



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

2112 CARMELITA AVENUE

PROJECT ADDRESS

027-360-180

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

Demo existing one-story single-family residence with detached garage.

Proposed new two-story single-family residence with detached garage.

APPLICANT INFORMATION

CRISTINA AND ALEXEY ABRAHAMS

PROPERTY OWNER NAME ☐ APPLICANT?

2112 CARMELITA AVENUE

ADDRESS

JEANNE DAVIS

ARCHITECT/DESIGNER ☒ APPLICANT?

1550 BARROILHET AVENUE, BURLINGAME, CA 94010

ADDRESS

(626) 429-4187

PHONE

JEANNE@DAVIS-ARCH.COM

E-MAIL

27455

BURLINGAME BUSINESS LICENSE #

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

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY

OWNER

08.27.21

DATE

I HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

8/27/21

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 DURING THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION

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)

DATE RECEIVED:

RECEIVED

AUG 31 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

STRUCTURE BETWEEN 30 - 36 FEET HIGH

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.***

This project is in the Easton Addition neighborhood comprised of primarily traditional single-family residences of varying styles. The existing one-story house is a Spanish Bungalow with painted stucco exterior. The proposed two-story house is a Craftsman style. The proposed massing is consistent with similar style homes in the neighborhood. It includes Craftsman elements like large roof gables, substantial eaves and a wide front porch to create pedestrian scale. The second floor is setback on both sides from the neighbors. On the right, the driveway creates an additional buffer. On the left, the lower roof is partially integrated with the main roof to minimize impact on the left neighbor.

- 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.***

Gable elements with brackets, dentil blocks, fascia trim, and exposed rafter tails help break up the roof massing. Details like shingle siding, wood trim, stone, and window grids add scale and texture to the overall massing. All elements and details reinforce the proposed Craftsman style.

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

Per the Residential Design Guidelines, Chapter 6: Roof Design: Variable Forms (p.50):

"It is more desirable to request a height exception in order to resolve a roof properly in a ridge or peak."

The 8:12 roof pitch proposed is appropriate to the Craftsman style. A lower slope roof would not allow for the second floor front bedroom to be integrated with the lower roof into a composed gable element. The design guidelines encourage an integrated primary roof form with supporting secondary elements like the proposed design. It should also be noted that the subject property has a finished floor that is 4.85 feet above the average top of curb. The proposed house is lowered to mitigate this amount to 3.35 feet with generally accepted 8 foot over 9 foot plate heights; however, the Special Permit is still required to resolve the roof properly.

- 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.***

Two apple trees and one palm are proposed for removal. They will be replaced by two, 24-box non-nut or fruit trees complying with BMC 11.06.

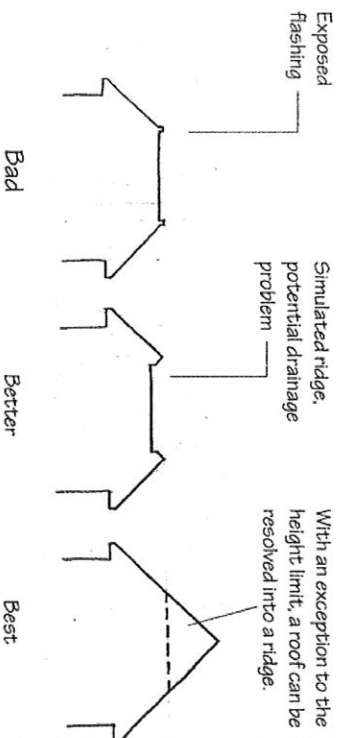
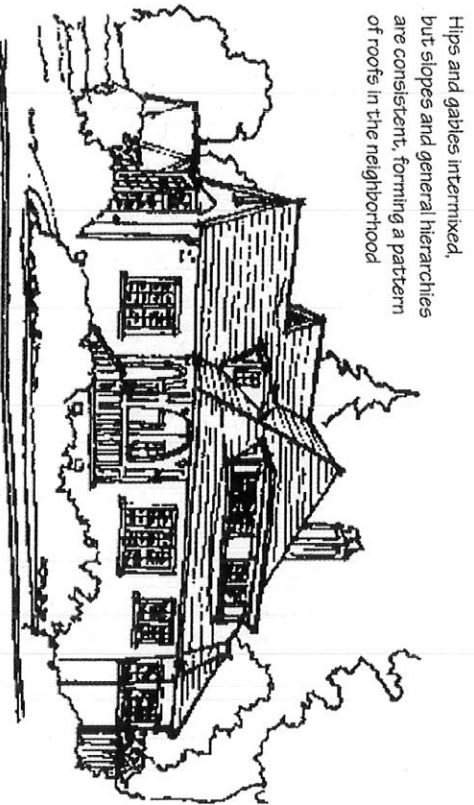
Component 6: Roof Design

Variable Roof Forms

Randomly varying roof forms are probably not supportive of Neighborhood Compatibility. There are, however, numerous precedents for variable roof slopes and forms. Numerous architectural styles include combinations of sheds and gables, sheds and hips and sloping and flat roofs.

If a proposal includes varying roof forms, they should be justified based on the architectural style and the pattern in the neighborhood.

If varying forms occur simply to make interior spaces work, there may be a need to redesign the interior layout to achieve a compatible roof form.



Sometimes roof forms are varied to accommodate height limitations. Hip roofs are often "clipped" to remain under this limit.

When a flat roof is included at the top of a sloped roof, flashing will be apparent where the transition occurs, making the roof unsightly and the clipping apparent.

It is more desirable to request a height exception in order to resolve a roof properly in a ridge or peak.

Roof forms and materials have a close relationship with the general character and style of a building. When a particular style is existing or adopted, the roof form should be consistent with that style. Tudor Revival buildings will have somewhat different roof slopes and forms than a Spanish Colonial Revival building.



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

Project Site: 2112 Carmelita Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, October 25, 2021 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: 852 6209 7866	Passcode: 872338
---------------------------	------------------

Description: Application for Design Review and Special Permit for building height for a new, two-story single family dwelling and detached garage.

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

Mailed: October 15, 2021

(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)

2112 Carmelita Avenue
300' noticing
APN #: 027-360-180

