



CITY OF BURLINGAME
Community Development Department
M E M O R A N D U M

DATE: October 19, 2022 **Director's Report**

TO: Planning Commission **Meeting Date:** October 24, 2022

FROM: Fazia Ali, Assistant Planner

SUBJECT: **FYI – REVIEW OF PROPOSED CHANGES TO A PREVIOUSLY APPROVED
DESIGN REVIEW PROJECT AT 620 TRENTON WAY, ZONED R-1.**

Summary: An application for Design Review for a first and second story addition to an existing single-unit dwelling at 620 Trenton Way, zoned R-1, was approved by the Planning Commission on June 27, 2022 (see attached June 27, 2022 Planning Commission Meeting Minutes). A building permit for this project has not yet been issued.

With this FYI application, the applicant is proposing several changes to the exterior of the dwelling on all four building elevations. The project architect provided a detailed list of the proposed changes to the project in the attached explanation letter dated October 18, 2022; proposed changes have been clouded on the attached plans, date stamped October 18, 2022. The proposed changes do not affect the footprint or envelope of the structure.

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.

Attachments:

June 27, 2022 Planning Commission Minutes
Explanation Letter, dated October 18, 2022
Originally approved and proposed building elevations, date stamped October 18, 2022



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Monday, June 27, 2022

7:00 PM

Online

- a. 620 Trenton Way, zoned R-1 - Application for Design Review for a first and second story addition to an existing single-unit 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. (Ted Catlin, Dreiling Terrones Architecture Inc., applicant and architect; Patricia and Griffin Tormey, property owners) (96 noticed) Staff Contact: Fazia Ali

Attachments: [620 Trenton Way - Staff Report](#)

[620 Trenton Way - Attachments](#)

[620 Trenton Way - Plans](#)

All Commissioners have visited the project site. Planning Manager Hurin provided an overview of the staff report.

Chair Gaul opened the public hearing.

Ted Catlin, designer, represented the applicant and answered questions regarding the project.

Public Comments:

> There were no public comments.

Chair Gaul closed the public hearing.

Commission Discussion/Direction:

> I want to thank the applicant for listening to our comments and addressing them with the revised plans. This rendition is beautiful and addressed all of our concerns. The upper floor fits much more nicely against the first story. I appreciate the added detail with the shutters on the second floor windows upstairs. The raised porch roof was a perfect solution to address not only the stacking of the second floor over the first floor, but also to address the interconnection with the roof over the garage. I support moving this project forward.

Vice-Chair Pfaff made a motion, seconded by Commissioner Tse, to approve the application. The motion carried by the following vote:

Aye: 5 - Comaroto, Gaul, Horan, Pfaff, and Tse

Absent: 2 - Lowenthal, and Schmid

18 October 2022

To: Burlingame Planning Commission

RE: 620 Trenton Way – **Planning FYI**

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OCT 18 2022

CITY OF BURLINGAME
CDD-PLANNING DIVISION

Dear Commissioners and Staff,

I'm writing to you with some updates to the project at 620 Trenton Way, including some changes from the original Planning Approval that the Owners would like to make. Once the Owners engaged with contractors, it became clear that in order to make the project viable, they would need to reduce some of the original scope to bring the project into their budget. We worked with them to make some strategic revisions so that the overall exterior design approved by the Planning Commission would remain. To try and balance out some of these deductive changes, we've also made some other minor additions / revisions that Commissioners had suggested during the original Design Review.

1. **A4.1 South (Front) Elevation** – We have made changes to some window types to fit the divided light layouts seen throughout the rest of the house, along with some other minor revisions. The revisions include:
 - a. Revise window type to be double hung instead of casement at the First Floor Office.
 - b. Added replacement sidelights to match the style of the rest of the house (a suggestion from a Commissioner during the original Design Review).
 - c. Removed the seat wall at the Porch, which creates a more open, welcoming Front Porch.
 - d. Remove (1) of the (2) original skylights from the proposed plans.
2. **A4.2: East (Side) Elevation** – We have removed some windows and the sliding doors from the scope, and adjusted the window placements to balance the façade as a result. The revisions include:
 - a. Remove (1) window at cantilevered wood panel area.
 - b. Revise placement of windows along Second Floor to account for changes to interior partition wall locations and create more balanced façade.
 - c. Remove set of sliding doors at First Floor, replace with (N) windows to match the rest of the house.
3. **A4.3: North (Rear) Elevation** – We have removed some windows from the scope, along with the decorative chimney. The revisions include:
 - a. Remove chimney from scope.
 - b. Remove (2) windows at cantilevered wood panel area, but added shutters and shingles to maintain character (a suggestion from a Commissioner during the original Design Review for other windows, which we are now applying to this location as well).
 - c. Replace (E) window at Garage at First Floor with a (N) window to match the rest of the house.
 - d. Revise (N) double doors to Garage at First Floor to a (N) single door.
4. **A4.4: West (Side) Elevation** – We made a minor revision of the window sizes. The revisions include:
 - a. Revise size of windows at Second Floor.

Along with these exterior changes, we have revised the interior partition layout on the Second Floor Plan. These changes don't affect the number of bedrooms and don't change the Floor Area. The Owners realized they may have been overbuilding by adding a (N) Master Suite on the Second Floor when they had a perfectly fine (E) Master Suite on the First Floor, and we have changed the plans to utilize what was already working instead of throwing it away.

In summary, due to a finite budget, conversations with contractors, and a second look at their desired home, the Owners are requesting the approval of these changes to the originally approved design. We humbly ask that you approve this FYI to the project on behalf of the Tormey family.

Sincerely,

Ted Catlin, Project Manager
Dreiling Terrones Architecture