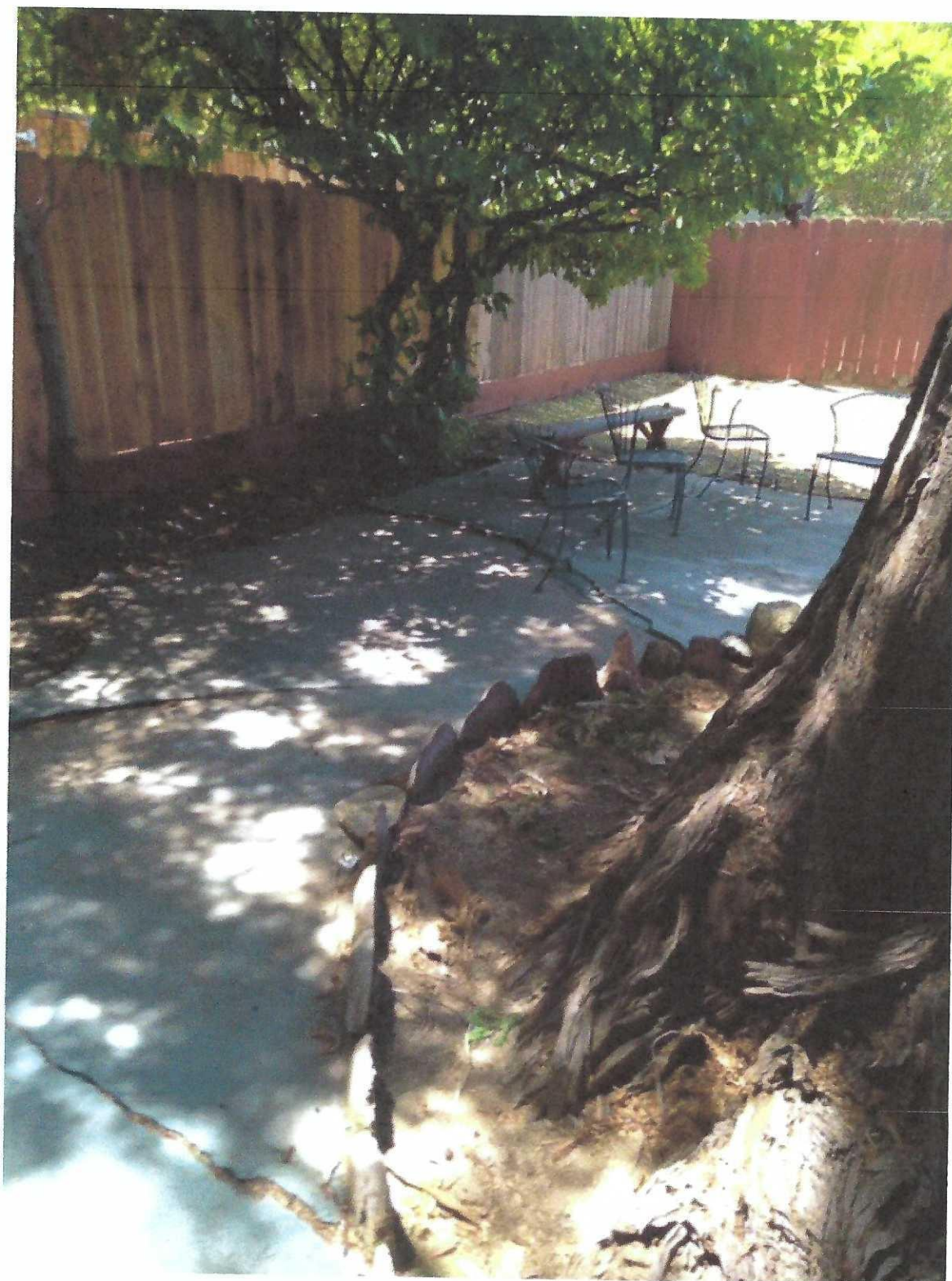
Jeromey A. Ingalls
Certified Arborist WE #7076A

