

**Received After
04.27.15 PC Meeting
Item 8c
12 Vista Lane**

DTA Dreiling Terrones Architecture Inc.
Architecture | Infrastructure | Environments

**COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT**

22 April, 2015

To: Burlingame Planning Commission

RE: 12 Vista Lane– Neighbor out reach/ meeting

Dear Commissioners and Staff

RECEIVED

APR 23 2015

**CITY OF BURLINGAME
CDD-PLANNING DIV.**

We have met with the neighbors at 16 Vista Lane and 2874 Hillside Drive. We showed them the following revisions:

- The lowered parapet height
- The lowered second floor plate height
- The reduced garage height
- The adjustment to the left wall of the garage and house an additional 1'-10" from the property line
- The renderings

The neighbors at 2874 Hillside believe that the existing oak tree impacts their view and asked that it be trimmed. Additionally they asked to also revisit the proposed trees in the front so that they would not grow to impact their view in the future. We have agreed to further review the proposed species with them pending approval. We are willing to make this a condition of approval. We are also proposing as part of the condition of approval to have underground utilities to not add to the existing wires that impact 2874 hillside views

The neighbors at 16 Vista appeared to appreciate the revisions and appeared to have no further objections. They also asked to revisit the proposed planting along the North wall. We have agreed to review plants with them prior to installation.

Below is the overall massing of the proposed project as seen from the window of the neighbor at 2874 Hillside Drive.



Thank you for your further consideration of our project.

Sincerely,

Jacob Furlong, Architect