



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, September 27, 2021

7:00 PM

Online

- c. 2752 Summit Drive, zoned R-1 - Application for Design Review, Hillside Area Construction Permit, and Special Permit for an attached garage for a new, two-story single family dwelling and attached garage. (Michael Kuperman, applicant and property owner; Stepan Berlov, designer) (75 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [2752 Summit Dr - Staff Report](#)

[2752 Summit Dr - Attachments](#)

[2752 Summit Dr - Plans](#)

All Commissioners have visited the project site. Associate Planner Kolokihakaufisi provided an overview of the staff report.

Chair Schmid opened the public hearing.

Michael Kuperman, property owner and Stepan Berlov, designer, represented the applicant and answered questions about the application.

Public Comments:

> Dr. Dennis Ngai. I'm a neighbor. I love walking on Summit Drive and climbing up the hill to see the wonderful view of the beautiful houses. How tall is the house? Is it going to block the view when we're walking up the hill? I just want to make sure we can still enjoy the view when walking up the hill. Also, I want to know how long the construction will be because my days off are during weekdays. I want to know how much time I'm going to lose listening to the hammering and the bulldozing. My parents had the same problem in Millbrae and it was two years of listening to hammering; I couldn't relax and it was horrible for me. I hope the house doesn't block the wonderful valley view we have. (Chair Schmid: I'm not sure that we can respond to that at this point. But if you want to contact the Planning Division, they can give you a bit more information about hours and the construction rules that are applicable.)

Chair Schmid closed the public hearing.

Commission Discussion/Direction:

> The revisions are nicely done. The project nestles into the site very similarly to the existing structure. This is vastly improved over what we saw previously. I'm in favor of the project in terms of design review considerations.

> I can make the findings ultimately for the attached garage because there is precedence in the neighborhood. It would be almost impossible to have a detached garage down a sloping driveway and rear yard.

> The only issue is the Hillside Area Construction Permit. I would like to have the story poles erected to understand how much of the house pokes up above the existing, whether it is below or at the height of the existing structure, so the neighbor can see the view issues.

> It's important we do our due diligence and require that story poles be installed, although we've been told that it's the same height or lower but higher in a couple of spots. It would be nice for everyone to see

where that is and how that actually works.

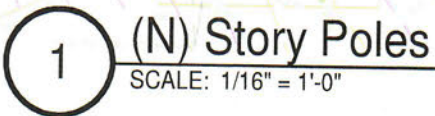
> In looking at this new design, I can appreciate the size reduction, the materials and the effort that has gone into this conversation to come to this solution, and can appreciate all the effort that was put into it. It looks like it will largely fit into the same box, but it's a good due diligence for the neighborhood to be able to know that as well, so that the public sees it, not just those of us who can read the print. So I think that's a good idea to install story poles. I'd like to see the project move forward and I agree with the findings on the special permit for the attached garage.

Commissioner Terrones made a motion, seconded by Chair Schmid, to place 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

Absent: 1 - Comaroto

STORY POLES A22.28



CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

PH: (650) 558-7250

FAX: (650) 696-3790

Date: 10/15/21

Project Address: 2752 Summit Drive

Assessor's Parcel No.: 027-221-210

Owner's Name: Michael Kuperman

This is to certify that on 10/15/21 (date), the story poles located on the above-referenced site were installed or inspected by the undersigned, and found to be in conformance with the design, height, and location shown on the plans, elevations, and the attached story pole plan.

For additional information, please contact me at 650-593-8580 (phone no.)

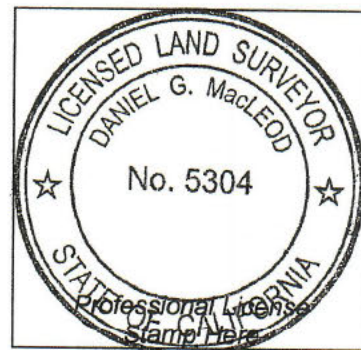
Signature

Daniel G. MacLeod

Name (printed or typed)

Principal Surveyor

Title



09.27.21 PC Meeting
Item 9c
2752 Summit Drive
Page 1 of 1

COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT

RECEIVED

09 27 2021

CITY OF BURLINGAME
CDD – PLANNING DIV.

From: Loretta Chuck [REDACTED]
Sent: Sunday, September 26, 2021 4:53 PM
To: Michael Kuperman [REDACTED]
Cc: CD/PLG-Amelia Kolokinakautisi <ameliak@burlingame.org>
Subject: Re: Letter of Support

Hi Amelia,

Please forward my email to the planning commission with regard to the pending project at 2752 Summit Drive. Mr. Kuperman has reviewed his new plans which shows a height reduction in the revised project plans. My only concern is the possible effects of the foundation work with drilling on the project which may adversely affect the foundation of my property [REDACTED]. [REDACTED] have brought this concern to Mr. Kuperman and he has addressed this with the Engineering Firm and has offered to conduct an analysis of my property prior to the excavation of his house and the foundation work to be done.

I appreciate Mr. Kuperman's efforts to inform me of the current proposed plans and to address any concerns I have regarding the project.

Thank you,

Loretta Chuck



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, July 12, 2021

6:00 PM

Online

- a. 2752 Summit Drive, zoned R-1 - Application for Design Review, Hillside Area Construction Permit, and Special Permits for an attached garage and declining height envelope for a new, two-story single family dwelling and attached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Michael Kuperman, applicant and property owner; Stepan Berlov, designer) (75 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [2752 Summit Dr - Staff Report](#)
[2752 Summit Dr - Attachments](#)
[2752 Summit Dr - Plans](#)

All Commissioners have visited the project site. Commissioner Gaul noted that he was able to visit the house of the uphill neighbor at 2756 Summit Drive. Commissioner Terrones noted that he visited with the same neighbor to review the story poles from her property. Associate Planner Markiewicz provided an overview of the staff report.

Acting Chair Larios opened the public hearing.

Michael Kuperman and Stepan Berlov, represented the applicant and answered questions about the application.

