



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE: April 15, 2019 **Director's Report**

TO: Planning Commission **Meeting Date:** April 22, 2019

FROM: Sonal Aggarwal, Contract Planner

SUBJECT: **FYI – REVIEW OF PROPOSED CHANGES TO A PREVIOUSLY APPROVED DESIGN REVIEW PROJECT AT 1547 LOS ALTOS DRIVE, ZONED R-1.**

Summary: An application for Design Review, Special Permit for attached garage and Hillside Area Construction Permit for a first and second story addition to an existing single-family dwelling and new attached garage at 1547 Los Altos Drive, zoned R-1, was approved by the Planning Commission on December 10, 2018, as a Consent Item. With this application, the applicant would like to propose the following change:

- Revise the roof design at the rear of the house to accommodate two sloping roofs instead of one. The proposed front elevation and overall building height would not be affected by this change.

Please refer to the attached letter from the applicant, dated April 3, 2019, for a detailed explanation of the changes proposed. The applicant has also submitted plans showing the originally approved and proposed plans, date stamped April 3, 2019, to show the changes to the previously approved Design Review project. A building permit application for this project was submitted in February 2019 and has not been issued yet.

Staff would note that there were a few other changes made to the elevations, which were administratively approved by staff. They include shifting the location of the entry door and window above it towards the left side of the porch and adding several deck braces and skylights at the rear of the house. These changes are reflected on the revised elevations. There were no other changes made to the drawings other than the ones highlighted above. If the Commission feels there is a need for more study, then this item may be placed on an action calendar for a second review and/or public hearing with direction to the applicant.

Sonal Aggarwal
Contract Planner

Attachments:

Explanation letter submitted by the applicant, dated April 3, 2019
Originally approved and proposed plans, date stamped April 3, 2019

CITY OF BURLINGAME FYI SUBMITTAL

Project Address: 1547 Los Altos Drive (APN# 027012040)

Proposed Revision to design approved December 10, 2018.

In the course of developing the construction drawings for Building Permit application, the structural engineer determined that the originally proposed "california framing" at the roof would require extensive new support framing. Per the contractor's estimates, the additional posts, footings, roof framing, and ridge beam, as well as all associated patching and repair of interior finishes, increases the estimated construction costs by \$50,000 - \$80,000.

The clients have determined that this construction cost increase dips too far into their contingency budget, particularly for what amounts to unusable attic space. The proposed solution, as presented in the attached drawings, is to cut back the new roof at the rear of the addition. This significantly reduces the structural framing requirements with out sacrificing the overall design intent. The changes to building envelope are only visible from the uphill side elevation and rear, no change is required to the front facade or the (more visible) side elevation as viewed from the North.

The proposed changes have been reviewed on site. Existing foliage (both on site and next door) largely screens the roof, so the proposed changes are only marginally visible from uphill and across the street:

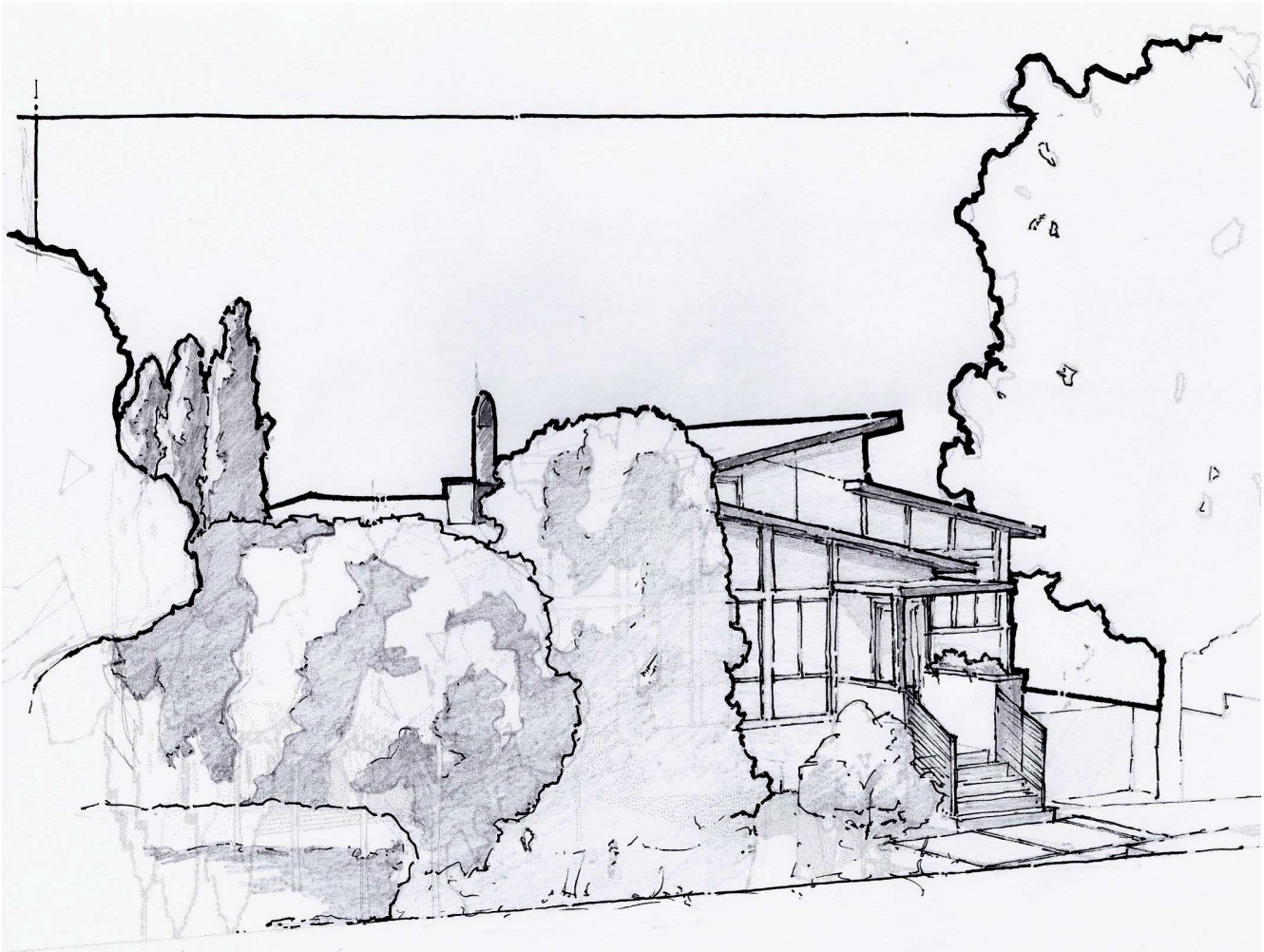


View from centerline of the Los Altos Drive
(outside of 1542/1538 Los Altos Drive).



View from curb cut at 1542 Los Altos Drive

See also schematic sketch presenting the project as viewed from uphill and across the street:



The uphill neighbor to the South has only a bathroom window facing the subject property, so proposed changes would have minimal impact on neighbor views.

The proposed design changes in summary:

- Reduce roof overlap at rear of addition.
- Maintain roof overlap at front of addition, consistent with approved design.
- Building Height remains the same. Front Elevation remains the same.
- No increase or decrease in floor area.



On behalf of the clients, Flora Lee and Jonathan Wan, their family, and the rest of the project team, we respectfully request your acceptance of the proposed design revisions. Please contact me with any questions about the application.

Regards,

Jared Kuykendall, Architect | LEED-AP BD+C

STUDIO 797

1618 Sullivan Ave. #486

Daly City, CA 94015

415.871.9976