



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Tuesday, May 28, 2019

7:00 PM

Council Chambers

- c. 25 Arundel Road, zoned R-1 - Application for Design Review Amendment for changes to a previously approved application for Design Review for a first and second story addition to an existing split-level house. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1). (Channing and Carrie Chen, applicants and property owners) (126 noticed) Staff Contact: Catherine Keylon

Commissioner Sargent was recused from this item because he has a financial interest in a property located within 500 feet of the subject property.

All Commissioners had visited the project site. There were no ex-parte communications to report.

Planning Manager Hurin provided an overview of the staff report.

Chair Comaroto opened the public hearing.

Channing Chen, represented the applicant.

Public Comments:

There were no public comments.

Chair Comaroto closed the public hearing.

Commission Comments/Direction:

- > *Don't see justification for the changes being proposed. Remember going through the details on this specific project. Many of the details were there to make the house fit in with the neighborhood and make the design cohesive. Think the panels above and below the front bay window really add to the design, not in agreement with the applicant that it improves the design.*
- > *Don't see the smaller changes as a cost issue, including the removal of the belly band, corbels and shutters. Think the corbels add a lot and belly band helps on the larger expanses of the walls, so am not in favor of removing those elements.*
- > *Don't think Hardi siding is a material that works in Burlingame, looks cheap, feel that it doesn't fit in with neighborhood. When visited site, of the houses that have shingle and horizontal siding, very few of them had corner caps, most had mitered corners. Not seeing Hardi siding as a viable option for this type of a house.*
- > *Steel doors for garage won't hold up as well as wood, so not in favor of changing the garage door material.*
- > *Design is fairly bulky, one of the reasons it was approvable before because the details that were additive were helping to give some scale, break down the massing and add charm.*
- > *Would consider eliminating the belly band above the garage door since there is a trellis feature above it already.*
- > *Removing the panels on the front bay window ends up making it look like a bay that was retrofitted*

with siding.

- > Wouldn't have approved this if project was initially proposed this way, would have asked for some additional detail and articulation to bring charm to the proposed solution.*
- > Not so worried about the belly band, however am concerned with removal of the details at the front bay window.*
- > Not opposed to removing shutters at rear of house, but think the other details should be retained.*
- > Added details, especially at the front of the house, do add charm to the home where there are a number of elements that are protruding.*
- > Okay with removing the belly band above the garage and some of the details at the rear of the house since they will be less visible from the street and neighbors.*
- > Details at front of house and corbels that are visible from the side are nice additives.*

Commissioner Terrones made a motion, seconded by Commissioner Comaroto to approve the application to only include removal of the belly band above the garage door and at the rear of the house and removal of the shutters at the rear of the house, as amended in condition of approval No. 1:

- > that the project shall be built as shown on the plans submitted to the Planning Division date stamped May 11, 2017, sheets A0.0 through L1.1, with revised elevations date stamped May 2, 2019; and to only include removal of the belly band above the garage door and at the rear of the house and removal of the shutters at the rear of the house;**

Discussion of Motion:

- > Does the motion include retaining the belly band at the rear of the house? Maker of the motion clarified that the motion also includes removal of the belly band at the rear of the house.**

The motion carried by the following vote:

Aye: 4 - Comaroto, Terrones, Tse, and Gaul

Absent: 2 - Kelly, and Loftis

Recused: 1 - Sargent