Public Comments:

> Loretta Chuck, 2748 Summit Drive: I sent an email regarding this project. I'm the homeowner and resident at the house just down the hill and next door to this property. My main concern is that the views from my window are blocked very significantly because of the height of the building. That's how it impacts me. I think it's out of proportion in this neighborhood. I have a two-story ranch home with a steep driveway. This proposed house is just a humongous structure. I thank you for the opportunity to express my concerns and I am strongly opposed to this structure as it is proposed. I hope that it can be redesigned to lower the height. If they built it the way it is, it would be three stories of full height ceilings and that just doesn't work for me. I included three photos from my bedroom window and it shows the structure next door. I'm wondering whether any of the Commissioners received the email with the attachments, I want to make sure they have been received and reviewed. The Commissioners who visited my neighbor at 2756 Summit Drive were going to come down to my property, but unfortunately no one ever came. I was wondering if someone came on to my property, walked down my long driveway and looked from my side yard to view the property?

Acting Chair Larios closed the public hearing.

Commission Discussion/Direction:

> The design has come a long way from where it started. The Burlingame hills is a good location for a

modern home because it typically incorporates a flat roof, which is going to help address the view issues that have been brought up and that may come up in the future. I viewed the story poles from the bottom of Ms. Chuck's driveway and from the side of the house. I do agree that the house is pretty overbearing on that side, especially because it is so much further up the hill and that's where I'm having a problem with the declining height envelope exception. On the other neighbor's side, there is a distant view blockage from the exterior deck. Views are usually considered from the living space, but this deck to me would count as living space because it's included in the floor area ratio and lot coverage. Having trouble with the mass, the view blockage and the declining height envelope. Suggests that the applicant bring the height of the building down by simply lowering the plate heights on all three floors. Understand the issue with the location of the power pole, but there's a possibility of doing a detached ADU that would not be part of the structure, so you might be able to propose a structure a little bit further down the hill.

> Having difficulties with the findings for mass and bulk of the structure and interface of the proposed structures with structures on adjacent properties. I visited the adjacent house and looked at the uphill house and the views from an exterior viewing deck. It's the prime location where you have any views that look out to the bay which are the types of views that we typically consider when we've looked at projects in the hillside area. Many of the houses up in the hillside area have viewing decks on the backside of their house and that's prime living space. Having a hard time with the mass of the structure in terms of how drastically different it is from nearby structures. Suggest revisiting the plate heights and bringing the overall height of the house down substantially. In regards to Ms. Chuck's property on the lower side, any house that's another level above what it is now is going to have impact on that downhill property. Views of the sky, access to or preventing any sort of shading is typically a consideration we can't make. People have a right to add on to their house if they're not exceeding the height limitations, so we have to make some considerations. But the height of this structure could be reduced substantially by some methods and not have as much of an impact on the adjacent neighbors.

> Going back to the comment about the ADU potentially being detached. There may be difficulty in crossing the public utility easement and adding an ADU at the back of the property. Not sure if that was explored or if that is feasible. The structure is tall, especially on the backside where it looks like it could be a multi-unit apartment building in the sense that it's very rectilinear, narrow in form and shoots straight up. That's where I'm having trouble with the declining height envelope. It's an open plan with generously sized spaces. On the main floor, it seems that there would be an opportunity to meet the declining height envelope and avoid requesting a declining height envelope variance. Each of the floors are very tall. Although I appreciate the entrance from the street level to go into the main floor, you would also have to acknowledge and recognize that this is a sloping lot and it's desirable, but this may be affecting other neighbors in the area. You could benefit from reducing the height of the structure overall and sinking it down a little bit lower. Many homes in that neighborhood are nestled into the downward slope of the hillside and this one is perched on top. In term of massing, it doesn't reflect the neighborhood.

> The house is just too big for that site and does not fit the neighborhood in terms of mass and bulk. Architecturally, if we're going to do a modern house, this is the best place for it.

> Can't make the findings for the massing. it is inconsistent with the surrounding structures.

> In terms of the mass it's like an apartment building, but the architecture has come a long way. It's much more residential and the use of materials are much more in line with articulating the massing, and giving the house a more residential feel. With all of that said, the real issue is the massing.

Commissioner Terrones made a motion, seconded by Acting Chair Larios, to deny the application without prejudice. The motion carried by the following vote:

Aye: 5 - Comaroto, Terrones, Tse, Gaul, and Larios

Absent: 2 - Loftis, and Schmid



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, March 22, 2021

7:00 PM

Online

- d. 2752 Summit Drive, zoned R-1 - Application for Design Review, Hillside Area Construction Permit, Special Permits for an attached garage and declining height envelope for a new, two-story single family dwelling and attached garage. (Michael Kuperman, applicant and property owner; Stepan Berlov, designer) (75 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [2752 Summit Dr - Staff Report](#)

[2752 Summit Dr - Attachments](#)

[2752 Summit Dr - Plans](#)

All Commissioners have visited the project site. Commissioner Schmid noted that he had a conversation with the owner discussing the view and the hillside area construction permit.

Planning Manager Hurin provided an overview of the staff report.

Questions of staff:

> *Can you clarify how the declining height envelope applies on the sides as you go down the slope? (Hurin: On these downward sloping lots, we have to figure out the point of departure where the declining height envelope starts at grade. That's determined by the average of the front and rear property corners. So what happens on these downward sloping lots is that the declining height envelope gets pushed down because the average slope for the point of departure is going to be a lot lower than the finished floor of the house. You'll see that often on these downward sloping lots. On upward sloping lots, the reverse occurs and it's way up high. Usually those houses have no problem complying with a declining height envelope.) It's hard to say how many exceptions or how often this happens because we haven't seen this happen much. It seems like the declining height envelope probably doesn't apply well in this situation. (Hurin: For these types situations, you can make the hardship findings and set aside the design of the project. In terms of the mass and bulk, on the sloping lots, you can certainly make findings that there's a hardship on the property given the extreme slope on the lot.)*

Chair Tse opened the public hearing.

Stepan Berlov, represented the applicant with property owner Michael Kuperman.

