



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, May 24, 2021

6:00 PM

Online

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- b. 728 Lexington Way, zoned R-1 - Application for Design Review, Special Permit for attached garage, and Front Setback Variances for a new, two-story single family dwelling with an attached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Tristan Warren, Tristan Warren Architect, applicant and architect); Tuhin and Shelby Sinha, property owners) (123 noticed) Staff Contact: Michelle Markiewicz

Attachments: [728 LexingtonWay - Staff Report](#)

[728 Lexington Way - Attachments](#)

[728 Lexington Way - Plans](#)

*All Commissioners have visited the project site. Commissioner Loftis noted that he had a Zoom meeting with the architect who wanted to better understand comments and concerns about compatibility made from the last meeting, but did not discuss the merits of the project. Associate Planner Markiewicz provided an overview of the staff report.*

*Chair Schmid opened the public hearing.*

*Tristan Warren, architect and Shelby Sinha, property owner, represented the applicant and answered questions about the application.*

*Public Comments:*

*> There were no public comments.*

*Chair Schmid closed the public hearing.*

*Commission Discussion/Direction:*

*> Would like to see the change in material on the left side elevation recessed as it would be a nice reveal and create shadows. It doesn't have to be the full depth like the other one.*

*> The articulation of the project through its mass and bulk are compatible with the neighborhood, but am struggling with the proposed architectural style because clearly it is not compatible. The one characteristic of that neighborhood is having a low pitched roof.*

*> The project is well designed, proportionally correct and the massing is done well but am concerned about the compatibility with the architectural style of the neighborhood.*

*> This house fits in just fine with the current landscape.*

*> The chimney on the right-hand side sticks out a little bit. It doesn't articulate well with the horizontal and vertical lines of the building, it seems out of place. Would like to see that chimney be placed towards the back where the painted metal pipe is not visible from the street as much.*

*> Struggled about the compatibility with the neighborhood, but the overall context is still going to be within the neighborhood; the landscaping becomes an important statement of architecture as well. It's an opportunity to diversify the neighborhood a lit bit more.*

- > *It's a good project, but cannot find compatibility of the architectural style with the existing character of the neighborhood.*
- > *Struggling with the architectural style. The proposed landscaping is going to help a lot, but don't see the compatibility of this house on that block.*

Commissioner Tse made a motion, seconded by Commissioner Larios, to approve the application with the following added condition:

- > that prior to issuance of a building permit, an FYI application shall be submitted to include revised plans showing the horizontal wood siding, along the Left Elevation on the first and second floors, recessed further to add depth and articulation, and the chimney on the Right Elevation placed further towards the rear of the house so the metal pipe is not as visible from the street.

The motion carried by the following vote:

**Aye:** 3 - Tse, Schmid, and Larios

**Nay:** 2 - Gaul, and Loftis

**Absent:** 2 - Comaroto, and Terrones

TRISTAN WARREN  
ARCHITECT

**Attn: Michelle Markiewicz**

Associate Planner, Burlingame Planning Department, City Hall  
501 Primrose Road - 2nd Floor  
Burlingame, CA 94010

June 2nd, 2021

**RE: 728 Lexington Way, Burlingame APN 029-171-220**  
Regular Action FYI

Dear Michelle,

This letter provides response to Regular Action Hearing comments received from the planning commissioners on 05/24/2021 via zoom. For ease of review, we copied each comment with our response directly below.

Drawing update responses refer to revised plans titled Regular Action FYI, dated 06.02.2021. All drawing changes are marked with a revision cloud and delta 5.

**Comments by Commissioners:**

1. Note the depth of the left elevation rear wood siding recesses.  
RESPONSE: The project intends on reusing the existing exterior wall line. Due to wall thickness constraints created by the exterior side yard setback and interior program, we will create the recess by employing 2x6 framing behind the cement plaster and 2x4 framing behind the wood siding. Taking into account the different thickness in the finish materials, this will create an approximately 2" deep recess. See additional note on 4/A3.1.
2. Rework the chimney to provide a design that isn't as visible when looking down the side yard.  
RESPONSE: We have eliminated the metal box and employed a cement plaster base that is the same finish material as the exterior wall. The base rests on the ground plane to match the wall and has a short metal pipe to terminate the flue. This design will blend the chimney into the wall while still providing some decorative metal work at the top. See updated 1&2/A3.1.  
As the designers, we believe terminating the top of plaster at the window head datum is the most pleasing design. The chimney mass is not too tall and does not compete with the clean lines of the cubed volumes. However, we would like to avoid coming back to the commission again and if the commissioners feel this solution still shows too much ornamental metal, we would be willing to raise the plaster portion to the top of parapet line to reduce the flue length.

END OF RESPONSE

Please feel free to contact me or my project manager Ben Schaefer (ben.schaefer@gmail.com, 510.282.7177) with any questions.

Thank you for the continued consideration of this application.

**Tristan Warren**



Owner  
Tristan Warren Architects