



December 21, 2018

Planning Commission
City of Burlingame
501 Primrose Road, Burlingame, CA 94010

Re: 2683 Summit Dr.

Dear Commissioner,

The project at 2683 Summit was previously approved and is under construction. As is typically the case, during the course of construction, new ideas surface, and changes are contemplated. In this case the owner would like to upgrade the roofing material from composition shingles to metal, despite the fact that it will be substantially more expensive. The roof also has limited visibility from the street. Following are a few reasons for the switch.

- This material will have a crisp, clean look, and is suitable to both the style of the house and the surrounding area.
- This material is eco friendly in that it is composed of 95% recycled product and is 100% recyclable.
- This material is eco friendly in that it is closer to a 100 year roof than a 30 year roof.
- This material is eco-friendly in that it is a “cool roof”, reflecting heat away from the structure in hot months, and back into the structure in cooler months.
- Solar applications are more compatible with this material as typical panels can simply clip to the standing seams, or one can use a product such as “Uni-solar” which rolls out and sticks to the metal, rendering it very discrete.

The proposed specification for this material is Custom-Bilt Metals, Weathered Copper (color), with 1” tall seams. It is similar to the roof we used at 1529 Bernal Ave. for reference.

We hope you will find these changes acceptable.

Sincerely,

Randy Grange AIA LEED AP



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, February 12, 2018

7:00 PM

Council Chambers

- d. 2683 Summit Drive, zoned R-1 - Application for Design Review, Hillside Area Construction Permit, Special Permit for building height and Front Setback Variance 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 15303(a) of the CEQA Guidelines. (Samaneh Nili, TRG Architecture + Interior Design, applicant and designer; Sunil and Katherine Koshie, property owner) (38 noticed) Staff Contact: Sonal Aggarwal

Attachments: [2683 Summit Dr - Staff Report](#)
[2683 Summit Dr - Attachments](#)
[2683 Summit Dr - Plans - 02.12.18](#)

Commissioner Kelly returned to the dais. All Commissioners had visited the property. Chair Gum spoke to the neighbors to the rear and to the left of the site. Commissioner Terrones noted that he met with the neighbor to the left to gain access to view the story poles.

Senior Planner Keylon provided an overview of the staff report.

Questions of Staff:

There were no questions of staff.

Chair Gum opened the public hearing.

Randy Grange represented the applicant.

Commission Questions/Comments:

There were no Commission questions/comments.

Public Comments:

Debra Cosco, 6 Hillview Court: don't really have an issue with the height, but want to know if they are looking at a wall of windows. Currently has total privacy. Has a view of the Bay Bridge.

Chair Gum closed the public hearing.

Commission Discussion:

> Is a good looking project. Appreciates that the architect installed the story poles. Appreciates the neighbor bringing her concerns about privacy forward. Doesn't see that this addition will affect distant views. The windows at the rear fit into the design guidelines. The applicant's justification for the variance is supportable. The project is approvable.

- > *Appreciates that the windows are obscured. The windows facing the neighbor do not appear to be in the line of site of the neighbor.*
- > *Is a good design solution for the property. Clarified that external lighting cannot fall off of the property.*

Commissioner Sargent made a motion, seconded by Commissioner Kelly, to approve the application. Chair Gum asked for a voice vote, and the motion carried by the following vote:

Aye: 9 - Gum, Gum, Gaul, Gaul, Terrones, Sargent, Loftis, Kelly, and Comaroto



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- ☒ Design Review ☐ Variance ☐ Parcel #: 027-224-020
☐ Conditional Use Permit ☒ Special Permit ☐ Zoning / Other: _____

PROJECT ADDRESS: 2683 Summit Drive

APPLICANT

Name: Samanah Nili

Address: 1014 Howard Ave

City/State/Zip: Burlingame San Mateo

Phone: 650-574-5762

E-mail: Samanah@trgarch.com

PROPERTY OWNER

Name: Sunil & Katherine Koshie

Address: 2683 Summit Drive

City/State/Zip: Burlingame, CA 94010

Phone: (310) 869-7414

E-mail: Sunil.koshie@gmail.com

ARCHITECT/DESIGNER

Name: TRG Architects

Address: 1014 Howard Ave

City/State/Zip: San Mateo, 94401

Phone: 650-574-5762

E-mail: Samanah@trgarch.com

Burlingame Business License #: 14562

RECEIVED

NOV - 1 2017

CITY OF BURLINGAME
CDD-PLANNING DIV.

Authorization to Reproduce Project 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. SN (Initials of Architect/Designer)

PROJECT DESCRIPTION: Renovation and addition to existing building.

AFFIDAVIT/SIGNATURE: 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: Samanah Date: NOV, 1, 2017

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: _____ Date: _____

Date submitted: NOV, 1, 2017

**RESOLUTION APPROVING CATEGORICAL EXEMPTION AND DESIGN REVIEW
AMENDMENT**

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a categorical exemption has been proposed and application has been made for Design Review Amendment to change the roofing material of a previously approved Design Review project for a first and second story addition to an existing single family dwelling at 2683 Summit Drive, zoned R-1, Sunil and Katherine Koshie, property owners, APN: 027-224-020;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on January 14, 2019, 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 the California Environmental Quality Act (CEQA), per 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. In urbanized areas, this exemption may be applied to the construction or conversion of up to three (3) single-family residences as part of the project, is hereby approved.
2. Said Design Review Amendment is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review Amendment is 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.

Chairman

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 14th day of January, 2019 by the following vote:

Secretary

EXHIBIT "A"

Categorical Exemption and Design Review Amendment

2683 Summit Drive

Effective **January 24, 2019**

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1. that the project shall be built as shown on the revised plans submitted to the Planning Division date stamped December 18, 2018, sheets A2.3a through A3.4;
2. 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);
3. 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;
4. 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;
5. that demolition or 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;
6. 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;
7. 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;
8. 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;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2016 Edition, as amended by the City of Burlingame;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

10. 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;
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 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
13. 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 • FAX: (650) 696-3790
www.burlingame.org

Site: 2683 SUMMIT DRIVE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JANUARY 14, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review Amendment to change the roofing material of a previously approved Design Review project for first and second story additions to an existing single-family dwelling at **2683 SUMMIT DRIVE** zoned R-1.
APN 027-224-020

Mailed: January 4, 2019

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

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.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

2683 Summit Drive
300' Radius
APN #027.224.020