Commission Questions/Comments:

> *I get it that you're on a sloping lot, but on your site plan it appears that a large majority of your front yard is paved. I can see that you have your trench drains, but in a heavy downpour and a few leaves, those can get clogged up. You may have drainage problems. But more than that, it has to do with the overall appearance from the street. Have you thought about adding some more landscaping in the front? (Berlov: The project consists of a new house on an existing lot. This lot is a little bit challenging. There is an existing driveway that leads down to the ground floor. Our intention is to disturb the existing areas as little as possible. We are trying to bring up the main entrance up to the street level, so it would be easily accessible for people to see and to communicate. Currently, you have to walk down the steep stairs,*

which at night is quite dangerous and with kids they're concerned that something may happen. It's also not very useable for walking traffic. We do plan to add more landscaping in the front right where the main entrance is. There will be a large tree and some grass planted. You can see it on the bottom side. We will add landscaping along the side of the house where it is sloping down on both sides. There will be a large amount of planters and landscaped trees in the areas between the driveway and the stairs leading down to the lower level as well.) It looks like there is going to be a lot of paving in the front, but I'll let the other Commissioners make their comments.

> The elevation drawings are a little difficult to read because everything is shaded and in color. Looking at the renderings on the cover sheet and trying to translate that to the exterior elevations, it looks like some stone material is applied around the entry but in vertical strips. Both on the upper entry off the main courtyard and the lower entry off the garage courtyard, there are stones flanking at both entries. On the renderings, the stone is on the whole facade on that lower portion. Is it correct that what we're seeing along grid line E is the stone facade just on the front? Does it not turn on the elevation where those French doors are up on that second floor? (Berlov: On the second floor, the stone turns around the corner and it dies at the corner where the patio is, it goes along the side of that line where the French doors are. There is stone down below it at the lower level which also turns the corner and goes down along the side of the steps.) Going back up to the second floor where you described the French doors, does the stone continue from grid line E as what we are seeing on grid line D? Or is it just on the front facade? (Berlov: It's just on the front facade.) Is it a veneer of stone? (Berlov: That's correct, but we do have a stone veneer that goes where the garage entrance is and up to the main floor.)

> There isn't much stone to the left of the bay element that is on that second floor between grid lines K and G, but on the rendering that bay is pushed towards the back a little bit with more stone to the left of it. (Berlov: I'm sorry. The rendering on the cover page has a little bit more stone. It wasn't updated, but we are just going to have a similar element like the lower entry door for more consistency with the project.)

> Did you review the proposed plans with your uphill neighbors? I can see there are distant views of the bay from that neighborhood, but I couldn't tell if your proposed structure could possibly block any views from any neighbors. (Kuperman: I didn't have a chance, I don't see him too often. But I can tell you that there are trees that block the windows on his property and his windows are facing northeast where my house is just north. So he doesn't look towards my house. His house is pivoted towards a different direction.)

Public Comments:

> There were no public comments.

Chair Tse closed the public hearing.

Commission Discussion/Direction:

> I'm struggling with this a little bit. It feels non-residential in different places. The rear elevation feels very much like a motel and at least one side elevation feels like a school building. There is site lighting everywhere and there is building lighting on all facades. That probably is one of the reasons it feels vaguely non-residential. It's lacking in charm. Part of that may be the way it's rendered. It's a little hard to tell whether it might feel different if it were rendered differently. I like modern architecture, but this is verging on charm-less architecture. It feels like it needs to go to a design review consultant. I'll hear what other Commissioners have to say about it.

> The renderings on the front show a potentially nice design there; a larger rendering would be helpful. There's a lot of surface area that you're trying to cover. The elevations/sections are helpful from seeing how it goes down the hill, but graphically very difficult to see where materials are coming and going to see the charm on it. I would highly recommend that the elevations attempt to really describe the materials instead of the heights. I'm highly distracted by all the white boxes with heights and all the lines for sections and such. It makes it hard to see what is going on underneath. There's a graphicness to this that could help quite a bit in being able to show us better what is here. To me, it doesn't look unapprovable. I like the modern feel of it, but it's difficult to see the character without really clearing up the elevations a bit

more.

> I agree with my fellow Commissioner. I would also agree that the modernist architecture isn't the issue, but to me, it doesn't look residential. Even with the nicer renderings that are on the cover sheet, it looks like the entrance to a doctor's office. In terms of how the materials are applied, the materials aren't being used to define the parts and pieces of the modernist boxes. They're used as veneers to dress things up and give an appearance of something better than a stucco box at entries and other areas. The way the stone is applied in the renderings, the stone starts to define extents of planes and portions of the boxes that are being broken down. Then when we get to the actual elevations that we're being asked to approve, the stone is applied as pillars on either side of entries and faces on wainscot, on other portions of the wall around the garage door, and not really defining the elements of the architecture. This is a good candidate for design review consulting.

> We do often consider Special Permits for declining height envelope as approvable in context like these when it's a downward sloping lot. However, when you look at the left side elevation, it's not making any effort really to address the declining height envelope. It's a flat box that has some steps down in the back a little bit, but nothing to the side. It's a flat box with some horizontal trims on it which isn't defining the modernist architecture. It's just breaking down the floor lines. So, in visiting the site, other properties in the area kind of nestle into their site a little bit more and drop below the street level and are unobtrusive. This one with a flat roof jumps up both front to back and side to side and presents a large mass. It should go to the design review consultant and before this comes back, story poles should be erected so we and the neighbors can get a better look at what the final massing is going to look like.

> I agree with my fellow Commissioners about erecting story poles and that this should go to a design review consultant.

> The first thought I had about this project was the hillside area construction permit and whether we can make the findings for that. It definitely needs story poles. I'm a little surprised that we haven't heard anything from neighbors yet because normally in hillside areas like this, if there's a hint of obstructed view, neighbors are very clear about their concerns and we haven't heard that in this case. But it's conceivable to me that with the program that's being proposed, we won't be able to make the findings for a hillside area construction permit. Once the story poles go up, the whole program might need to be revised or reconsidered even if it does go to the design review consultant.

> I agree with my fellow Commissioners. We've seen in past situations with projects in the hillside area construction permit zone, where seemingly there isn't concern for distant views or nearby views, but once those story poles go up, it becomes apparent to neighbors in the area where they can see where their view may be blocked. So I agree we should request story poles be erected for this project. I too feel we should visit a design review consultant on this project.

> Should we put story poles up first? Can you do that before they go to a design review consultant? Or do you have to base it on what is going to be the project, so can you not do that? What comes first?

> I was going to make the exact same point that my fellow Commissioner was making, except I was going to suggest that you be very sure that this is what you wanted to build before you spend the time and money putting up story poles. I would say get your design in place before you put up story poles.

