



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE: December 18, 2018 **Director's Report**

TO: Planning Commission **Meeting Date:** January 14, 2019

FROM: Catherine Keylon, Senior Planner

SUBJECT: **FYI – REVIEW OF PROPOSED CHANGES TO A PREVIOUSLY APPROVED DESIGN REVIEW PROJECT AT 705 VERNON WAY, ZONED R-1.**

Summary: An application for Design Review for a first and second story addition to an existing single family dwelling at 705 Vernon Way, zoned R-1, was approved by the Planning Commission by consent calendar on May 14, 2018 (see attached May 14, 2018 Planning Commission Minutes). A building permit was issued in August 2018 and construction is currently under way.

With this application, the applicant is requesting approval of the changes listed below. Please see the attached letter from the project designer, dated December 14, 2018, for an explanation of the changes requested to the project.

All Elevations:

- Change stucco to siding in some portions throughout the house (Hardie lap siding with mitered corners), stucco retained in some portions.

Front Elevation:

- Add transom windows to windows on each side of the chimney on the first floor;
- Remove windows from front door, change to solid panels; and
- Removed brick planter.

Left (East) Side Elevation:

- Change door with Juliet balcony to a window on second floor; and
- Change window size on first floor (at entry).

Right (West) Side Elevation:

- Increase window size on second floor.

Rear Elevation:

- Reduce window size on the second floor;
- Add belly band; and
- Change mullion pattern in center windows.

The applicant submitted plans showing the originally approved and proposed plans, date stamped December 14, 2018, with the changes called out. 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.

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Attachments:

May 14, 2018 Planning Commission Minutes
Explanation letter submitted by the applicant, dated December 14, 2018
Originally approved and proposed plans, dated December 14, 2018



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, May 14, 2018

7:00 PM

Council Chambers

1. CALL TO ORDER

Chair Gaul called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present 6 - Sargent, Loftis, Kelly, Comaroto, Gaul, and Terrones

3. APPROVAL OF MINUTES

There were no minutes to approve.

4. APPROVAL OF AGENDA

There were no changes to the agenda.

5. PUBLIC COMMENTS, NON-AGENDA

There were no public comments on non-agenda items.

6. STUDY ITEMS

There were no Study Items.

7. CONSENT CALENDAR

Commissioner Terrones made a motion, seconded by Commissioner Sargent, to approve the Consent Calendar items. Chair Gaul asked for a voice vote, and the motion carried by the following vote:

Aye: 6 - Sargent, Loftis, Kelly, Comaroto, Gaul, and Terrones

- a. 1556 Alturas Drive, zoned R-1 - Application for a one-year permit extension for an approved permit for Design Review and Hillside Area Construction Permit for first and second story additions 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). (Mark Wilson, applicant; Jeff Baleix, architect; Ken Woo, property owner) (84 noticed) Staff Contact: Erika Lewit

- b. 705 Vernon Way, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e) (1) of the CEQA Guidelines. (Geurse Conceptual Designs, Inc., Jesse Geurse,

applicant and designer; Peter and Hillary Blum, property owners) (145 noticed) Staff Contact: Catherine Keylon

- c. 13 Victoria Road, zoned R-1 - Application for Design Review (major renovation) for a first and second story addition to an existing single family dwelling with detached garage. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (e)(2). (Jesse Geurse, Geurse Conceptual Designs, Inc., applicant and designer; Patrick O'Connell, property owner) (205 noticed) Staff Contact: 'Amelia Kolokihakaufisi

8. REGULAR ACTION ITEMS

- a. 1316 Laguna Avenue, zoned R-1 - Application for Design Review for a first and second story addition and a new detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines. (Xie Guan, Xie Associates, applicant and architect; Carolyn Bao, property owner) (134 noticed) Staff contact: Catherine Keylon

Commissioner Comaroto was recused from the discussion as she owns property within 500-feet of the subject property. She left the Council Chambers.

All Commissioners had visited the property. There were no ex-parte communications to report.

Senior Planner Keylon provided an overview of the staff report.

Questions of Staff:

There were no questions of staff.

Chair Gaul opened the public hearing.

Unidentified property owner represented the applicant.

Commission Questions/Comments:

There were no questions/comments.

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

> The revisions are for the better. There is enough room for a small car to fit into the parking space.

> On the right side elevation, there will need to be some trim to finish off the area near the gutter at the roof line. Is approvable as submitted.

Commissioner Loftis made a motion, seconded by Commissioner Sargent, to approve the application.

Discussion of Motion:

Geurse Conceptual Designs, Inc.

405 Bayswater Avenue Burlingame, California 94010

Decemeber 14, 2018

City of Burlingame
attn: Catherine Keylon
501 Primrose Road
Burlingame, CA 94010

RECEIVED

DEC 19 2018

CITY OF BURLINGAME
CDD-PLANNING DIV.

Re: FYI-1 Way for planning and planning commission review and approval.

Dear Members of the City of Burlingame Planning / Planning Commission,

Mr. and Mrs. Blum had requested various alteration to the project and would like planning commission review and approval for the follwing construction changes . Please see attached 12"x18" originally approved plans and the requested changes per FYI-1 on plans and explanation for changes as follows:

- 1) FYI-1 ~"A"
REQUEST APPROVAL TO INSTALL 18" HIGH TRANSOM WINDOWS TWO LOCATIONS.
- 2) FYI-1 ~"B"
REQUEST APPROVAL TO CHANGE STUCCO TO HARDIE LAP SIDING WITH MITERED CORNERS FOR TRADITIONAL LOOK.
- 3) FYI-1 ~"C"
REQUEST APPROVAL TO REMOVE BRICK PLANTER
- 4) FYI-1 ~"D"
REQUEST APPROVAL TO MAKE DOOR SOLID WITH NO GLAZING.
- 5) FYI-1 ~"E"
REQUEST APPROVAL INSTALL WINDOW INSTEAD OF DOORS.
ISSUE IS PRIVACY FROM ADJACENT NEIGHBORS HOUSE.
- 6) FYI-1 ~"F"
REQUEST APPROVAL TO NEW WINDOW STYLE IN ENTRY
- 7) FYI-1 ~"G"
REQUEST APPROVAL REDUCE WINDOW WINDOW DUE TO INSTALLATION OF CABINETS ON WALL
- 8) FYI-1 ~"H"
REQUEST APPROVAL FOR NEW 2X8 BELLY BAND W/ 2X WATER TABLE

- 9) FYI-"I"
REQUEST APPROVAL CHANGE WINDOW CONFIGURATION TO BETTER MATCH
STYLE OF EXISTING WINDOWS.
- 10) FYI-1-"J"
REQUEST APPROVAL CHANGE WINDOW CONFIGURATION AT SHOWER STALL.

Thank you for your attention regarding this project. Should you have additional questions or concerns, please do not hesitate to contact us at 650.703.6197

Sincerely,

Jesse Geurse

Principal

