



PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

320 BLOOMFIELD ROAD

029-184-01

RH-1

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

This proposal is for the construction of a new single family home with an attached ADU and a detached garage. An existing single family home and detached garage are to be demolished. The proposed home will have 3 bedrooms, 2.5 bathrooms, and an additional powder room in the garage. The proposed ADU will have one bedroom, one bathroom, and a small kitchen.

APPLICANT INFORMATION

Todd Lindstrom

PROPERTY OWNER NAME APPLICANT?



4415 Anderson Avenue, Oakland Ca. 94619

ADDRESS

zohar@zoharschwartz.com

E-MAIL

Zohar Schwartz Design

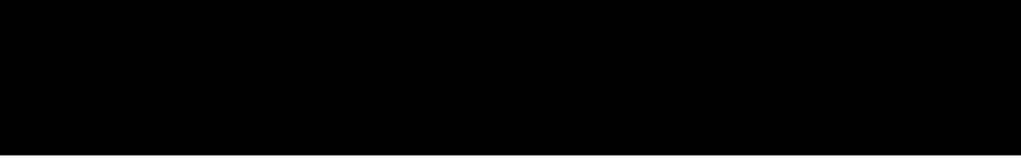
ARCHITECT/DESIGNER APPLICANT?

310 985 1052

PHONE

950901

BURLINGAME BUSINESS LICENSE



AFFIDAVIT OF OWNERSHIP

I, the undersigned, do hereby declare under penalty of perjury that the information given herein is true and correct to the best of my

(PROPERTY OWNER)

11/23/21
DATE

I, the undersigned, do hereby declare under penalty of perjury that the information given herein is true and correct to the best of my

11/23/2021
DATE

AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE RIGHT TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AND IN THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTIVITIES.

INITIALS OF ARCHITECT/DESIGNER:

STAFF USE ONLY

APPLICATION TYPE

- ACCESSORY DWELLING UNIT (ADU)
- CONDITIONAL USE PERMIT (CUP)
- DESIGN REVIEW (DSR)
- HILLSIDE AREA CONSTRUCTION PERMIT
- MINOR MODIFICATION
- SPECIAL PERMIT (SP)

VARIANCE (VAR)

WIRELESS

FENCE EXCEPTION

OTHER: _____

RECEIVED

NOV 24 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

DATE RECEIVED:

STAFF USE ONLY

April 11, 2022

Project Address: 320 Bloomfield Road

Design Review Application

Project Description

The proposed project is a new two-story single-unit dwelling with a basement and an attached ADU. The homeowners Todd and Kathy Lindstrom are building this house for their growing family.

For the last fifteen years the Lindstroms have been living in the existing home on the site which had previously belonged to [REDACTED] The Lindstroms intend to keep their home in the family for generations to come. This has shaped the proposed design to a large extent, with the new house intended to be finely crafted, with high quality materials, and a sensitivity to the physical characteristics of the site.

We believe that the proposed design is similar to, and compatible with the many architectural styles that make up the neighborhood character. The proposed exterior materials, which are common in this neighborhood, are; light colored, high finish stucco, wood framed doors and windows, and a light colored metal roof. In addition to a preference for the aesthetic quality of a metal roof, we have decided to use a standing seam system because it is compatible with clip systems for mounting solar panels (without making any penetrations into the roof's waterproofing system).

Exterior features throughout the project are both ornamental and functional. These are typically composed of dark metal and wood. These features include include railings with wood rail caps, the horizontal wood fence above the stucco garden wall, and the shade structure above the entry courtyard. These elements will add visual interest to the building exterior and landscape.

The proposed building forms are orthogonal, and topped with traditional gable and parapet roof forms, which are typical for stucco buildings from the Spanish Colonial era through contemporary times. The use of minimal roof overhangs with slender trim detailing is often seen around the Bay Area on traditionally framed high-end homes from the 1930's through the 1960's which have stucco exteriors. We believe these details are also compatible with contemporary designs such as this project, which seeks to blend in with the stylistically diverse existing neighborhood.

Two courtyards animate the front and rear of the house, and serve as the defining characteristic of the design. By wrapping programmatic elements around these courtyards the house can have a slim massing that promotes daylighting and cross ventilation. The front facing "entry courtyard" is a semi-public space intended for neighbors and children to gather. The rear courtyard is more private and serves as an outdoor extension of the living area. Windows and doors facing into each courtyard can achieve a level of privacy on a site that would otherwise be compromised by its location on a busy intersection.

