



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE: May 18, 2023 **Director's Report**
TO: Planning Commission **Meeting Date:** May 22, 2023
FROM: Erika Lewit, Senior Planner
SUBJECT: **FYI – REVIEW OF CHANGES TO A PREVIOUSLY APPROVED DESIGN REVIEW PROJECT AT 1120 SUMMER AVENUE, ZONED R-1.**

Summary: An application for Design Review and a Special Permit for Declining Height Envelope for first and second story additions to an existing single-unit dwelling at 1120 Summer Ave, zoned R-1, was approved by the Planning Commission on October 25, 2021 (see attached October 25, 2021 Planning Commission Meeting Minutes). A One Year Permit Extension was approved on October 26, 2022. A building permit for the project is currently under review.

The applicant is proposing the changes listed below. Please refer to the applicant's letter, dated May 17, 2023, for a detailed explanation of each change.

- Four existing vinyl windows (three at the front elevation and one at the rear elevation) are proposed to be replaced with aluminum clad wood windows with simulated true divided lites in the same location and of approximately the same size as the existing windows; the remaining windows previously approved for the project are also aluminum clad wood windows with simulated true divided lites;
- On every elevation of the house, the existing horizontal painted wood siding on the first floor is proposed to be replaced by cement plaster with a stone veneer wainscot; and
- The approved door and window trim has been revised so that the top and bottom trim pieces extend past the connection with the side trim pieces; the trims at the second floor surrounded by wood shingles are proposed to remain wood and the trims at the first floor surrounded by cement plaster are proposed to be a synthetic material.

Other than the changes detailed in the applicant's letter and revised plans, there are no other changes proposed to the design of the house. If the Commission feels there is a need for more study, this item may be placed on an action calendar for a second review and/or public hearing with direction to the applicant.

Attachments:

October 25, 2021 Planning Commission Minutes
Explanation Letter, dated May 17, 2023
Original and proposed plans, date stamped May 17, 2023

17 May 2023

To: Burlingame Planning Commission

RE: 1120 Summer Ave – **Planning FYI**

Dear Commissioners and Staff,

I'm writing to you with some updates to the project at 1120 Summer Ave, including some changes from the original Planning Approval that the Owners would like to make. Once the Owners engaged with contractors, it became clear that the existing wood siding had deteriorated since the initial planning approval and should be replaced, and in doing so they decided to change the material for aesthetic preferences and lifespan of the building. In addition, the Owners have decided to fully replace all the existing windows at the Main House, so that there isn't a mix of old cheap windows and brand-new windows. We worked with them to ensure that the changes they are seeking would enhance the overall exterior design, originally approved by the Planning Commission.

1. **A4.1 South (Front) Elevation:**

- a. Replace (3) existing wood / vinyl windows that were originally going to remain with (N) aluminum-clad wood windows with simulated-true-divided-lites, to match the rest of the house where (N) windows will be installed.
- b. Replace (E) aging, painted wood siding with painted exterior cement plaster and a stone wainscot.
- c. Instead of installing (N) wood trims at all windows and doors, install (N) wood trims for windows and doors at second floor shingles and install (N) synthetic trim for windows and doors at first floor cement plaster (for improved water proofing and overall building longevity).

2. **A4.2: West (Side) Elevation:**

- a. Replace (E) aging, painted wood siding with painted exterior cement plaster and a stone wainscot.
- b. Instead of installing (N) wood trims at all windows and doors, install (N) wood trims for windows and doors at second floor shingles and install (N) synthetic trim for windows and doors at first floor cement plaster (for improved water proofing and overall building longevity).

3. **A4.3: North (Rear) Elevation:**

- a. Replace (E) aging, painted wood siding with painted exterior cement plaster and a stone wainscot.
- b. Instead of installing (N) wood trims at all windows and doors, install (N) wood trims for windows and doors at second floor shingles and install (N) synthetic trim for windows and doors at first floor cement plaster (for improved water proofing and overall building longevity).

4. **A4.4: East (Side) Elevation:**

- a. Replace (1) existing vinyl window that was originally going to remain with (N) aluminum-clad wood windows with simulated-true-divided-lites, to match the rest of the house where (N) windows will be installed.
- b. Replace (E) aging, painted wood siding with painted exterior cement plaster and a stone wainscot.
- c. Instead of installing (N) wood trims at all windows and doors, install (N) wood trims for windows and doors at second floor shingles and install (N) synthetic trim for windows and doors at first floor cement plaster (for improved water proofing and overall building longevity).

In summary, due to conversations with contractors, a second look at their desired home, and their goal of building a home that will stand for years to come, the Owners are requesting the approval of these changes to the originally approved design. We humbly ask that you approve this FYI to the project on behalf of the Intrieri family.

Sincerely,

Ted Catlin, Project Manager
Dreiling Terrones Architecture



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, October 25, 2021

7:00 PM

Online

- a. 1120 Summer Avenue, zoned R-1 - Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (e) (1). (Richard Terrones, Dreiling Terrones Architecture, applicant and architect; Mark and Catherine Intrieri, property owners) (138 noticed) Staff Contact: Erika Lewit

Commissioner Gaul made a motion, seconded by Vice-Chair Loftis, to approve the application. The motion carried by the following vote:

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

Absent: 2 - Comaroto, and Larios

Recused: 1 - Terrones