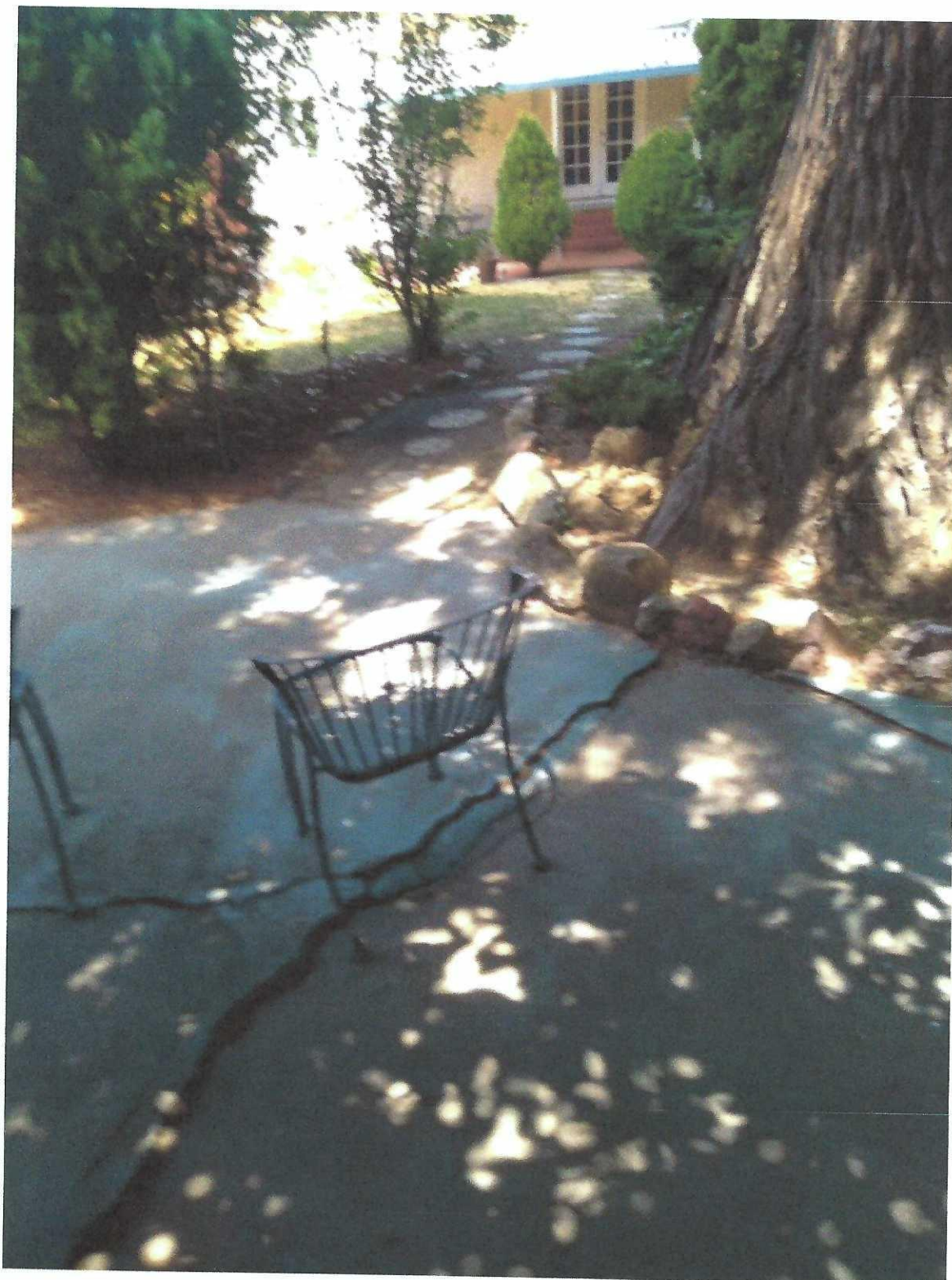
JAI:lg













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

1349 Cabrillo Avenue, Burlingame, CA 94010 *X.T.R.*

PROJECT ADDRESS

026-056-050

ASSESSOR'S PARCEL # (APN)

RESIDENTIAL
ZONING

PROJECT DESCRIPTION

REMOVAL OF (E) SINGLE FAMILY HOME, Add (N) 2-STORY HOME w/ 2-STALL DETACHED GARAGE

APPLICANT INFORMATION

Cabrillo Ave LLC

PROPERTY OWNER NAME ☐ APPLICANT?

PHONE

Tim Raduenz

ARCHITECT/DESIGNER ☐ APPLICANT?