> If we're going to send this to a design review consultant, I wouldn't feel comfortable asking them to go to the expense of putting up the story poles until they have a design that they're prepared to bring back before us. The story poles should reflect whatever that design would be.

> Hurin: It's somewhat difficult to decide which comes first. But as the Commissioners have pointed out, it may make more sense to go through the design review consulting process first. Once the mass and bulk and details are established, then you can put up the story poles. They can also install temporary story poles that aren't necessarily certified, to give the neighbors an idea of how tall the proposed structure is compared to what is there now.

> I just wanted to follow up on the landscape question. There is a lot of opportunity for this, whether it's brought back to us, for more landscaping while meeting the needs of the applicant in terms of access. You can have a very generous entrance and walkway and still have an opportunity for a lot more green than shown now.

> There's a lot of information on here that we don't need at this point in our process to evaluate the design. Everyone will be better served if the focus were on representing the character of the building instead of the technical side of the building, the size of the windows, the window and the door types and all

that stuff. It will be easier to make a decision looking at that kind of information than what's going on here.

> This is a great candidate for more three-dimensional study. There's a lot going on here. If we had better axons looking down the hill, it would make our job easier. It's not making this difficult for the applicant and not allow them to have a design that they appreciate, but it is about making it easier for us to give said guidance to be able to move the project forward. The more they can make that for us graphically, the easier this will move forward.

Commissioner Sargent made a motion, seconded by Commissioner Loftis, to refer the application to a design review consultant and directed that story poles be installed prior to returning to the Planning Commission. The motion carried by the following vote:

Aye: 7 - Sargent, Comaroto, Terrones, Tse, Gaul, Loftis, and Schmid



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

2752 SUMMIT DR., BURLINGAME, CA 94010

PROJECT ADDRESS

027-221-210

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

DEMO EXISTING RESIDENCE AND BUILD NEW HOUSE WITH ATTACHED GARAGE

APPLICANT INFORMATION

MICHAEL KUPERMAN

2752 SUMMIT DR., BURLINGAME, CA 94010

STEPAN BERLOV

E-MAIL

5198 QUAYLE LN, SEBASTOPOL CA 95472

ARCHITECT/DESIGNER ☐ APPLICANT?

ADDRESS

415-297-1959

STEPANB@GMAIL.COM

PHONE

E-MAIL

BURLINGAME BUSINESS LICENSE #

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

AFFIDAVIT OF OWNERSHIP

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

APPLICANT'S SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

DATE

I HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

08/13/21

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 SB (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 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 type="checkbox"/> SPECIAL PERMIT (SP) | |

DATE RECEIVED:

RECEIVED

AUG 17 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

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.***

All adjacent neighborhood properties have attached garages. Proposed attached garage will be consistent with surrounding properties. Furthermore all concepts from design review and comments from previous planning suggestions are incorporated.

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.***

Proposed House and attached garage consistent with exterior finish materials in the surrounding area. Floor elevation and roof lines at or below of neighboring properties. The house is designed to incorporate front and side declining setbacks as well all comments from previous planning commission and design review.

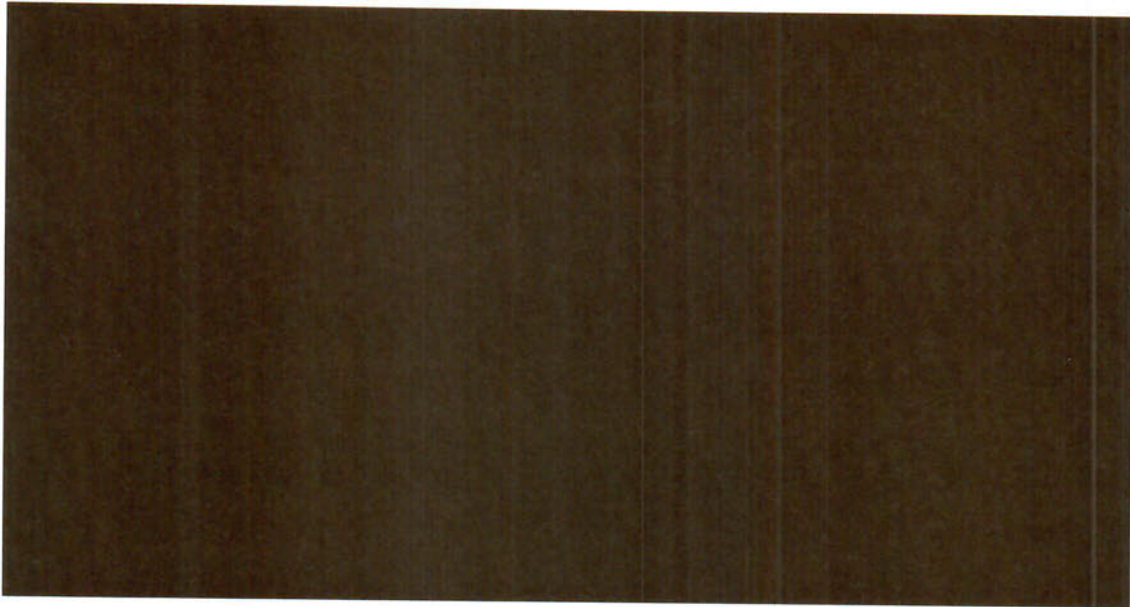
3. ***How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?***

Proposed attached garage setback from the front of the property per adopted city guidelines. The house is designed to incorporate front and side declining setbacks as well. Furthermore the concepts from design review and previous planning feedback is incorporated including removal of ADU from the main structure.

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.***

There will be no tree removal with exception of small brush vegetation. Proposed building within the existing foot print.

