



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, May 24, 2021

6:00 PM

Online

- a. 2013 Easton Drive, zoned R-1 - Application for Design Review and Special Permit for attached garage for a new, two-story single family dwelling and attached garage. (Alicia Ader, Dreiling Terrones Architecture, applicant and architect; Bart and Carol Gaul, property owners) (83 noticed) Staff Contact: Erika Lewit

Attachments: [2013 Easton Dr - Staff Report](#)
[2013 Easton Dr - Attachments](#)
[2013 Easton Dr - Plans](#)

All Commissioners have visited the project site. Commissioner Gaul was recused due to a family relationship with the property owner. Associate Planner Markiewicz provided an overview of the staff report.

Chair Schmid opened the public hearing.

Alicia Ader, architect and Bart Gaul, property owner represented the applicant and answered questions about the application.

Public Comments:

> *Arya Askari: We live in the house just east of the project and the adjacent house. We couldn't tell from the plans, but we do have some concerns about privacy. The one thing we're considering is that there are trees and foliage that provide a screen between our two properties as well as a fence. We were just wondering if either of those would be affected by the project. I don't know if this is the right forum for this question, but we have little kids who play in our backyard and are wondering about any mitigation for release of asbestos and LED paint.*

> *Martha Beshore, 1234 Vancouver Avenue (comments submitted in email): I would like to be on record regarding my concern with the creek area which is part of the 2013 property just beyond the concrete culvert. There is a down slope, then the creek, and then the upslope of the property. I am concerned with the maintenance of this area since it seems to be fenced off entirely and possibly not accessible to those who occupy the property and not aware of its existence. I just wanted to call attention to this section of the property particularly when we have wet weather in the fall and winter when branches or tree debris may rush downstream or clog up the works. We did have a bad rain situation a few years ago that caused some water damage to the fences and small bridge standing there. The owners, however, did build new fences and took down the small wooden bridge that crossed the stream which was partly swept off the concrete banks.*

Chair Schmid closed the public hearing.

Commission Discussion/Direction:

> *The Commission complimented the design of the project and its compatibility with the neighborhood. No revisions to the plans were requested.*

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

Aye: 4 - Tse, Loftis, Schmid, and Larios

Absent: 2 - Comaroto, and Terrones

Recused: 1 - Gaul



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

2013 Easton Drive

026-173-300

R-1

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

Demolition of (E) single family residence

Construction of a (N) single family residence

New utilities, site work, and landscaping

New Accessory Dwelling Unit in (E) accessory structure

APPLICANT INFORMATION

Bart & Carol Gaul

APPLICANT?

Alicia Ader

ARCHITECT/DESIGNER ☒ APPLICANT?

650-696-1200

PHONE

06968

BURLINGAME BUSINESS LICENSE #

E-MAIL

1103 Juanita Ave Burlingame, CA 94010

ADDRESS

aa@dtbarch.com

E-MAIL

AFFIDAVIT OF OWNERSHIP

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

2/22/21

DATE

AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

2/22/2021

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

- ☒ ACCESSORY DWELLING UNIT (ADU) ☐ VARIANCE (VAR)
☐ CONDITIONAL USE PERMIT (CUP) ☐ WIRELESS
☒ DESIGN REVIEW (DSR) ☐ FENCE EXCEPTION
☐ HILLSIDE AREA CONSTRUCTION PERMIT ☐ OTHER: _____
☐ MINOR MODIFICATION
☒ SPECIAL PERMIT (SP) DHE & Attached garage

DATE RECEIVED:

RECEIVED

FEB 23 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

Attached Garage
2013 Easton Drive

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.***

The house is pushed back on the lot to limit the impact on the existing street. In addition, the garage is articulated with (2) single car doors, rather than one large door. The adjacent neighbors and neighbors across the street have attached garages. We are mimicking the pattern of the street with the attached garage on this new single family residence. The location of the front palm tree and the pool in the back limit access to the existing garage at the back and limit access to a new detached garage. The existing garage will be converted into a new Accessory Dwelling Unit as part of this application.

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.***

The house is crafted with the second floor tucked under the roof of the first floor plate with dormers. The articulated facades and traditional roofs forms are consistent with the neighborhood. The garage roof is stepped down and subordinate to the main structure and roof of the house, similar to other houses in the neighborhood.

3. ***How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?***

The house is set back from property line to limit the impact on the neighborhood as encouraged in the design guidelines. We are mimicking the pattern of the street with the attached garage on this new single family residence. With the size of the lot, we are not requesting excessive FAR by including an attached garage.

4. ***Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.***

No existing trees will be removed as part of this application. New trees along the west side of the property will soften this lot edge and provide a barrier between the new house and the 22'-0" tall wall of the adjacent neighbor's house.

From: Martha Beshore [REDACTED]
Sent: Monday, May 24, 2021 6:27 PM
To: CD/PLG-Erika Lewit <elewit@burlingame.org>
Subject: 2013 Easton

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

I would like to be on record regarding my concern with the creek area which is part of the 2013 property just beyond the concrete culvert. There is a downslope, then the creek, and then the upslope of the property. I am concerned with the maintenance of this area since it seems to be fenced off entirely and possibly not accessible to those who occupy the property and not aware of its existence. I just wanted to call attention to this section of the property particularly when we have wet weather in the fall and winter when branches or tree debris may rush downstream or clog up the works. We did have a bad rain situation a few years ago that caused some water damage to the fences and small bridge standing there. The owners, however, did build new fences and took down the small wooden bridge that crossed the stream which was partly swept off the concrete banks.

Thank you for allowing these comments.

Martha Beshore
[REDACTED]

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 new, two-story single-family dwelling with an attached garage and a detached Accessory Dwelling Unit at 2013 Easton Drive, Zoned R-1, Bart and Carol Gaul, property owners, APN: 026-173-300;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on June 28, 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 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 28th day of June, 2021 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Special Permit
2013 Easton Drive
Effective July 8, 2021

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped May 5, 2021, sheets A0.0 through A8.2, Sheets L1.1 and L1.2, and Certified Property Survey dated October 2020;
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:

Page 2

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, and Special Permit
2013 Easton Drive
Effective **July 8, 2021**

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 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
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250
www.burlingame.org

Project Site: 2013 Easton Drive, 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 and Special Permit for attached garage for a new, two-story single family dwelling and attached garage.

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

Mailed: June 4, 2021

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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)

2013 Easton Drive
300' noticing
APN #: 026-173-300