1-415-819-0304

PHONE

#24809

BURLINGAME BUSINESS LICENSE #

ADDRESS

E-MAIL

4843 Silver Springs Drive, Park City, UT 84098

ADDRESS

tim@formonedesign.com

E-MAIL

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

Cabrillo Ave LLC

P O Box 1235, Millbrae, CA 94030

NAME

ADDRESS

AFFIDAVIT OF OWNERSHIP

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

APPLICANT (PROPERTY OWNER)

12/17/2020

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING COMMISSION/DIVISION

PROPERTY OWNER'S SIGNATURE

12/17/2020

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

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

DHE

DATE RECEIVED:

RECEIVED

JAN - 6 2021

CITY OF BURLINGAME
CDD

STAFF USE ONLY

Form + One

4843 Silver Springs Drive
Park City, UT 84098

P+ 415.819.0304
E + tim@formonedesign.com

RECEIVED

JAN - 6 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

TRANSMITTAL FORM

To: Planning Department
Subject: Planning Application Review Letter
1349 Cabrillo Ave.

From: Tim Raduenz
Date Sent: 01-05-21
Number of Pages: 1

Application for new 2-story home @ 1349 Cabrillo Ave. w/ detached 2-stall garage

Good Evening Planning Commission + Planners:

In working with the owners Dominic + Agnes, we wanted to develop a family home with a simple country style, which you can see from our mood board we wanted to put together a calm palate of colors and finishes.

DESIGN NOTES:

- We have worked the plan so that the family has the driveway to play safely with the gate open and have access to the main part of the house for circulation through-out the home.
- We have the open concept to the rear yard that most clients want and need.
- Materials are all high grade, aluminum clad windows with SDL bars and real wood sidings from **Windsor One or equal**.
- **Exteriors:** have a good mix of materials to help make the home look like parts of a whole.. which helps with massing and the overall look of the style
- Just a small taste of metal roofing to keep you thinking about what's the next pattern, as you work your way around the house.
- Simple detached garage 2-stall with optional half vaulted and half storage trusses, for the all-important storage.
- Simple landscape planning with review from neighbor's coming. Privacy is both concern of the owners and the neighbors
- We have already sent out letters to the across the road neighbors and anyone attached to this lot! Only the rear yard neighbor has reached out with comments, and they are in FAVOR with removing the large tree that is in the location of the new home!

To that end we believe we have put together a thoughtful design and respected the neighbors privacy as well along w/ the owners concerns. We look forward to your thoughtful comments and moving on to building submittal!

Best,

Tim Raduenz – CGBP

SUBJECT: 1349 Cabrillo - Family Home

Dear Neighbors!

We, Tim Raduenz (Designer) + Dominic + Agnes Lai (Owners) are Designing preliminary plans for a fully designed new 2-story home w/ detached garage!

Design notes:

1. Contemporary designed country home w/ simple clean lines materials of the higher quality and designed with the owners and neighbor's privacy in mind.
2. ***Michael Callan*** has a new landscape plan that ***will create more privacy*** for all on the street and the owners as well!
3. ***If you're interested in seeing plans, please contact Tim Raduenz (Below)***

MOVING FORWARD WITH US – A LITTLE INFORMATION

From: Tim

I have done projects in the neighborhood and in Hillsborough + San Mateo Park throughout the last 19 years. We put our all into each project and work with everyone, so we get a great finished project that adds value to the street scape and the homes around it.

If you have any questions about the project and/or are interested in viewing plans, you are invited to contact the project Designer information below.

From: Dominic + Agnes

My wife and I have moved into Burlingame Terrace for 15 years. We love the community, family, and friends. The beautiful neighborhood is super friendly and quiet. Now my family and I would like to expand and build more beautiful homes in Burlingame Eastern Additions. Looking forward to seeing you all soon. We hope you have a nice and warm holiday season.

Tim Raduenz

Form+One Design

4843 Silver Springs Drive

Park City, UT 84098

(415) 819-0304

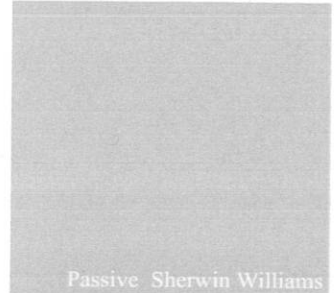
tim@formonedesign.com



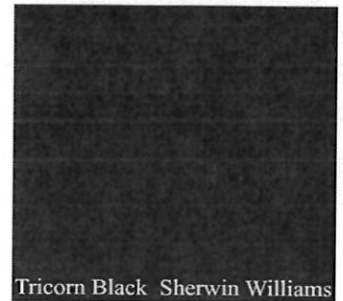
Inspirations for House (mix of traditional + contemporary)