**TYPICAL ALUMINUM METAL COLOR FOR DOOR / WINDOW FRAMES, METAL CLAD
PANELS, FASCIA AND SOFFITS.**



**TYPICAL ROOF CAPPING SHOWN IN RED
PROPOSED COLOR TO BE DARK BRONZE ANODIZED (SEE ABOVE)**

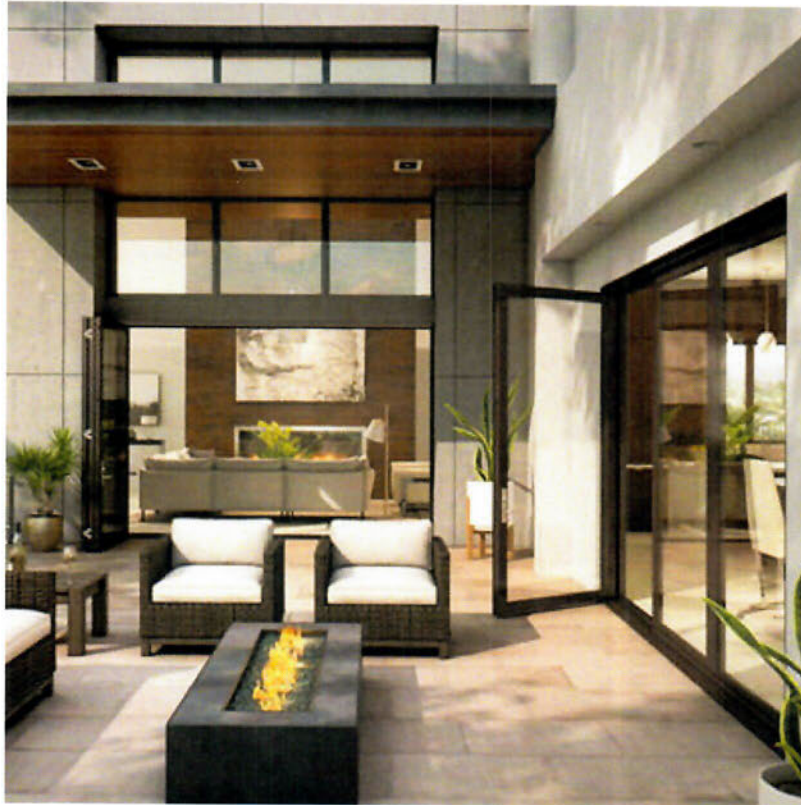


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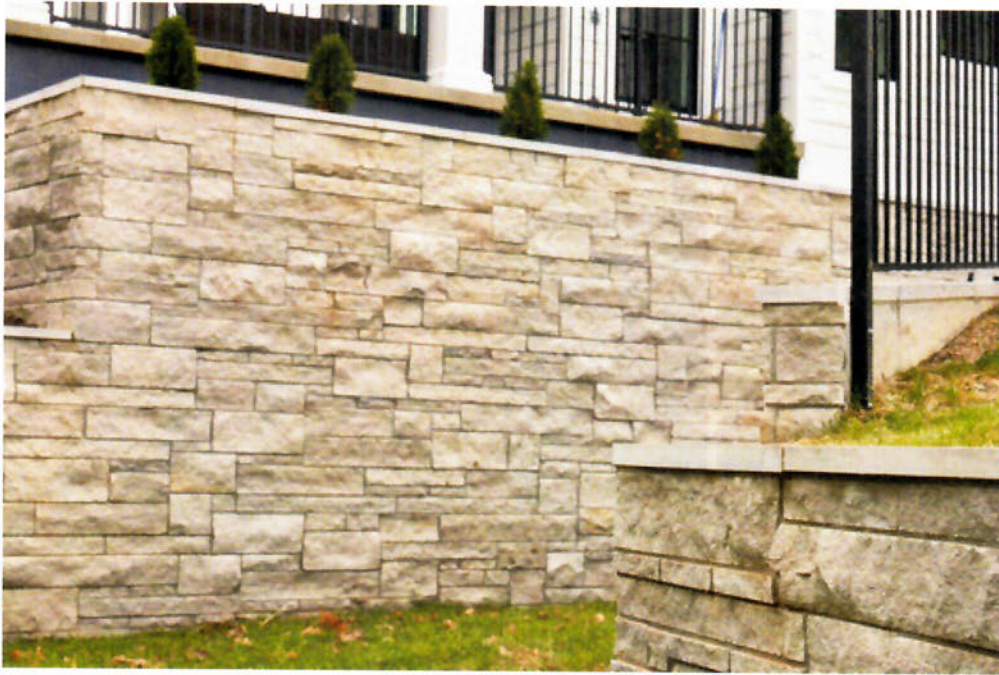
SEP 16 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

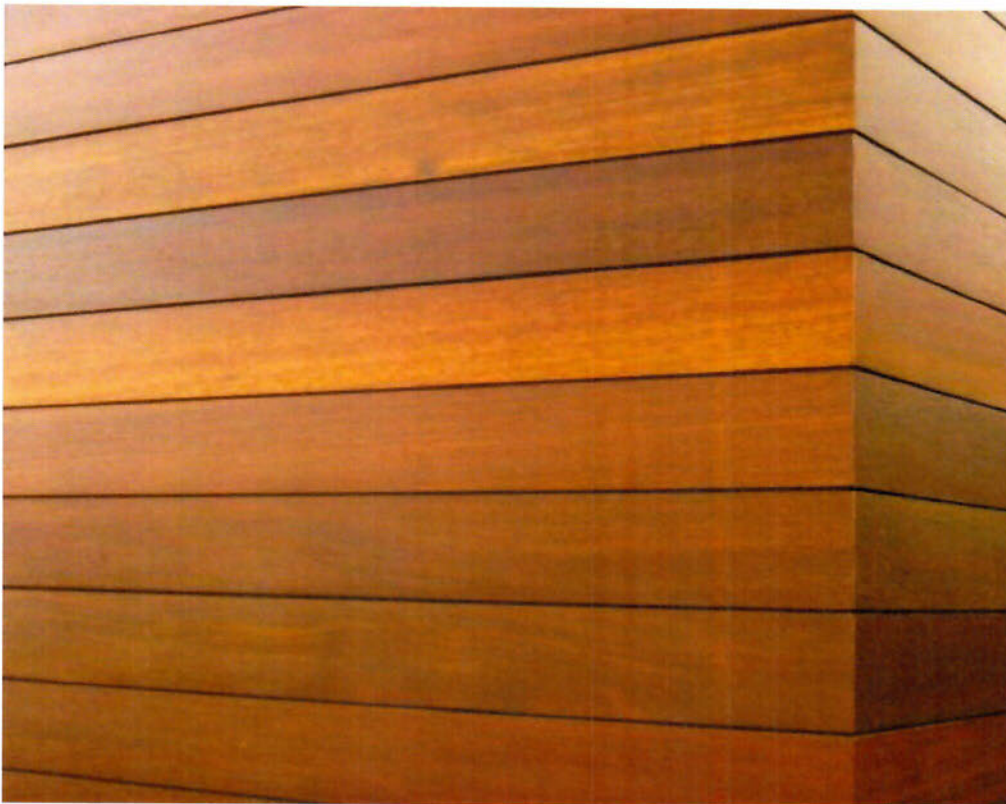
**TYPICAL ANDERSEN “E” SERIES WINDOWS AND DOORS.
ANODIZED ALUMINUM CLAD WOOD IN DARK BRONZE FINISH
WITH TRUE DIVIDED LITES**



