



PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

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

TEL: 650.558.7260 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

1369 Columbus Ave

027-153-020

R-1

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

DEMO EXISTING RESIDENCE AND REBUILD NEW TWO STORY RESIDENCE, DETACHED
SINGLE CAR GARAGE, WITH NEW LANDSCAPING, AND DRIVEWAY.

APPLICANT INFORMATION

ANUJ BATRA & MISHTHI KAPOOR

1369 COLUMBUS AVE, BURLINGAME, CA 94010

PROPERTY OWNER NAME APPLICANT?

ADDRESS

JAMES CHU; CHU DESIGN ASSOCIATES

210 INDUSTRIAL RD, #205 SAN CARLOS, CA 94070

ARCHITECT/DESIGNER APPLICANT?

ADDRESS

650-345-9286x1001

james@chudesign.com

PHONE

E-MAIL

22684

BURLINGAME BUSINESS LICENSE #

AFFIDAVIT OF OWNERSHIP

EN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY

JAN 11, 2022

DATE

ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

JAN 11, 2022

DATE

AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION JC INITIALS OF ARCHITECT/DESIGNER

STAFF USE ONLY

APPLICATION TYPE

ACCESSORY DWELLING UNIT (ADU) VARIANCE (VAR)
 CONDITIONAL USE PERMIT (CUP) WIRELESS
 DESIGN REVIEW (DSR) FENCE EXCEPTION
 HILLSIDE AREA CONSTRUCTION PERMIT OTHER: _____
 MINOR MODIFICATION
 SPECIAL PERMIT (SP)

RECEIVED

JAN 14 2022

CITY OF BURLINGAME
DATE RECEIVED: 01/14/2022
ODD-PLANNING DIV.

STAFF USE ONLY



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

Building Height

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- 1. Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.**

The proposed new two-story modern farm house inspired residence with detached ADU is consistent with surrounding properties that have similar driveway patterns, mass, and scale on the "west" side of Burlingame neighborhood. Due to the up sloped condition (9 feet difference in elevation between front & rear property line, and 10 feet difference between elevation at average top of curb and finished floor), the special permit is required to allow the building height to exceed 30 ft from average TOC.

- 2. Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.**

The proposed modern farm house dwelling is located within a variety of styles neighborhood. The low pitch metal and flat roof, combination of stucco/wood siding material, and front porch are all consistent with this style and it should blend well on this block without changing the character of the neighborhood.

- 3. How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?**

The proposed single-family residence with detached ADU is consistent with City Design Review Guidelines. It has a 9' first floor plate height, the dominant plate height is 8', and its mass and scale is consistent with the design guidelines.

- 4. Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.**

One (1) 12"D tree will be removed with new landscaping proposed for the entire lot.

1. *Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.*

How will the proposed structure or addition affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Compare the proposed addition to the mass, scale and characteristics of neighboring properties. Think about mass and bulk, landscaping, sunlight/shade, views from neighboring properties. Neighboring properties and structures include those to the right, left, rear and across the street.

How does the proposed structure compare to neighboring structures in terms of mass or bulk? If there is no change to the structure, say so. If a new structure is proposed, compare its size, appearance, orientation etc. with other structures in the neighborhood or area.

2. *Explain how the variety of roofline, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.*

How does the proposed structure or use compare aesthetically with structures or uses in the existing neighborhood? If it does not affect aesthetics, state why. Was the addition designed to match existing architecture and/or pattern of development on adjacent properties in the neighborhood? Explain why your proposal fits in the neighborhood.

How will the structure or addition change the character of the neighborhood? Think of character as the image or tone established by size, density of development and general pattern of land use. If you don't feel the character of the neighborhood will change, state why.

3. *How will the proposed project be consistent with the residential design guidelines adopted by the city?*

Following are the design criteria adopted by the City Council for residential design review. How does your project meet these guidelines?

1. Compatibility of the architectural style with that of the existing character of the neighborhood;
2. Respect for the parking and garage patterns in the neighborhood;
3. Architectural style and mass and bulk of structure;
4. Interface of the proposed structure with the structures on adjacent properties; and
5. Landscaping and its proportion to mass and bulk of structural components.