Pure White Sherwin Williams

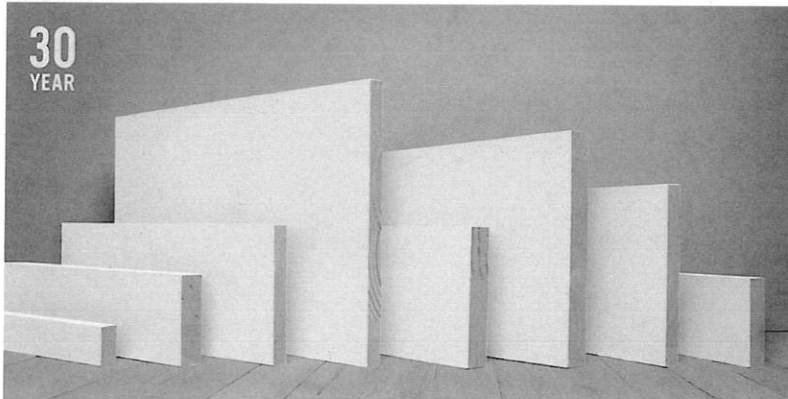


Passive Sherwin Williams



Tricorn Black Sherwin Williams

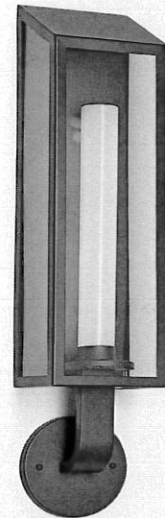
Color Scheme



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1349 Cabrillo Avenue – Burlingame, Calif. – Finish Board

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Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

January 6th, 2021

Cabrillo Ave LLC

Site: 1349 Cabrillo Avenue, Burlingame CA

Dear Cabrillo Ave LLC,

As requested on Thursday, December 3rd, 2020, Kielty Arborist Services visited the above site to inspect and comment on the trees. A new home and detached garage are proposed for this site, and your concern as to the future health and safety of the trees on site has prompted this visit. Site plan A1.0 dated 12/5/20 was reviewed for writing this report. A tree protection plan can be found within this report as well as recommendations for construction as it relates to the trees.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a Google Earth image. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:

DBH- Diameter at breast height (54 inches above grade)

CON- Condition rating

HT/SP- Tree height and spread

P-Indicates protected tree by city ordinance

1349 Cabrillo /1/6/21

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	Redwood (<i>Sequoia sempervirens</i>)	72.5	80	110/30	Good vigor, good form, large root flare, damaging concrete near tree, very top of tree has been topped or has failed in past.
2*P	Pittosporum (<i>Pittosporum eugenioides</i>)	15.0	45	35/20	Fair to poor vigor, fair form, mature, decayed limbs, dead wood in canopy.
3P	Trident maple (<i>Acer buergerianum</i>)	4.1	55	12/6	Fair vigor, fair form, reduced in past, street tree.
4P	Birch (<i>Betula pendula</i>)	11.5	65	25/15	Fair vigor, fair form, street tree.



Showing tree locations

**Summary:**

All of the trees surveyed on site and off site are protected trees in the city of Burlingame. Redwood trees #1 is the largest tree on site with a diameter measured at 72.5". The tree is in the south eastern corner of the lot within the existing back yard. Adjacent to the tree is an old concrete patio that has been severely damaged by tree roots. The redwood tree has a large root flare. The tree is in good condition. The very top of the tree has lost apical dominance and is common for the species outside its native range. Future maintenance at the top will be needed as the tree ages. This is a protected tree in the city of Burlingame due to its size. Tree protection fencing will be needed for this tree as required.

Showing large redwood tree #1

Pittosporum tree #2 is located on the neighbor's property to the south east near redwood tree #1. The tree is in poor condition due to growing in the suppressed conditions of the large redwood tree. The vigor of the tree is declining as dead wood was observed. The tree is mature for the species. The trunk of the tree is estimated at 15 inches making it a protected tree in the city of Burlingame. Tree protection fencing will be needed for this tree and will consist of the same tree protection fencing for redwood tree #1.

Trident maple tree #3 is a small street tree located in front of the property within the public right of way. All street trees are required to be protected during construction. The street tree planting strip where underneath the tree's dripline will be fenced off as a tree protection measure. Birch tree #4 is a street tree. This tree will also need to be protected during construction. Both street trees #3 and #4 are in fair condition.