TYPICAL NATURAL STONE VENEER AND CAP

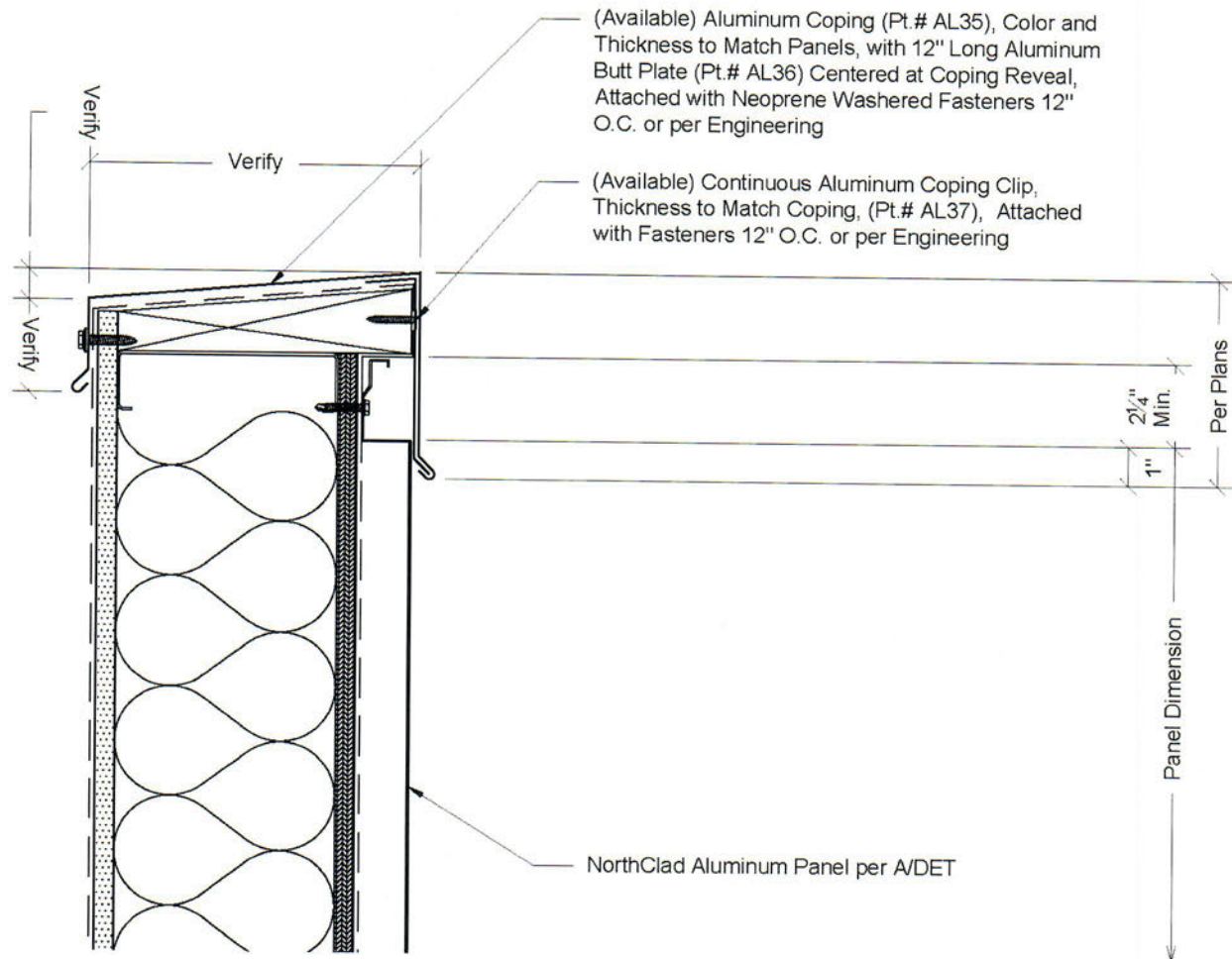


TYPICAL IPE WOOD SIDING

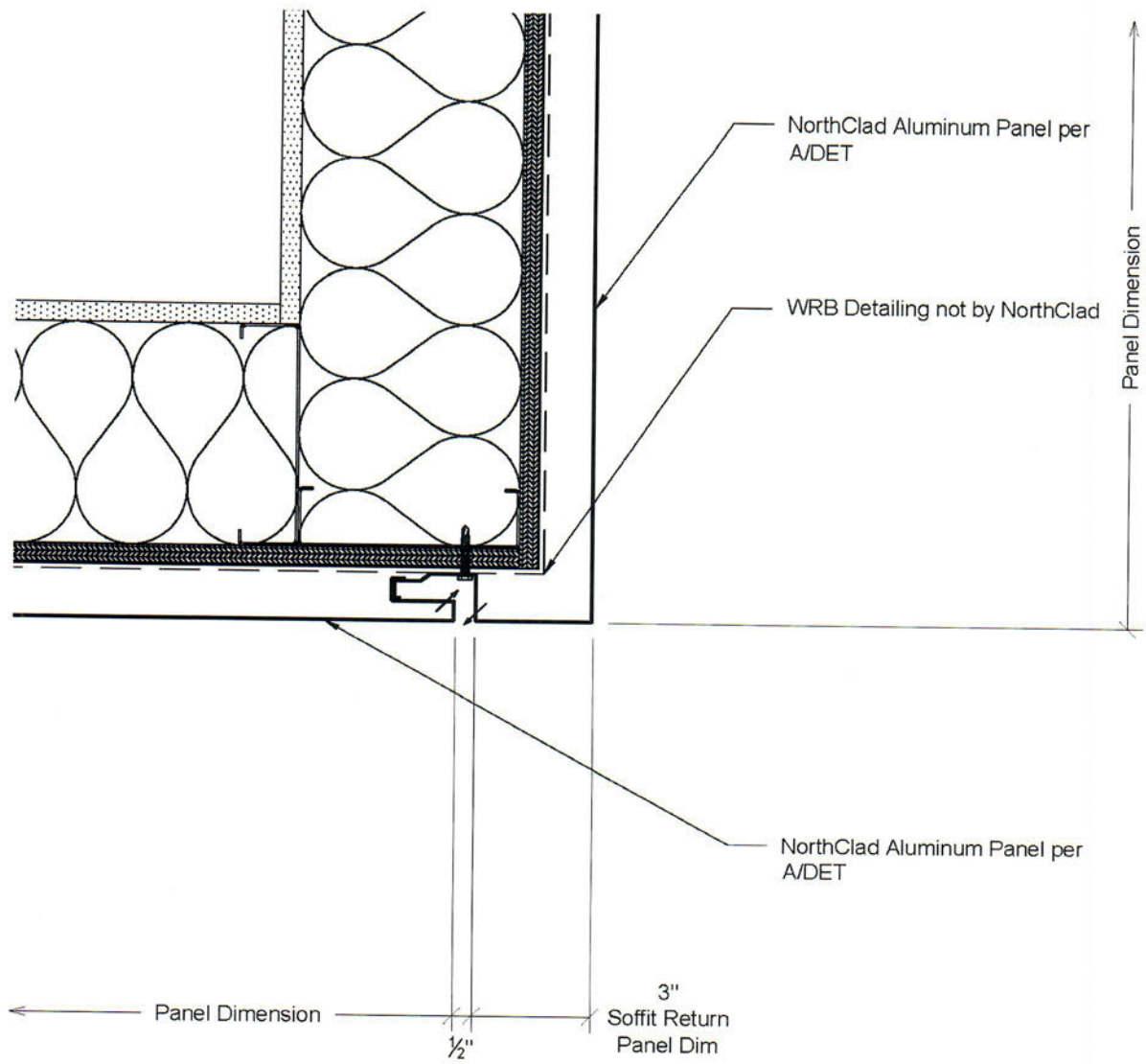


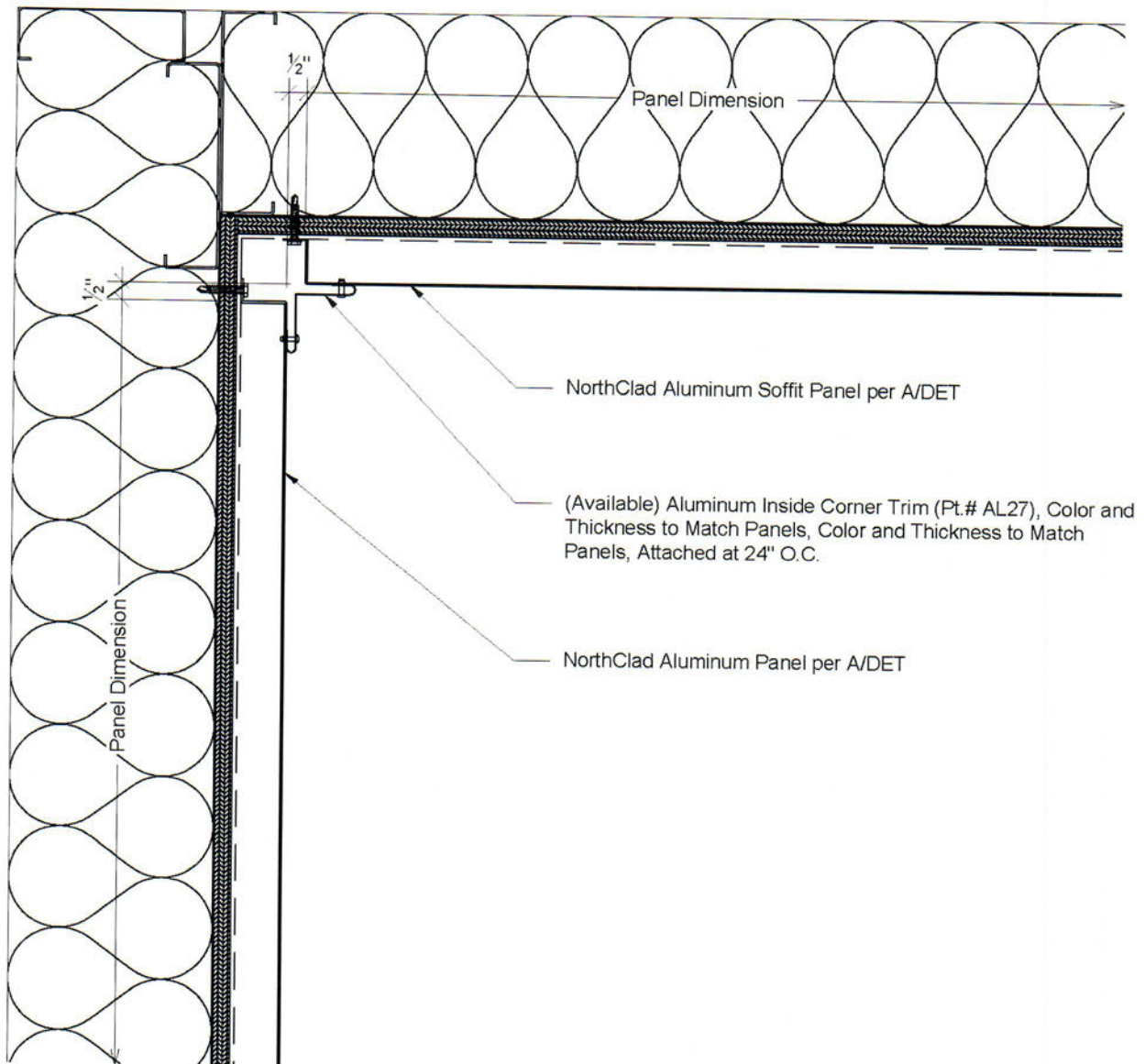
ALUMINUM CLAD PANELS FOR FASCIA, WALL AND SOFFITS SHOWN IN BLACK
ALUMINUM CLAD PANELS FOR WALL, FASCIA AND SOFFITS (SHOWN IN BLACK)
PROPOSED COLOR TO BE DARK BRONZE ANODIZED TO MATCH DOORS
MAXIMUM PANEL LENGTH 12'-0".