4. *Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.*

Will any trees be removed as a result of this proposal? If so, explain what type of trees will be removed and if any are protected under city ordinance (C.S. 11.06), why it is necessary to remove the trees, and what is being proposed to replace any trees being removed. If no trees are to be removed, say so.



**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION**

2nd story deck

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

1. Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.

The proposed new two-story modern farmhouse inspired residence with detached ADU is consistent with surrounding properties that have similar garage/ADU patterns, mass, and scale. The rear deck is only 56 square feet, significantly smaller than the 75 square foot maximum. It isn't visible from the street, it meets the setback requirements and does not encroach into the declining height envelope. Further, it is shielded from surrounding properties and will be screened by an adjacent landscape tree.

2. Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.

The proposed modern farm house dwelling is located within a variety of styles neighborhood. The low pitch metal and flat roof, combination of stucco/wood siding material, and front porch are all consistent with this style and it should blend well on this block without changing the character of the neighborhood.

3. How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?

The proposed single-family residence with detached ADU is consistent with City Design Review Guidelines. It complies with all zoning requirements, except for the building height, the limited use of the nine-foot second floor plate height (master bedroom only) and a 56 square foot 2nd story deck. The deck is small, set back from the neighboring property and is shield by a tree; similar 2nd story decks have routinely been approved by the commission in the past.

4. Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.

One (1) 12"D tree will be removed with new landscaping proposed for the entire lot.

1. Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.

How will the proposed structure or addition affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Compare the proposed addition to the mass, scale and characteristics of neighboring properties. Think about mass and bulk, landscaping, sunlight/shade, views from neighboring properties. Neighboring properties and structures include those to the right, left, rear and across the street.

How does the proposed structure compare to neighboring structures in terms of mass or bulk? If there is no change to the structure, say so. If a new structure is proposed, compare its size, appearance, orientation etc. with other structures in the neighborhood or area.

2. Explain how the variety of roofline, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.

How does the proposed structure or use compare aesthetically with structures or uses in the existing neighborhood? If it does not affect aesthetics, state why. Was the addition designed to match existing architecture and/or pattern of development on adjacent properties in the neighborhood? Explain why your proposal fits in the neighborhood.

How will the structure or addition change the character of the neighborhood? Think of character as the image or tone established by size, density of development and general pattern of land use. If you don't feel the character of the neighborhood will change, state why.

3. How will the proposed project be consistent with the residential design guidelines adopted by the city?

Following are the design criteria adopted by the City Council for residential design review. How does your project meet these guidelines?

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CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

9' 2nd story plate height

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

1. *Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.*

The proposed new two-story modern farmhouse inspired residence with detached ADU is consistent with surrounding properties that have similar garage/ADU patterns, mass, and scale on the "west" side of Burlingame neighborhood. To add to the variety of massing and roof lines, we have specified a flat roof for the master bedroom with a nine-foot plate height at the rear of house. At this height the room blends well with the surrounding massing, meets the declining height envelope, won't be visible from the street and will have minimal impact on surrounding properties. The overall height of this flat-roof section is lower than it would be if we switched to eight-foot plates with a pitched roof – our alternative to maximize the interior space in this area.

2. *Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.*

The proposed modern farm house dwelling is located within a variety of styles neighborhood. The low pitch metal and flat roof, combination of stucco/wood siding material, and front porch are all consistent with this style and it should blend well on this block without changing the character of the neighborhood.

3. *How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?*

The proposed single-family residence with detached ADU is consistent with City Design Review Guidelines. It complies with all zoning requirements, except for the building height, the limited use of the nine-foot second floor plate height (master bedroom only) and a 56 square foot 2nd story deck.

4. *Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.*

One (1) 12"D tree will be removed with new landscaping proposed for the entire lot.

1. Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.

How will the proposed structure or addition affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Compare the proposed addition to the mass, scale and characteristics of neighboring properties. Think about mass and bulk, landscaping, sunlight/shade, views from neighboring properties. Neighboring properties and structures include those to the right, left, rear and across the street.

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How will the structure or addition change the character of the neighborhood? Think of character as the image or tone established by size, density of development and general pattern of land use. If you don't feel the character of the neighborhood will change, state why.

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4. Interface of the proposed structure with the structures on adjacent properties; and
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CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250
www.burlingame.org

Project Site: 1369 Columbus Avenue, 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.

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)

1369 Columbus Avenue
300' noticing
APN #: 027-153-020