Impacts/ recommendations:

The existing concrete surrounding the redwood tree is to be removed. The concrete will need to be carefully removed by hand near this tree. If possible, the concrete between the proposed garage and tree shall be retained during the construction as the concrete is protecting roots that are growing underneath it. By keeping the concrete, a small tree protection zone can be used and will increase staging areas on site for the proposed construction. If the concrete is removed during demolition, tree protection fencing will need to be expanded out to the proposed garage location and out to 30 feet from the tree wherever else possible. The proposed detached garage is located as far from the redwood tree #1 as possible. The proposed foundation for the garage is

recommended to be excavated by hand. Any large roots encountered measuring 2 inches in diameter or larger are recommended to be shown to the Project Arborist before being cleanly cut using a hand saw or loppers. Redwood trees have a good tolerance to construction impacts as seen in Best Management Practices, "Managing Trees During Construction". Impacts are expected to be minor. Irrigation during the dry season is recommended to be given to the tree as a mitigation measure. Every 2 weeks 50 gallons of clean water shall be given to the tree within the tree protection zone. A series of soaker hoses is recommended to be installed within the tree protection zone to supply adequate irrigation to the tree.

No other impacts are expected on site. All of the trees will require tree protection fencing. Trident maple street tree #3 and Birch tree #4 are recommended to be irrigated every 2 weeks during the dry season with 10 gallons of water. The following tree protection plan will help to insure the future health of the retained trees on site.

Tree Protection Plan:*Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be placed at the tree driplines (canopy spread). For the redwood tree, tree protection fencing will need to be placed at 30 feet from the tree where possible. If approved work is within this distance (garage), then the fencing shall be placed as close as possible to the approved work. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. Whenever tree protection fencing needs to be moved or reduced for work to take place, the Project Arborist shall be called out to the site to witness the moving of the fencing and to provide any other necessary protection measures as seen fit.

Avoid the following conditions:**DO NOT:**

- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
- B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
- C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Arborist.
- D. Allow fires under and adjacent to trees.
- E. Discharge exhaust into foliage.
- F. Secure cable, chain, or rope to trees or shrubs.
- G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Arborist.
- H. Apply soil sterilant under pavement near existing trees.



Landscape Barrier

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape barrier consisting of wood chips spread to a depth of four to six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. If plywood is to be used, the plywood pieces shall be attached together to minimize movement.

Showing use of landscape barrier

Root Cutting and Grading

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or loppers. Roots to be left exposed for a period should be covered with layers of burlap and kept moist to avoid root desiccation. Immediate irrigation is recommended within the tree protection zones whenever roots are impacted. Roots may need to be saved within foundation materials if necessary, by wrapping roots with foam and pouring the concrete around the roots.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap. The exposed roots will need to be kept moist by spraying down the burlap multiple times a day with clean water. The trenches will also need to be covered with plywood to help protect the exposed roots. During the utility line installation, the Project Arborist will need to be on site. If it is not possible to tunnel the lines below roots in areas of heavy rooting, then the lines will need to be bored.

Irrigation

Normal irrigation shall always be maintained on this site for the retained imported trees. The retained street trees are recommended to be irrigated weekly during the dry season.

1349 Cabrillo /1/6/21

(6)

Inspections

It is the contractor's responsibility to contact the Project Arborist as directed in this report. Kielty Arborist Services can be reached best through email at kkarbor0476@yahoo.com, by phone at (650) 515-9783 or (650) 532-4418.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,
Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist:
Date:

Kevin R. Kielty & David Beckham

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND DESIGN REVIEW

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 for a new, two-story single family dwelling and detached garage at 1349 Cabrillo Avenue, Zoned R-1, Cabrillo Ave LLC, property owner, APN: 026-056-050;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on June 14th, 2021, 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 Section 15303 (a), 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. In urbanized areas, up to three single-family residences maybe constructed or converted under this exemption, is hereby approved.
2. Said Design Review is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review 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.

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 14th day of June, 2021 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review

1349 Cabrillo Avenue

Effective **June 24, 2021**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped June 2, 2021, sheets T1.0, GN, SW, A1.0 through A5.0, A9.0, G2.0, L1, and L2;
2. that the property owner shall be responsible for implementing the recommendations and tree protection plan and measures as defined in the arborist report prepared by Kielty Arborist Services, dated January 6, 2021;
3. 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);
4. 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;
5. 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;
6. 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;
7. 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;
8. 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;
9. 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;
10. 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;

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Design Review
1349 Cabrillo Avenue
Effective **June 24, 2021**

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

11. 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;
12. 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;
13. 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;
14. 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
15. 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
www.burlingame.org

Project Site: 1349 Cabrillo Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, June 14, 2021 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (669) 900-9128:

Webinar ID: 925 2091 5073	Passcode: 888501
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Description: Application for Design Review for a new, two-story single family dwelling and detached garage.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: June 4, 2021

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

City of Burlingame - Public Hearing Notice

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

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.

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

1349 Cabrillo Avenue
300' noticing
APN #: 026-056-050

