



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

132 Elm Avenue

PROJECT ADDRESS

028-274-190

ASSESSOR'S PARCEL # (APN)

R1

ZONING

PROJECT DESCRIPTION

Demolition of existing single family home, detached garage, & other accessory structures
construction of new single family home, detached garage, detached pool structure

APPLICANT INFORMATION

Bob and Cyndi Gilson

PROPERTY OWNER NAME ☐ APPLICANT?

ADDRESS

PHONE

E-MAIL

John Stewart

1351 Laurel Street, San Carlos, Ca 94070

ARCHITECT/DESIGNER ☒ APPLICANT?

ADDRESS

650-591-8283

submittal@stewartassocia.com

PHONE

E-MAIL

BURLINGAME BUSINESS LICENSE #

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

NAME

ADDRESS

AFFIDAVIT OF OWNERSHIP

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

PROPERTY OWNER

DATE

6-18-19

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

PROPERTY OWNER'S SIGNATURE

DATE

6-18-19

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 JLS (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

JUN 18 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY

Letter of explanation 132 Elm Avenue

We are excited to present you a proposal that includes a new main house, detached pool structure, and a detached 4 car garage. The owners wanted the design to be classic and timeless and we settled on the Colonial Revival style.

This site has a few unique challenges. On the parcel map it is obvious that at some point property was combined and/or split one or more times bringing us to the boundaries that we have today. While the lot is quite large in area at 12,175 square feet, it is narrow in comparison at under 60 feet wide. Due to the request for a 4 car garage, we decided that the best course of action would be a detached garage. This allows us to utilize the depth of the lot by locate the garage at the rear of the property and also allows the house to be the hero of the property from the street. The second major challenge is the slope. The property has roughly 13 ½ feet of elevation change from front to rear with the front being higher than the rear. We are using roughly the same finished floor elevation from the existing house but we are modifying some of the grades adjacent to the building to allow a more natural entry and exit from the front and rear of the building. This also helps us to minimize the amount of retaining walls and steps while maximizing the useable flat area at the rear of the home.

The houses on the street range in size, most are two story. Hillborough is directly across the street, those homes and properties tend to be a little larger than on the Burlingame side. This street has a rural feel, although it isn't far from Downtown and it appears that many of the homes were built around the same time period. They tend to be classic American designs that feature simple shapes and masses and classic detailing. Many are clad with lapped siding and feature Double Hung windows similar to the design we are proposing. We feel that the home we have designed will fit in very well on this street and should look like it has been there all along and that is very important to us.

Our proposed design features many classic design elements including round tapered columns at the front porch, double hung windows, cornices on the eaves & window casings, bay windows with copper roofs on the ground floor, and 3 dormers on the roof at the front elevation. We tried to soften the appearance with the addition of planter boxes at the upper windows and shutters on all the windows on the front mass. The massing is simple and helps to create privacy from and to neighboring properties while still allowing for both direct and indirect natural light to enter the home and neighboring properties.

Due to the proximity of the house at 128 Elm to our right we have placed the driveway to that side to allow as much separation as possible while maintaining room for screening plantings. This matches the pattern seen in the neighborhood as most driveways are on the right side with the homes shifted to the left. To our left at 146 Elm, there is a home that is a similar scale to ours and is set back considerably from the common property line because of a long driveway to a detached garage. Due to all the existing screening it is actually very difficult to see the neighboring house from the ground,

something we don't intend to change. The combination of those factors makes us feel comfortable having a smaller setback to that side. We are asking for relief from the Declining height envelope on that side for a total length of 25'-5" and a total area of 136.1 square feet. The neighboring house on that side has a similar mass that is over four feet longer and the maximum ridge heights are within two inches of one another. That property is almost twice the width as the project site and allows the building to be set back further from both side property lines. The separation between the two buildings is over 25 feet and is very well screened leading us to believe that our building won't negatively impact that property due to the requested exemption. The majority of our building does comply with the declining height envelope. Since the rear portion of the proposed design is set back over 11 feet from the left property line there is ample room to add additional plantings to provide additional screening and make the two home feel even more separated.

We are very happy with how this project turned out and look forward to hearing your feedback.

Sincerely,

A large black rectangular redaction box covering the signature area.

Jason Stewart

Project Designer



172 ELM AVENUE



160 ELM AVENUE



158 ELM AVENUE



156 ELM TT AVENUE



152 ELM AVENUE



148 ELM AVENUE



146 ELM AVENUE



132 ELM AVENUE (SITE)



120 ELM AVENUE (SITE)



110 ELM AVENUE (SITE)



1910 PARKSIDE (ACROSS STREET)

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CITY OF BURLINGAME
CDD-PLANNING DIV

**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION****RECEIVED**

JUN 18 2019

132 Elm Avenue

Exemption from Daylight Plane at Left Property Line

CITY OF BURLINGAME
CDD-PLANNING DIV.

