



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Tuesday, October 15, 2019

7:00 PM

Council Chambers

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- b. 1325 Balboa Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (Jesse Geurse, Geurse Conceptual Designs, Inc., applicant and designer; 1325 Balboa, LLC, property owner)(88 noticed)  
Staff Contact: Fahteen Khan

**Attachments:** [1325 Balboa Ave - Staff Report](#)

[1325 Balboa Ave - Attachments](#)

[1325 Balboa Ave - Plans](#)

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

*Senior Planner Lewit provided an overview of the staff report.*

*There were no questions of staff:*

*Chair Comaroto opened the public hearing.*

*Jesse Guerse, Guerse Conceptual Designs, represented the applicant.*

*Commission Questions/Comments:*

- > *Why 9-feet on the second floor? (8 feet on the right side, 9 feet on the residence.)*
- > *Any consideration of retaining the architectural style of the existing house? (Owner wanted something different, farm house style. Also designed to be harmonious with the neighboring house to the left.)*
- > *Consider more narrow width for battens? 24-inch looks like battens over plywood. 16-inch can work. (Can consider it.)*
- > *Which are the protected trees being removed? (Trees in the back are in poor condition.)*
- > *Tree in front also being removed? (Yes.)*

*Public Comments:*

*Chair Comaroto closed the public hearing.*

*Commission Discussion:*

- > *Will work in harmony with neighboring house.*
- > *Unfortunate to lose the existing house, but the replacement has a similar charm and scale. Works with others on the block.*
- > *Helps with the streetscape on that side of the street.*

*Motion for Consent Calendar. Tse, Terrones.*

*Discussion:*

- > *Should indicate a shade or tone for the color of the roof.*

- > *Does not see it fitting into the neighborhood. Not sure if it's the width of the battens.*
- > *Feels very vertical. Not sure it fits into the neighborhood.*
- > *Would have like to have honored the design of the existing house in the new house.*
- > *Design guidelines encourage fitting into the neighborhood. This is an existing eclectic neighborhood with a mix of one, 1 1/2 and two story houses.*
- > *Commission has encouraged applicants to not propose "cookie-cutter" designs. This is an urban interpretation of a farm house.*
- > *House is nicely designed, massing is nice. Materials.*
- > *OK with farm house style. Hard to design, tends to accentuate the vertical. Left side front gable pushed out and taller makes it feel taller. Would hope the applicant would look at that again.*

**Commissioner Tse made a motion, seconded by Commissioner Terrones, to approve Discussion Item . Mayor Brownrigg asked for a roll call vote, and the motion carried by the following vote:**

**Aye:** 5 - Sargent, Kelly, Comaroto, Terrones, and Tse

**Absent:** 2 - Gaul, and Loftis

# Geurse Conceptual Designs, Inc.

405 Bayswater Avenue Burlingame, California 94010

October 25, 2019

City of Burlingame  
attn: Fahteen Khan, Assistant Planner  
501 Primrose Road  
Burlingame, CA 94010

RECEIVED

OCT 28 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

re: Response to Planning Commission's comments per meeting  
on October 15, 2019 Planning Commission Meeting

Dear Members of the City of Burlingame Planning Commission,

We thank you for your concerns and suggestions made with regard to our application for design review for the proposed addition to the residence located at 1325 Balboa. We too, are architecturally sensitive and very eager to address your concerns. We had responded to your comments either verbally or per plans. We hope that you find the revised project acceptable for approval. Please see below for response to changes.

In response to your particular comments and or recommendations:

1. *Commissioner Sargent, Kelly and Comaroto: "Comment regarding massing of front leftside elevation "*

- a) GCD Response: In review of the plans we had revised the elevations to reduce the left side massing by the follow: 1) removed second floor overhang and pushed back façade flush to lessen protrusion of upper level. 2) Introduced secondary shed roof on first floor windows to break up façade face. This appearance looks much cleaner and less massive. It works well with adjacent neighbor which has a baywindow on lower level. 3) We had extend the front entry porch columns so roof slope is heightened under center window creating more roof massing and making columns closer and in line with front leftsize façade. 3) We removed standing seam roofing material over right porch roof to soften exterior and emphasize the standing only at entry porch roof.

2. *"Commissioner Terroness and Sargent: "Comment regarding spacing of batten and board.*

- a) GCD Response: All batten board had been revised to a spacing of 16" o.c.

3. *"Commissioner Terrones: "Comment regarding standing seam roof color:*

- a) GCD Response: Standing seam denoted on plans as bronze or brown in color.


We feel that the overall design has been better enhanced with the comments received by the commissioners. We truly hope you like the revisions so that this project is approvable.

Thank you for this opportunity to further consider our proposed addition. Should you have additional questions or concerns, please do not hesitate to contact us at 650-703-6197

Sincerely,

Jesse Geur

Principal





COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010  
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

## APPLICATION TO THE PLANNING COMMISSION

### Type of application:

☒ Design Review ☐ Variance ☐ Parcel #: \_\_\_\_\_  
☐ Conditional Use Permit ☐ Special Permit ☐ Zoning / Other: \_\_\_\_\_

PROJECT ADDRESS: 1325 Balboa, Burlingame CA.

### APPLICANT

Name: JESSE GEURSE

Address: 405 BAYSWATER AVENUE

City/State/Zip: BURLINGAME, CA. 94010

Phone: 650-703-6197

E-mail: JGEURSE@SBCGLOBAL.NET

PROPERTY OWNER Name: 1325 Balboa, LLC

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

### ARCHITECT/DESIGNER

Name: JESSE GEURSE, GCD, INC.

Address: 405 BAYSWATER AVENUE

City/State/Zip: BURLINGAME CA. 94010

Phone: 650-703-6197

E-mail: JGEURSE@SBCGLOBAL.NET

Burlingame Business License #: 22811

### 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. JG (Initials of Architect/Designer)

PROJECT DESCRIPTION: New 2 story residence and detached garage.

AFFIDAVIT/SIGNATURE: I \_\_\_\_\_  
best of my knowledge and belief

Applicant's signature: \_\_\_\_\_

I am aware of the proposed action and its consequences and I agree to submit this application to the Planning Commission.

Property owner's signature: \_\_\_\_\_

Information given herein is true and correct to the best of my knowledge and belief

Date: 8/22/2019

I agree to submit this application to the Planning Commission.

Date: 8.22.2019

Date submitted: \_\_\_\_\_

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AUG 22 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.



CITY OF BURLINGAME  
COMMUNITY DEVELOPMENT DEPARTMENT  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010  
PH: (650) 558-7250 • FAX: (650) 696-3790  
www.burlingame.org

**Site: 1325 BALBOA AVENUE**

The City of Burlingame Planning Commission announces the following public hearing on **TUESDAY, OCTOBER 15, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a new, two-story single family dwelling at

**1325 BALBOA AVENUE** zoned R-1. APN 025.201.090

**PUBLIC HEARING  
NOTICE**

**Mailed: October 4, 2019**

*(Please refer to other side)*

**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)*

1325 Balboa Avenue  
300' noticing  
APN #: 026.022.090

