

**DESIGN REVIEW ANALYSIS
CITY OF BURLINGAME**

July 11, 2025

City of Burlingame
Planning Division
501 Primrose Road
Burlingame, CA 94010

Project Address: 1812 Castenada Drive

Applicant and Designer: Yury Kogan

Property Owner: Marat Diner

Planners: Amelia Kolokihakaufisi, Erika Lewit

Dear Planning Commissioners,

I have received and reviewed the original plans submitted by Yury Kogan to the Planning Commission for 1812 Castenada Drive. I listened to the Planning Commission's comments in the meeting video from the August 28, 2023, Study Session. I met with the Planner, Designer, and Owner over zoom to discuss the Planning Commission's comments in addition to providing feedback on subsequent iterations. The design submitted reflects the following changes in response to Planning Commission and neighbor feedback:

REVISIONS TO ORIGINAL DESIGN

- 2nd Floor Addition and rear deck shifted away from downhill neighbor. This allows for greater privacy between neighbors and better integrates the overall massing.
- 1st Floor Addition towards street minimizes the garage and breaks up front massing.
- Proposing contemporary style with new front door, garage door, and grid-less windows.
- Changed all to hip roof to match existing lower roof to remain.
- Changed to horizontal siding to minimize the verticality.
- All new windows to be aluminum-clad wood as upgrade from vinyl.
- Trim details and notes added for clarity.
- Noting a 24-inch box, Crape Myrtle "Tuscarora" selected from the City Arborist approved list of "Hillside View Area Trees."
- Story poles will be provided to evaluate if the addition creates any view blockages.

DESIGN GUIDELINES

1. Compatibility of the architectural style with that of the existing character of the neighborhood

This project is in the Mills Estates neighborhood, which is predominantly 1950s ranch homes. Most homes are a mix of siding and/or stucco with low-pitched roofs (4:12) as is this current and proposed residence.

2. Respect for the parking and garage patterns in the neighborhood

This neighborhood has primarily attached garages, as does this current and proposed residence. No change is proposed to the existing driveway and curb cut location.

3. Architectural style and mass and bulk of structure

The ranch style was intended as a modest contemporary home when built. The proposed style is an update in the same spirit using simple trim and clean lines. Wood siding adds scale and texture to the horizontal expression. New coordinating doug fir front and garage doors with horizontal lites and grid-less windows support the contemporary style proposed.

4. Interface of the proposed structure with the structures on adjacent properties

This residence is located on Castenada between Trousdale and Lake in the Hillside Area. The addition has been located to minimize the impact on the neighbors. Story poles will determine view impacts, if any.

5. Landscaping and its proportion to mass and bulk of structural components.

The proposed street tree will help soften the massing of the house and meets the requirements of the City Arborist. Additional lower plantings are indicated below the kitchen window.

SUMMARY

It is my opinion that the revised design meets the requirements of the design guidelines.

Please feel free to contact me with any questions or clarifications.

Sincerely,

Jeanne Davis