



Project Application - Planning Division

Type of Application: Accessory Dwelling Unit Conditional Use/Minor Use Permit
 Design Review Hillside Area Construction Permit Minor Modification
 Special Permit Variance Other

Project Address: 713 Howard Avenue **Assessor's Parcel #:** 029284060 **Zoning:** R1

Project Description:
New 2-story home with detached garage and detached ADU

Applicant

Name: Audrey Tse, Insite Design Inc.
Address: 1534 Plaza Lane, #318
 Burlingame, CA 94010
Phone: 650-235-9566
E-mail: audrey@insite2design.com

Property Owner

Name: Kevin and Christine Chung
Address: 713 Howard Avenue
 Burlingame, CA 94010
Phone: [REDACTED]
E-mail: [REDACTED]

Architect/Designer

Name: Audrey Tse, Insite Design Inc.
Address: Same as above
Phone: 650-235-9566
E-mail: audrey@insite2design.com

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to 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.

AT

(Initials of Architect/Designer)

Burlingame Business License #: 918191

* Architect/Designer must have a valid Burlingame Business License.

Applicant: I hereby certify that the information provided is true and correct to the best of my knowledge and belief.

Applicant's signature: [REDACTED] 04/22/22

Property Owner: I am authorizing the applicant to submit this application to the Planning Division.

Property owner's signature: [REDACTED] 04/22/22

Date Application Received (staff only): _____

RECEIVED

APR 22 2022

CITY OF BURLINGAME
CDD-PLANNING DIV.



City of Burlingame Special Permit Application (R-1 and R-2)

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Chapter 25.78). 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. Refer to the end 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.**

Until recently, plate heights of 9'6" and 8'6" in this neighborhood were customary and often granted without comment. The proposed design provides greater balance and scale with increased plate heights beyond 8'0". The neighborhood has a mix of old one-story homes and some remodeled 2-story homes. Washington Elementary School is on the next block just a few structures away and has a large presence and building height. This proposed house is supportable and balances the massing of the neighborhood in context with the school.



- 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 neighborhood has an eclectic collection of architectural style homes with no predominant style. The proposed gable-roofed farmhouse style home fits into the neighborhood in that context with interesting articulation and scale of windows/materials that blend into the fabric of the neighborhood.



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

The proposed home meets design review guidelines, meets all Planning guidelines and offers a design that matches elements in the neighborhood such as front porches, detached garage, painted wood siding, gabled roof.



- 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.**

No large trees are proposed to be removed. Only small trees in the area of construction in the backyard are to be removed and replaced with trees in the front yard to be enjoyed by the neighborhood.



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.



City of Burlingame Special Permit Application (R-1 and R-2)

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Chapter 25.78). 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. Refer to the end 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 primary bedroom roof balcony is tucked behind the bedroom oriented towards the backyard. It is set in on both sides from the sides of the house and is a small size just to give the homeowners a little place of retreat where one can relax and read a book or have a cup of tea. The design of it is consistent with the design of the house with a private guardrail matching that of the exterior walls on the house. This provides privacy for both the homeowners as well as reduced visual impact for neighboring 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 location of the primary bedroom balcony should not create any adverse effects on neighboring properties. The balcony is approximately 75sf and is oriented towards the backyard and away from surrounding neighbors. Its design correlates with the proposed design of the house.

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

The addition of the primary bedroom balcony is consistent with the General Plan and meets guidelines in terms of size and orientation.

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No trees are proposed to be removed to create this element.

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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: 713 Howard Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, July 11, 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: 854 9123 0621	Passcode: 625375
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Description: Application for Design Review and Special Permits for plate height and second floor deck 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: July 1, 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)

713 Howard Avenue
300' noticing
APN: 029-272-010

