



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

1441 Alvarado Avenue

027-103-070

R1

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

Alterations to an existing single-family residence, addition of a new 2-car attached garage, extension to the bedroom wing, addition of a covered verandah, conversion of an existing deck facing the public right-of-way into a conditioned office, and demolition of an existing wood pergola.

APPLICANT INFORMATION

Mikayla and Robert Cameron

PROPERTY OWNER NAME ☐ APPLICANT?

PHONE

Joshua Larson / Larson Shores Architecture

E-MAIL

1940 Union Street, Suite #22, Oakland, CA 94607

ARCHITECT/DESIGNER ☒ APPLICANT?

510-444-9788

ADDRESS

josh@larsonshores.com

PHONE

In process

E-MAIL

BURLINGAME BUSINESS LICENSE

FOR PROJECT REFUNDS - Please provide an address to which to all refund checks will be mailed to:

NAME

ADDRESS

REIN IS TRUE AND CORRECT TO THE BEST OF MY

05/17/2021

DATE

APPLICANT TO SUBMIT THIS APPLICATION TO THE

6/1/2021

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 JL (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

- | | |
|---|--|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU) | <input type="checkbox"/> VARIANCE (VAR) |
| <input type="checkbox"/> CONDITIONAL USE PERMIT (CUP) | <input type="checkbox"/> WIRELESS |
| <input checked="" type="checkbox"/> DESIGN REVIEW (DSR) | <input type="checkbox"/> FENCE EXCEPTION |
| <input checked="" type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> MINOR MODIFICATION | |
| <input checked="" type="checkbox"/> SPECIAL PERMIT (SP) | |

DATE RECEIVED:

RECEIVED

JUN 08 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY

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 roof line, 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.

February 10, 2022

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

Re: Planning Application **1441 Alvarado Ave., zoned R-1, APN: 027-103-070**

To Whom It May Concern:

The proposed residential addition at 1441 Alvarado Avenue proposes a new two car garage facing the street frontage and located under the existing residence. The existing residence does not have an enclosed garage on the property currently. By proposing this design scheme, we are aiming to achieve the following items:

- Continue an architectural precedent in the neighborhood of street facing garages along Alvarado. Specifically, of the 27 homes adjacent and fronting the subject property, 14 or 52% of the homes have garages and driveways located along the street frontage.
- By avoiding the creation of a two-car free standing garage at the rear property, the goal of the proposal aims to create more garden and green space while removing the proximity of any structures in close range to the southernly neighbor. This will reduce the amount of shadow onto the neighbor's property, avoid potential wind tunnels, preserve natural views through the properties and eliminate extensive site drainage and light reflection from structure to structure.
- By proposing the new garage under the footprint of the existing home, our goal is to remove 100% of asphalt paving used as the current driveway. We propose to replace it with a permeable landscaped procession of terraced planters and a pedestrian entry from the sidewalk to the rear of the property. This design features emphasizes the natural incline of the site, provides many areas for planting native drought-tolerant species and removes the amount of side yard currently dedicated to a driveway.
- From an environmental standpoint, the proposed location of the garage at the front of the house replaces the expansive lawn area and makes the front yard a more functional space for accessing the property as well as reducing the significant amount of water required to maintain it.

●Finally, the proposed garage protrudes from the east façade of the house by 2'-0" which is kept to a minimum in order to fit space for 2-cars as required by code. The garage elevation is articulated with design features that enhance the Spanish Mediterranean style of the home such as sloped clay tile roof, style-appropriate down-shield wall sconces, and two separate wood-stained garage doors with a decorative motif. The design also includes a Juliet balcony above whereby reducing the current mass of the existing balcony at that level. These treatments ensure that the massing of the façade is minimized. By extending the garage out beyond the façade 2'-0", the design of the house architecturally steps back towards the rear yard mirroring the natural grade of the property.

In summary, the goal of placing the garage under the existing footprint of the house is intended to emphasize the importance of designing a project where building, garden, and landscape are equal design components on the property. This balance creates a harmonious relationship to the neighborhood and reduces overall massing throughout the property. We believe that our proposed project will enhance the curb appeal of the home and continue to create a good precedent for building within the current building envelope instead of building beyond which inherently leaves more area for nature.

Thank you for your support and consideration,

Joshua Larson, *Principal*
Larson Shores Architecture



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.***
There are a handful of precedents on the upslope side of Alvarado Ave. where the driveway and garage cut through the hillside, leaving behind retained earth in the form of raised planter beds. The new driveway location also offers more buffer and safer vehicular turns between our property and the southeast neighbor. The second floor addition, while extending out southwest has relatively small punctured bedroom windows to provide privacy for the adjoining properties.
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 additions took cues of the existing Spanish Mediterranean style of the house and neighborhood which include the stucco finish treatment, the clay roof tiling, and a similar metal rail detailing. Proposed windows will have the same material and profiles as the dominant existing windows. Moreover, the same roof pitches will be used at the bedroom and verandah additions to further blur the lines of existing and new.
3. ***How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?***
Care was taken to ensure that the additions are an appropriate scale to the original structure. For example, the proposed relocated driveway and new attached 2-car garage are cut and submerged into the hillside with the garage being placed under the existing house so it does not appear imposing from the street side. The bedroom addition consists of enclosing an existing terrace adjacent to the master bedroom and does not extend the overall footprint of the current exterior terrace. The veranda off of the existing family room is limited to 1-story tall and articulated by archways that mirror the Spanish Mediterranean architectural style of the existing house including a terra cotta tiled roof. Creating an open veranda by design also reduces the visual mass of the structure.
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.***

There are 4 trees slated for removal: a 6" dia. 'Evergreen Pear' at the curb; (2) 10" palm trees directly in front of the main facade; and a multi-trunk 'Rubber Fig' tree at the inside corner of the structure. If approved, our proposal will replace the 4 with 12 new large-to-medium-sized trees. The number and locations of proposed trees will provide a 'greener' neighborhood, more privacy, and more in keeping with the the new extensive landscaping.

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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: 1441 Alvarado Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, October 24, 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: 850 0771 4538	Passcode: 388194
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Description: Application for Design Review, Hillside Area Construction Permit, and Special Permits for building height and new attached garage for a first and second story addition to an existing split-level single-unit dwelling.

Members of the public may provide comments by email to publiccomment@burlingame.org or speak at the meeting.

Mailed: October 14, 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)

1441 Alvarado Avenue
300' noticing
APN: 027-103-070

