



CITY OF BURLINGAME
Community Development Department
MEMORANDUM

DATE:	July 6, 2020	Director's Report
TO:	Planning Commission	Meeting Date: July 13, 2020
FROM:	Ruben Hurin, Planning Manager	
SUBJECT:	FYI – REVIEW OF REQUESTED CHANGES TO A PREVIOUSLY APPROVED DESIGN REVIEW PROJECT AT 21 PARK ROAD, ZONED BMU.	

Summary: An application for Design Review and Condominium Permit for construction of a new seven-unit residential condominium at 21 Park Road, zoned BMU, was approved by the Planning Commission on May 29, 2018 (see attached May 29, 2018 Planning Commission Meeting Minutes). The applicant has submitted for a building permit, but one has not yet been issued.

With this application, the applicant is requesting approval to eliminate several windows on the South and North Elevations and to change the size of some windows on the North Elevation. Please refer to the attached explanation letter, dated June 26, 2020, for a summary and explanation of the proposed changes.

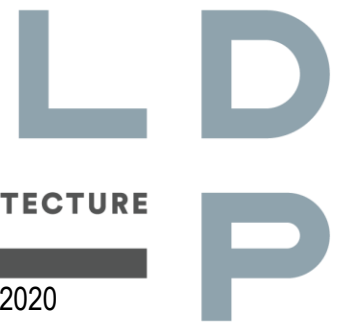
The applicant submitted the originally approved and proposed building elevations, date stamped June 25, 2020, to show the changes to the previously approved design review project.

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

Ruben Hurin
Planning Manager

Attachments:

Explanation Letter, dated June 26, 2020
May 29, 2018 Planning Commission Minutes
Originally approved and proposed building elevations, date stamped June 25, 2020



TO: Burlingame Planning Commission
c/o Ruben Hurin, Burlingame Planning Division

DATE: 06/26/2020

FROM: Brian Siu Yang
LDP Architecture (Levy Design Partners)

PROJECT: 21 PARK ROAD APN# 029-233-130,
Building Permit B19-0592

SUBJECT: PLANNING COMMISSION:
FYI Application

The following materials are attached:

Date	Qty.	Description
2020/06/26	10	Half Size 12"x18" Set of Original Plans Approved by Planning Commission
2020/06/26	10	Half Size 12"x18" Set of Revised Permit Plans for Approval by Planning Commission

The following is a summary of exterior changes/deviations to the approved design for the project located at 21 Park Road made during the construction documentation & building permitting phase:

G0.0-A1.1: These sheets provided for reference only, no design changes made.

A2.1: Three windows along gridline F (South facing wall on walkway) were removed to extend/continue shear walls from floors above as required by structural engineer.

A2.2: Five windows along gridline E.8 (South facing wall on setback) and seven windows along gridline A.2 (North facing wall along driveway) were removed to extend/continue shear walls from floors above as required by structural engineer.

A2.3-A2.4: These sheets provided for reference only, no design changes made.

A3.1: Drawing 3: Windows on second floor (as described on A2.2 above) were removed due to structural requirements for shear walls. Associated solid cement board sections previously shown adjacent to these windows were also removed to maintain a clean, modern aesthetic.

Drawing 4: Windows on ground floor (as described on A2.1 above) and second floor (as described on A2.2 above) were removed due to structural requirements for shear walls. Associated solid cement board sections previously shown between removed second floor windows and remaining third floor windows were also removed to maintain a clean, modern aesthetic. The two bedroom windows on the third floor between gridlines 7 & 8 were revised (enlarged) to match the rhythm of the full composition of this revised elevation.

Sincerely,

Brian Siu Yang, Associate
LDP Architecture (Levy Design Partners)



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Ruben Hurin
Planning Manager

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Explanation Letter, dated June 26, 2020
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City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Tuesday, May 29, 2018

7:00 PM

Council Chambers

- b. 21 Park Road, zoned BMU - Application for Design Review, Condominium Permit and Tentative Condominium Map for a new 3-story, 7-unit residential condominium building. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15332 of the CEQA Guidelines. (Levy Design Partners, applicant and architect; GGH Investment LLC, property owner) (167 noticed) Staff Contact: Ruben Hurin

All Commissioners had visited the project site. Commissioner Comaroto reported ex parte communication with the applicant.

Senior Planner Hurin provided an overview of the staff report.

There were no questions of staff.

Chair Gaul opened the public hearing.

Brian Yang, Levy Design Partners, represented the applicant.

Commission Questions/Comments:

> Will the trees be planted on neighbors' property and they would be responsible for upkeep of hedges? (Yang: The neighbors will be responsible for the upkeep. The project is responsible for the installation.)

Public Comments:

There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion:

- > Project has been reviewed several times, in several iterations.*
- > Project has been massaged with additional details that are satisfactory, and addresses the points in the design guidelines.*
- > The detailed revisions are an improvement.*
- > The fencing adds a bit of greenery.*
- > Wood on balconies give more articulation, softens the facade.*
- > Condominium permit is in compliance with the General Plan, is compatible with the neighborhood with six additional units (seven total) in a neighborhood comprised of multiunit housing.*
- > Did a nice job working with neighbors on the evergreens.*
- > Has come a long way since it was first submitted several years ago.*
- > Not trying to force too many units onto a site that is not capable of handling it. It's a good addition to the neighborhood and fits in well.*

Commissioner Sargent made a motion, seconded by Commissioner Loftis, to approve the Action

Item. The motion carried by the following vote:

Aye: 6 - Sargent, Loftis, Kelly, Comaroto, Gaul, and Terrones