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.***

- Street has many two story structures
- Many homes are Classic American designs with similar proportions and architectural details
- Homes across the street are in Hillsborough and are larger in scale
- Street has a rural feel with no curbs and larger properties
- Homes are set back further than the minimums to allow larger facades without feeling bulky
- Declining Height Envelope is artificially low due to property slope more than 6 feet below the top of curb measurement. If daylight plane is calculated from top of curb the project would be inches from complying. Site is also very narrow for the size.

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.***

- We have stayed true to the Colonial Revival style with authentic detailing including: Double hung Windows, wood trim, wood shutters, cornice at eave and rake, copper gutters & downspouts, cooper low sloped roofs at bay windows, brick wainscot to cover foundation walls, brick chimneys with copper chimney pots
- The mass is consistent with many homes along the street and with historic precedent
- Home will appear like it was built at a similar time period to other homes along the street

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

- Proposed design is similar to neighborhood pattern: Rear garage, similar massing, similar bulk, many two story vertical walls, similar setbacks, etc.
- Impact on neighbors is minimal
 - Home on left (146 Elm) has driveway along adjacent property line along exemption location
 - Home on left (146 Elm) has ample screening at the property line along exemption location
 - Home to the left has longer gable facing the exemption location
 - Our ridge height is within 2 inches of the home to the left

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 trees are planned to be removed from the footprint of any proposed structure.

**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION****RECEIVED**

AUG 16 2019

CITY OF BURLINGAME
CDD PLANNING DIV.**Garage & Pool Structure**

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.*

- Having ample off street parking (4 car garage) will leave street parking open for guests & neighboring properties to use
- Utilizing area in accessory structures allows the owner to maximize the FAR without concentrating all the area in the main residence
- Due to heavy screening visibility is little to none from neighboring properties
- Garage acts as a buffer to rear property (133 Pepper)
- Pool house acts as a buffer to left property (146 Elm)

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.*

- Most homes in the area are of a historic style, in this project we are going with a colonial revival style
- Both structures were designed to match with the proposed main house structure

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

- We are matching the neighborhood pattern of detached garages toward the rear of the property
- We are able to minimize the driveway cut by locating the garage to the rear
- Driveways are typically found to the right of the house in this area, we are continuing that pattern
- We are utilizing this structure as a buffer between our yard and the neighboring yard to the left. They have a detached structure opposite ours on 

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.*

The only tree proposed for removal is in bad health, we are planting replacement trees that will be much more beneficial to the neighborhood than the tree proposed for removal.



**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION**

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CITY OF BURLINGAME
CDD-PLANNING DIV.

132 Elm Avenue

25.60.010(g) accessory structure plate height exceeds 9 feet

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). 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 proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.*

- Due to heavy screening visibility is little to none from neighboring properties
- Due to property slope the floor elevation of the proposed garage is 13.15' below the average top of curb, the plate line is below the line of average top of curb
- The garage is far less visible at the rear of the lot than it would be at any other location
- The garage provides desirable separation between the property to the rear and the proposed pool & yard space

2. *How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?*

- This property meets the use as defined in the General Plan and Zoning ordinance, it is low density residential and meets the requirements of the R1 zoning district.

3. *How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?*

- Due to heavy screening visibility is little to none from neighboring properties
- Due to property slope the floor elevation of the proposed garage is 13.15' below the average top of curb, the plate line is below the line of average top of curb
- The garage is far less visible at the rear of the lot than it would be at any other location even with a shorter plate height
- The garage provides desirable separation between the property to the rear and the proposed pool & yard space
- Many neighboring properties feature similarly sized accessory structures in similar locations



CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

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CITY OF BURLINGAME
CDD-PLANNING DIV.

132 Elm Avenue

25.60.010(b) single accessory structure over 600 square feet

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). 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 proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

- Having ample off street parking (4 car garage) will leave street parking open for guests & neighboring properties to use
- Utilizing area in accessory structures allows the owner to maximize the FAR without concentrating all the area in the main residence
- Due to heavy screening visibility is little to none from neighboring properties
- We have worked with the Fire Department to make sure they are satisfied with the accessibility and location of the accessory structures and have agreed to include 1 hour fire resistant walls on both structures to help reduce risk of fire
- Garage acts as a buffer to rear property (133 Pepper)

2. ***How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

- This property meets the use as defined in the General Plan and Zoning ordinance, it is low density residential and meets the requirements of the R1 zoning district.

3. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

- Many of the properties in this area have detached garages or garages behind the main residence
- Garage acts as a buffer to rear property (133 Pepper) that home has a smaller rear setback
- Due to the slope of the property the new 4 car garage is well below the height of neighboring houses along Elm Avenue and similar to rear house (133 Pepper)
- Locating the garage at the rear of the property makes it invisible from any roadway

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CITY OF BURLINGAME
CDD-PLANNING DIV.

132 Elm Avenue

25.60.010(j) shower in accessory structure

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). 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 proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

- Property currently has a similar pool structure containing changing & bathing facilities, we would like to move and redesign it
- New structure does not have enough space for any dwelling unit and will not increase the demand for parking or any other resource from neighboring properties

2. ***How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

-This property meets the use as defined in the General Plan and Zoning ordinance, it is low density residential and meets the requirements of the R1 zoning district.

3. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

- This structure is virtually invisible from all surrounding properties, bulk and mass has been reduced as much as possible while still providing the requested functionality
- The pool structure is located adjacent to the accessory structure on the neighboring lot (146 Elm) and is significantly smaller than the adjacent structure
- The structure is not visible from any roadway or right of way

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CONDITIONAL USE PERMIT APPLICATION****RECEIVED**

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CITY OF BURLINGAME
CDD-PLANNING DIV.

132 Elm Avenue

25.60.010(a) Two or More Accessory Structures

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). 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 proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

- Having ample off street parking (4 car garage) will leave street parking open for guests & neighboring properties to use
- Utilizing area in accessory structures allows the owner to maximize the FAR without concentrating all the area in the main residence
- Due to heavy screening visibility is little to none from neighboring properties
- Site currently has 2 accessory structures
- We have worked with the Fire Department to make sure they are satisfied with the accessibility and location of the accessory structures and have agreed to include 1 hour fire resistant walls on both structures to help reduce risk of fire

2. ***How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

- This property meets the use as defined in the General Plan and Zoning ordinance, it is low density residential and meets the requirements of the R1 zoning district.

3. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

- Many of the properties in this area have detached garages and/or pool houses in the rear of the main houses.
- Both accessory structures have been minimized as much as possible in bulk and mass and take bulk and mass that would otherwise be in the main structure
- Due to the slope of the property the new 4 car garage is well below the height of neighboring houses along Elm Avenue
- Locating the garage at the rear of the property makes it invisible from any roadway
- The pool structure is located adjacent to the accessory structure on the neighboring lot (146 Elm) and is significantly smaller than the adjacent structure

**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION****RECEIVED**

JUN 18 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

132 Elm Avenue

25.60.010(c) Total of accessory structures over 800 square feet

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). 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 proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

- Having ample off street parking (4 car garage) will leave street parking open for guests & neighboring properties to use
- Utilizing area in accessory structures allows the owner to maximize the FAR without concentrating all the area in the main residence
- Due to heavy screening visibility is little to none from neighboring properties
- We have worked with the Fire Department to make sure they are satisfied with the accessibility and location of the accessory structures and have agreed to include 1 hour fire resistant walls on both structures to help reduce risk of fire

2. ***How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?***

- This property meets the use as defined in the General Plan and Zoning ordinance, it is low density residential and meets the requirements of the R1 zoning district.

3. ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

- Both accessory structures have been minimized as much as possible in bulk and mass and take bulk and mass that would otherwise be in the main structure
- Due to the slope of the property the new 4 car garage is well below the height of neighboring houses along Elm Avenue
- Locating the garage at the rear of the property makes it invisible from any roadway
- The pool structure is located adjacent to the accessory structure on the neighboring lot (146 Elm) and is significantly smaller than the adjacent structure



**CITY OF BURLINGAME
CONDITIONAL USE PERMIT APPLICATION**

132 Elm Avenue

25.60.010(n) The accessory structure patio shelter or similar structure exceeding one hundred twenty (120) square feet of gross floor area.

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CITY OF BURLINGAME
CDD-PLANNING DIV.

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1. *Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.*

- The proposed location is protected from views from surrounding properties
- The structure has been minimized in bulk and height as much as possible while still being functional, at less than nine feet above grade its visibility will be minimal
- Due to the large size of the lot we feel that this structure uses floor area that could otherwise be used to increase the size of the main residence, that would have more impact to neighboring properties.

2. *How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?*

-This property meets the use as defined in the General Plan and Zoning ordinance, it is low density residential and meets the requirements of the R1 zoning district.

3. *How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?*

-Many of the properties in this area have detached structures in excess of the current requirements



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

Site: 132 ELM AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, SEPTEMBER 9, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review, Special Permit for Declining Height Envelope for a new, two-story single family dwelling with detached garage and Special Permits and Conditional Use Permits for accessory structures at

132 ELM AVENUE zoned R-1. APN 028.274.190

Mailed: August 30, 2019

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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)

132 Elm Avenue
300' noticing
APN #: 028.274.190