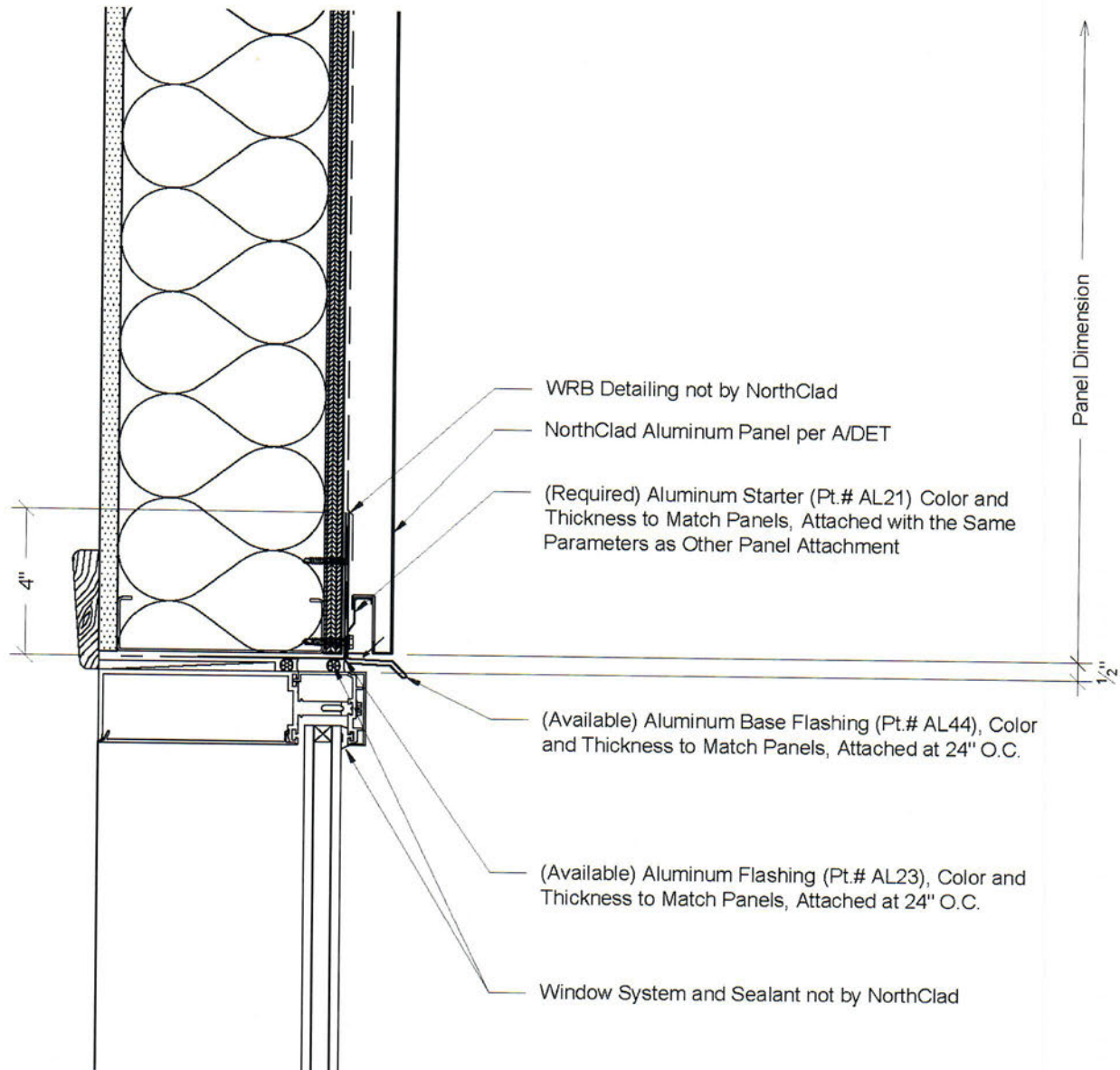
D Section - Top of Panel at Coping
System: AL Stacking with Inboard Insulation





N1

Section - Panels at Wall to Soffit Transition
System: AL Stacking with Inboard Insulation



H1

Section - Bottom of Panel at Window Head
System: AL Stacking with Inboard Insulation

From: faith [REDACTED]
Sent: Wednesday, September 22, 2021 3:39 PM
To: CD/PLG-Amelia Kolokihakaufisi <ameliak@burlingame.org>
Subject: 2752 Summit Drive new residence construction

Planning Department, Burlingame

To Whom It May Concern:

Re: construction of new house at 2752 Summit Drive, Burlingame

Michael Kuperman, my neighbor and owner of the property at 2752 Summit Drive next door, has shown me his revised plan for the construction of his new residence. With the proposed lower height that is close to the present roof height of the present house, the new house should not block my view.

Thank you for your consideration in the review of the proposed construction at 2752 Summit Drive.

Respectfully,

Faith Chan, owner
[REDACTED]

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW,
HILLSIDE AREA CONSTRUCTION PERMIT, 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, Hillside Area Construction Permit, and Special Permit for an attached garage for new, two-story single-family dwelling and attached garage at 2752 Summit Drive, Zoned R-1, Michael Kuperman, property owner, APN: 027-221-210;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on October 25, 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, Special Permit, and Hillside Area Construction Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review, Special Permit, and Hillside Area Construction 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.

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 25th day of October, 2021 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Special Permit, and Hillside Area Construction Permit

2752 Summit Drive

Effective November 4, 2021

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1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped September 16, 2021, sheets A0.0 through A6.2, L1.2, L1.4, and L1.5 through L1.9 and revised sheet A1.1, date stamped October 4, 2021;
2. that the existing pine tree at the rear right side of the lot remain and shall be protected during construction;
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, Design Review, Special Permit, and Hillside Area Construction Permit

2752 Summit Drive

Effective **November 4, 2021**

Page 2

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: 2752 Summit Drive, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, October 25, 2021 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 852 6209 7866	Passcode: 872338
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Description: Application for Design Review, Hillside Area Construction Permit, and Special Permit for an 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: October 15, 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)

**2752 Summit Drive
300' noticing**