



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- ☒ Design Review ☐ Variance
☐ Conditional Use Permit ☒ Special Permit

☒ Parcel #: 027-051-250
☒ Zoning / Other: R1

PROJECT ADDRESS: 110 Loma Vista, Burlingame, CA 94010

APPLICANT

Name: Victor Song

Address: 1 Mandalay Place, Unit 1611

City/State/Zip: South San Francisco, CA 94080

Phone: 415-685-3944

E-mail: vsong@mail.com

PROPERTY OWNER

Name: Victor Song

Address: 1 Mandalay Place, Unit 1611

City/State/Zip: South San Francisco, CA 94080

Phone: 415-685-3944

E-mail: vsong@mail.com

ARCHITECT/DESIGNER

Name: Bill X. Guan

Address: 26 Farview Ct

City/State/Zip: San Francisco, CA 94131

Phone: 415-652-3047

E-mail: bill@xiearchdesign.com

Burlingame Business License #: 30029

Authorization to Reproduce Project 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. XG (Initials of Architect/Designer)

PROJECT DESCRIPTION: DEMOLISH EXISTING ONE-STORY DWELLING;
CONSTRUCT A TWO-STORY NEW RESIDENCE WITH
ATTACHED TWO-CAR GARAGE

AFFIDAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: Victor Song **Date:** 2/14/2019

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: Victor Song **Date:** 2/14/2019

Date submitted: _____

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FEB 15 2019

CITY OF BURLINGAME
CDD-PLANNING DIV



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

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. ?***

Loma Vista Drive is a quiet street filled with wonderful single family homes. The existing home was built in the 1940's and was not maintained over the past 70 years. It is in disrepair and detracts from the neighborhood.

Our new home at 110 Loma Vista Drive will fit in perfectly with the neighborhood because we are proposing to build a single family home with similar mass and scale to the surrounding homes.

With respect to mass and scale, there are nine two-story homes on the southern side of Loma Vista Drive. Nearby 110 Loma Vista Drive are four two story homes (i.e., 107, 113, 118, and 119 Loma Vista Drive). Given the number and proximity of similarly sized home, we believe that the mass and scale of our home will fit in well with the surrounding neighborhood. In addition, our new home will blend in well with the neighborhood as more homes on the street are renovated while removing a neglected home from the street.

The proposed project will comply to all planning code. It is built within its limit. It does not block view and natural lighting to the adjacent buildings.

We are selecting landscaping that will blend in well with the surrounding neighborhood and are not selecting any plants which differ from the surrounding homes.

110 Loma Vista Drive faces Interstate 280 so the new home will not obstruct any views. The homes next door should not be impacted either given that the four two story homes near 110 Loma Vista Drive have not negatively impacted the neighboring homes.

- 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.***

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CITY OF BURLINGAME
CDD-PLANNING DIV.

The proposed design blends in well with the character of the neighborhood. The current design from the 1940's no longer blends well with the neighborhood. The current home is in disrepair and detracts from the neighborhood. As more renovations take place on Loma Vista Drive the current home will detract more from the neighborhood.

Our home draws its inspiration from the surrounding homes and aesthetically blends in well with the neighborhood. The façade draws from elements seen in a home across the street (119 Loma Vista Drive) which utilizes mixed materials such as stone, wood, and updated casement windows. The proposed design also blends well with the design of 82 Loma Vista Drive which was also a source of inspiration for our design.

The garage door also complements the updated aesthetics of the neighboring home's (108 Loma Vista Drive) garage door.

For these reasons, we do not believe the design will change the character, image, tone or size of the neighborhood. In fact, we believe it will improve the character of the neighborhood by matching the current designs and removing the sight of a home in disrepair.

The proposed elevations meet all Burlingame regulations and are consistent with the design of the existing street and neighborhood. The roofline is within the height regulations as well.

In recent years, many new houses has been built in the neighborhood, they embrace many different architectural style including modern, craftsmen, etc. They are two-story buildings with two-car garage, and large mass.

The neighborhood is changing, many younger family is moving in, and they needed more living space for their family.

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

We believe the design of our home will improve the parking and garage patterns in the neighborhood. One element which detracts from this neighborhood are the number of cars parked on the street that encroach on the sidewalks. This makes the neighborhood less walkable. By incorporating a two car garage into the home design we hope to alleviate street parking by garaging our cars. We would like to make the neighborhood look less cluttered and become more walkable.

The proposed building gives a new modern look to the neighborhood and matches many recently built house around the neighborhood. The double garage doors matches the adj. buildings. The proposed house mass is consider reasonable, it only has four bedroom, and less than 3,000 sf. Many houses in the neighborhood are obviously with more bedrooms and more floor area. The proposed also included large area of landscape at the front, roof deck at the 2nd floor and large open area facing the rear yard.

4. No trees are removed from this project

Xie Associates

26 Farview Ct
San Francisco, Ca 94131
Phone: 415-652-3047
Email: bill@xiearchdesign.com

Subject: 110 Loma Vista Dr.

Project Description: Demolish existing one-story single family dwelling, and construct a new two-story residence

The house is located in quiet neighborhood and zone as single family dwelling. Highway 280 is just few blocks away. The parcel occupies approximate 6,175 square feet.

Currently, the house is built on a flat land. At the 1st floor, it included a kitchen, living, dining. The existing house is old and lack of maintenance over the year. Dry rot were found in many areas, especially at the crawl space area, most fixtures, appliances and electrical equipment are not working properly. It is no longer comply to the current building standard. An upgrade to the existing house is a necessary. The owner needed a couple more bedrooms, more space, so he and his family can live comfortable. With the green concept in mind, the owner is going to build a new two-story home for health living. It includes non-toxic material, reuse and recycle all the building debris during construction.

The proposed addition does comply to required setback, building high, daylight envelope, lot coverage, and FAR. The two-story home is located the center and rear of the building and over look the streets.

The proposed building will be finish with stucco for both floor. With a modern style look, it works well with large window openings, wood canopy. The front entry is remain recessed. The new proposed roof has similar configuration as the existing roof line. The new building does not block neighbor's view or access to natural light and air. The proposed building fits into the neighborhood setting. The building is an interior building, a two-story building sets well with the rest of the neighborhood building.

The proposed project will provide side by side two car garage. It also included an open kitchen, high ceiling at living space, large patio, open space and private space for family

Although it is old neighborhood, there are few building has been remodel. 107 Loma Vista just built a couple years ago. It has a very modern feel of architecture, same as a few building at the block which are remodel recently.

Our goals is to make the building a sustainable home. It is design for health living. The result is to build a home that is not only great looking and highly livable but also less toxic to live in, and cheaper to operate. It improves the neighborhood environment, and increase value to the property and its adjacent properties. The addition is a good improvement to the property. It has the support of the community. Please take your time to review this application and consider our effort and approve this project.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 110 Loma Vista Drive

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, APRIL 22, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and a Special Permit for an attached garage for a new, two-story single family dwelling.
110 Loma Vista Drive zoned R-1. APN 027.051.250

Mailed: April 12, 2019

**PUBLIC HEARING
NOTICE**

**CITY OF BURLINGAME
501 PRIMROSE RD
BURLINGAME, CA 94010**

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

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.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

110 Loma Vista Drive
300' Radius
APN # 027-051-250