In the surrounding neighborhood, and on the block where the house is located, homes vary in height from one to two stories. Single story elements on the north and south end of the proposed house ease the transition in height from neighboring homes. Private balconies located on top of these elements are visually isolated from the neighbors and are only accessible from two of the upstairs bedrooms. Additionally the fenestration facing the East shared property line is also minimized for privacy.

The proposed design maintains the pattern language and identity of the neighborhood by adhering to building setback requirements, massing strategies, and landscape design that is similar to the neighbors. For example the proposed massing and setback on the North (Concord) side of the house now follows the pattern set by the neighboring homes.

Sustainable design practices, such as strategic daylighting, cross ventilation, permeable paving, on-site gray-water and rainwater water capture and recycling, and photovoltaic solar power generation, are also incorporated in the proposed design. Captured Rainwater and greywater will be used as a supplemental source for landscaping irrigation. Landscape elements such as trees and shrubs will be strategically selected and planted to provide shade and privacy in locations that are liable to overheat or require screening from pedestrians and cars.

In conclusion we believe that the proposed project is an attractive design, and will emphasize and improve the quality of the existing neighborhood. The project has been designed to follow the criteria laid out in the Burlingame Neighborhood Design Guidebook, and meets Burlingame's high design and aesthetic standards. The proposed residence is designed with compatible materials, colors and massing to the existing architectural design in the neighborhood.

The proposed project has responded to all comments received from various agencies including fire, public works, and stormwater, and is designed to ensure public health, safety and general welfare, and we believe it will have no adverse effects on the neighboring properties.

Sincerely, Zohar Schwartz, Project Designer
on behalf of Todd and Kathy Lindstrom

From: Micah Lewis-Kraus [REDACTED]

Sent: Sunday, April 17, 2022 6:29 PM

To: Public Comment <publiccomment@burlingame.org>; GRP-Planning Commissioners <PlanningCommissioners@burlingame.org>

Subject: In support of 320 Bloomfield Road (Design Review)

Hello Burlingame Planning Commission,

My name is Micah Lewis-Kraus, and I currently reside at [REDACTED] the street from the planned project at 320 Bloomfield Road. My wife and I fully support this project; the proposed design exhibits an appreciation for the neighborhood aesthetic along with an elegant and simplistic modern touch. In addition, Todd and Kathy Lindstrom are the ideal neighbors; from the day we moved into town in late 2018, they've been warm and welcoming, and they are one of the many reasons why we love living in Oak Grove Manor.

We wish them the best of luck moving forward! Please feel free to reach out if you would like any additional feedback.

Take care,
Micah L-K

Neighbors' Letter of Support

Lindstrom Residence
320 Bloomfield Road
April 18, 2022

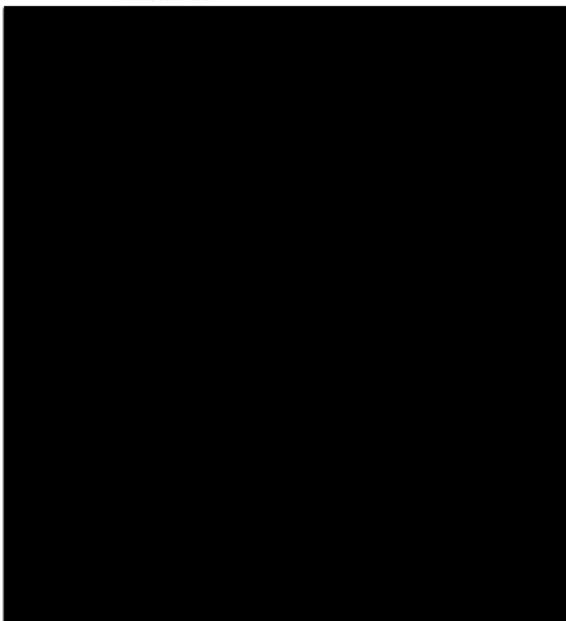
To: Burlingame Planning Commision

We, the neighbors of Todd and Kathy Lindstrom, are in full support of the design for their proposed home located at 320 Bloomfield Road. We have reviewed the architectural drawings and believe this project is compatible with the character, size, form, and height of homes in our neighborhood.

Thank you.

Neighbors of the Lindstroms, 320 Bloomfield Road

Address



Signature


E.M. Jane Dunbar



Flannie Chang
Supa Kapadia
Alison Swisher



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250
www.burlingame.org

Project Site: 320 Bloomfield Road, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on Monday,

April 25, 2022 at 7:00 P.M. You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 834 9630 0483 Passcode: 223946

Description: Application for Design Review for a new, two-story single-unit dwelling and detached garage.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: April 15, 2022

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame - Public Hearing Notice

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

320 Bloomfield Road
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300 noticing
APN #: 029-184-010

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