



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE: November 25, 2019 **Director's Report**

TO: Planning Commission **Meeting Date:** November 25, 2019

FROM: Michelle Markiewicz, Associate Planner

SUBJECT: **FYI – REVIEW OF PROPOSED CHANGES TO A PREVIOUSLY APPROVED
DESIGN REVIEW PROJECT AT 1515 LOS ALTOS DRIVE, ZONED R-1.**

Summary: An application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing two-story single family dwelling at 1515 Los Altos Drive, zoned R-1, was approved by the Planning Commission on November 12, 2019 (see attached November 12, 2019 Planning Commission Meeting Minutes). An application for a building permit has not yet been submitted.

At the hearing, the Planning Commission expressed a concern with the size of the second story deck at the rear of the house and voted to approve the project with the following condition of approval:

- show where the stone veneer material terminates on the side building elevations.

Please refer to the attached letter submitted by the applicant, dated November 20, 2019, in response to the Commission's direction as it pertains to the condition of approval above. The applicant submitted the proposed building elevations, date stamped November 19, 2019, to show the changes to the previously approved design review project.

Other than the changes detailed in the applicant's letter and revised plans, there are no other changes proposed to the 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.

Michelle Markiewicz
Associate Planner

Attachments:

Explanation letter submitted by the applicant, dated November 20, 2019
November 12, 2019 Planning Commission Minutes
Originally approved and proposed building elevations, date stamped November 19, 2019

PLANNING COMMISSION FYI

Project Address: 1515 Los Altos Drive

Permit No.:

Date: 11.20.19

The following design changes have been made to address the Commission's comments:

- See revised elevations A3.2 and A3.4
- Stone veneer at front elevation added to side elevations to wrap the taller volume on 3 sides and avoid confusion as a façade to the front side of the house only.
- Stone veneer to terminate at the sides of the taller volume in alignment with 1st story walls below, as shown on revised elevations.





City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Tuesday, November 12, 2019

7:00 PM

Council Chambers

- b. 1515 Los Altos Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single family dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e) (1) of the CEQA Guidelines. (Ryan Morris, Morris Architecture, applicant and architect, Peter Wise and Stephanie Wen, property owners) (91 noticed) Staff Contact: Michelle Markiewicz

Attachments: [1515 Los Altos Dr - Staff Report](#)
[1515 Los Altos Dr - Attachments](#)
[1515 Los Altos Dr - Plans](#)

All Commissioners had visited the property.

Community Development Director Gardiner provided an overview of the staff report.

There were no questions of staff.

Chair Comaroto opened the public hearing.

Ryan Morris, Morris Architecture, represented the applicant.

Commission Questions/Comments:

- > *Is the stone turning down both sides? Not clear from the plans. Where does the stone break? (Morris: It stops about 2/3 back, so the transition is not visible from the street.) Would prefer it stop at a rational spot, would like to see some clarification.*
- > *The windows show horizontal muntins in some locations. Wants to clarify that windows should have simulated true divided lites. (Morris: Understood.)*

Public Comments: None.

Chair Comaroto closed the public hearing.

Commission Discussion:

- > *Likes the changes. Well proportioned.*
- > *Wants to know where the transitions in the stone will be. Could bring back as an FYI.*

Commissioner Sargent made a motion, seconded by Commissioner Loftis, to approve the application with the following condition:

- > **Prior to issuance of a building permit the Planning Commission shall review an FYI item that includes the following revision: show where the stone veneer material terminates on the side building elevations.**

The motion carried by the following vote:

Aye: 5 - Sargent, Comaroto, Terrones, Gaul, and Loftis

Absent: 2 - Kelly, and Tse