



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE: July 6, 2022 **Director's Report**

TO: Planning Commission **Meeting Date:** July 11, 2022

FROM: Erika Lewit, Senior Planner

SUBJECT: **FYI – REVIEW OF REVISIONS REQUESTED BY THE PLANNING COMMISSION FOR A PREVIOUSLY APPROVED DESIGN REVIEW AND HILLSIDE AREA CONSTRUCTION PERMIT PROJECT AT 2758 SUMMIT DRIVE, ZONED R-1.**

Summary: An application for Design Review and Hillside Area Construction permit for first and second story additions to an existing two-story single-unit dwelling at 2758 Summit Drive, zoned R-1, was approved by the Planning Commission on June 27, 2022 (see attached June 27, 2022 Planning Commission Meeting Minutes).

The Planning Commission approved the application with the following condition of approval to address their concerns listed below:

- that prior to issuance of a building permit, an FYI application shall be submitted showing planters at the sides of each of the three decks and a more developed landscape plan to provide screening along the right side property line between the two single unit dwellings;

In review of the project, the Planning Commission noted the following concerns:

- planters should be added at the sides of all three decks in order to provide privacy between the subject property and the neighbor to the right; and
- a landscape plan showing additional plantings along the right side property line should be provided to investigate further opportunities for new landscaping that can provide enhanced privacy.

The applicant submitted revised plans (sheets A202, A203, and A207) and an explanation letter dated July 1, 2022, to show planters on both sides of the upper level decks and on the right side of the lowest level deck. A proposed tree/large-scale shrub is shown to be planted on the right side property line. The proposed tree/shrub species, a Cherry Laurel (or similar) is noted to be fast-growing and to reach heights of 20-25 feet, which at maturity should place it approximately level with the lower half of the kitchen window on the neighbor's property. The proposed species should thrive even in the shade cast by the existing tree on the neighbor's property and by the houses.

No additional changes beyond those requested by the Commission are proposed to the approved 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:

Community Development Department Memorandum

July 6, 2022

Page 2

June 27, 2022 Planning Commission Minutes

Applicant's Letter of Explanation, dated July 1, 2022

Revised Plans (sheets A202, A203, and A207) dated July 1, 2022