

## Letter of Explanation

Date: May 05, 2021

From: Bill Guan



Dear Burlingame City Planning Department,

We are writing to kindly request the planning approval of the house location at 1548 Balboa Ave, Burlingame, CA 94010 with the updated design plan.

### Comments & our explanations

#### Front elevation

1. Garage door is shown on approved plans as wood and it has glass panels

Due to Covid-19 pandemic, many products are not available. The owner could not find a wood garage product that he like, so he picked the glass panels which was available at the time of purchase

2. Brick on chimney has been removed and replace with stucco

The existing brick chimney shown unstable during constriction. Contractor found cracked at the chimney and bricks were lose. As a safety concern, existing brick is removed and replace with stucco.

3. Horizontal iron railing added to front porch, none shown on approved plans

The cover porch and front yard has more than 12" elevation different. As a safety concern, new proposed iron guardrail is installed

4. Front door was approved as a solid wood door with sidelights and is actually a mostly glass door (completely different style than what was approved).

Due to Covid-19 pandemic, many products are not available. The owner could not find a wood product that shown in the plan, so he picked the wood door which was available at the time of purchase

#### Rear(east) elevation

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MAY 24 2021

CITY OF BURLINGAME  
CDD-PLANNING DIV.

5. Deck was shown without a railing and has a horizontal metal railing

The patio and rear yard has more than 18" elevation different. As a safety concern, new proposed iron guardrail is installed

**Right (south) elevation**

6. Deck was shown without a railing and has a horizontal metal railing

The patio and rear yard has more than 18" elevation different. As a safety concern, new proposed iron guardrail is installed

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# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, November 27, 2017

7:00 PM

Council Chambers

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- c. 1548 Balboa Way, zoned R-1 - Application for Design Review for a first and second story to an existing single family dwelling. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Xie Guan, architect; Edward Y. Li and Zhi Hui Liu, property owners) (42 noticed) Staff contact: Catherine Keylon

*Commissioner Sargent returned to the dais.*

*All Commissioners had visited the property. There were no ex-parte communications to report. Commissioner Sargent noted that he had reviewed the recording of the prior discussion of the item.*

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

*Chair Gum opened the public hearing.*

*Xie Guan represented the applicant.*

*Commission Questions/Comments:*

- > *The windows are now sized properly.*
- > *Was it intended that the front fireplace be tucked into the corner of the room? (Guan: is an existing condition. Will be converted to a gas-fired unit. Still want to keep it as part of the design.)*
- > *On the proposed first floor plan, the fireplace is shown in the correct location. Looks like there is a separate wall constructed on the outside of the fireplace. (Guan: this is correct.)*
- > *Noted that the design review consultant mentioned a general lack of attention to detail in the drawings.*
- > *The spacing of the exterior columns seems odd. Appears that there is a column missing. (Guan: didn't want a column in front of the window.)*

*Public Comments:*

*There were no public comments.*

*Chair Gum closed the public hearing.*

*Commission Discussion:*

- > *The design review consultant process has helped; the changes made have helped.*
- > *Agrees that there is a pilaster missing on one of the corners and that a column is missing.*
- > *Window articulation with added muntins is improved.*
- > *Feels the project is approvable.*
- > *Massing is done well.*
- > *Feels that adding a column on the front may be necessary from a structural standpoint.*

**Commissioner Sargent made a motion, seconded by Vice Chair Gaul, to approve the application with the additional condition that the designer revisit the installation of an additional column on**

the front elevation. Chair Gum called for a voice vote on the motion and the motion carried by the following vote:

**Aye:** 8 - Gum, Gum, Gaul, Gaul, Terrones, Sargent, Loftis, and Comaroto

**Absent:** 1 - Kelly



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, June 10, 2019

7:00 PM

Council Chambers

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- a. 1548 Balboa Way, zoned R-1 - Application for Design Review for a previously approved first and second story to an existing single family dwelling (previous approval expired - no changes proposed to project). The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(2) of the CEQA Guidelines. (Xie Guan, architect; Edward Y. Li and Zhi Hui Liu, property owners) (83 noticed) Staff contact: Catherine Keylon

Commissioner Terrones made a motion, seconded by Commissioner Sargent, to approve the Consent Item. The motion carried by the following vote:

**Aye:** 6 - Sargent, Kelly, Terrones, Tse, Gaul, and Loftis

**Absent:** 1 - Comaroto