



# 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](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

757 Farrington Ln

029-044-040

R-1

### PROJECT ADDRESS

### ASSESSOR'S PARCEL # (APN)

### ZONING

### PROJECT DESCRIPTION

Build new 2-story single-family residence (2,760 sq. ft.) with 4 bedrooms, 3.5 baths, and detached 1-car garage (264 sq. ft.) at rear of lot. Request for Special Permit for encroachment into declining height envelope.

APPLICANT INFORMATION

Beth Taylor

PROPERTY OWNER NAME ☐ APPLICANT?

ADDRESS

PHONE

E-MAIL

Elaine Lee

ARCHITECT/DESIGNER ☒ APPLICANT?

3223 Encinal Ave, Alameda CA 94501

ADDRESS

510-847-0377

elaine@elaineleedesign.com

E-MAIL

PHONE

32469

BURLINGAME BUSINESS LICENSE #

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

Beth Taylor

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.

APPLICANT'S SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING COMMISSION/DIVISION.

PROPERTY OWNER'S SIGNATURE

8/29/2019

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 \_\_\_\_\_ EL \_\_\_\_\_ (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 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

AUG 29 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

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**757 FARRINGDON LANE LETTER OF EXPLANATION**

This project proposes to demolish the existing residence and replace it with a new 2-story single-family Craftsman-style house. The proposed house will have 4 bedrooms, 3.5 baths, and a detached 1-car garage at the rear of the lot. An existing detached garage was demolished in the last year, due to structural instability. The front setback of the proposed house complies with the average front setback of the block. Most of the houses on the block have detached garages.

The roof is predominately composed of gables, as is common to Craftsman houses. Other contributing design elements include wide porch columns on broad pier bases, simulated divided lites at the windows, and shingle siding. The massing of the building, mix of siding, and architectural details create articulation at the elevations. The neighborhood is populated with both one and two story houses. Common styles that occur in the neighborhood are Craftsman and Spanish Eclectic. There are also split-level homes and a wide assortment of post-1940 style houses in the vicinity. Lot sizes vary considerably, with home sizes varying accordingly.

The project is flanked by a 1-story home on one side and a 2-story house on the other. This project seeks a Special Permit for encroachment into the declining height envelope at the rear right side of the house. The right side of the house is that which is adjacent to the 2-story neighbor. There are 2 locations of encroachment. One is the stair gable and the other is the master bathroom. Both the stairs and half of the master bathroom encroachment would be adjacent to the second floor of the neighbor's house. A portion of it extends further to the rear of the lot than the neighboring second floor. The proposed plate height is lower than the neighbor's. The design seeks to reduce the appearance of mass visible from the street and to create a symmetrical and balanced rear façade. Furthermore, the design endeavors to keep the second floor wall facing the 2-story neighbor set back as much as possible; at the rear of the house, it is set back 2' further than the majority of the first floor.

The proposed front porch and new landscaping seek to engage and enhance the street. The project proposes to plant one new tree in the front yard and two new trees in the parkway between the sidewalk and street, where no trees exist today. Drought tolerant planting along the length of the driveway and in the front yard will soften the driveway's edge and temper the transition between the house and sidewalk.

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AUG 29 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.



AUG 29 2019

**CITY OF BURLINGAME  
SPECIAL PERMIT APPLICATION**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.***

The neighborhood has a mix of 1 and 2-story houses. The well-executed 2-story houses have a level of articulation that is similar to the 1-story ones. Particularly at the front half, the proposed massing of this project is broken into elements that are each the equivalent the width of one room. The setbacks of the 2nd floor walls from the 1st floor walls serve to reduce the apparent massing of the house. The longer facade lengths on each side are similar to the lengths of the neighboring facades flanking the project. By repeating the driveway pattern of the neighborhood, the project maintains the neighborhood house spacing pattern. At the right side of the project, the second floor is largely setback from the first floor, thereby minimizing the sense that the two 2-story houses are crowding one another. The orientation of the house is

**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.***

A wide variety of styles exist in the neighborhood, but many of the houses in the neighborhood are Craftsman, in varying strains and materials. This project is a Craftsman house with siding and architectural details that are common to the style. Stucco siding and composition shingle is standard on the block and shingle siding is easily found on other Craftsman homes in the neighborhood. The roof is mostly gables. Some hips have been incorporated to reduce the mass of the house. In character with the traditional detailing in the neighborhood, this project incorporates traditional elements consistent with Craftsman architecture.

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

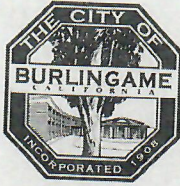
This project reinforces the patterns of building location, massing, and scale that occur in the neighborhood. The new entry porch and landscaping offer a more neighborhood-friendly front to the street. The end of the block that this project occupies is lacking in pedestrian-oriented interest and this project will introduce elements that match the visual interest and variety that occur on the rest of the block. Through the management of building shape, room locations, and rooflines, the project attempts to balance privacy, sunlight considerations, and bulk minimization, and achieve a design that is consistent to the Craftsman style and the neighborhood.

**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 no protected trees that are proposed to be removed. Six new trees will be planted that will enhance both the project and the neighborhood.

SPECPerm.FRM





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COMMUNITY DEVELOPMENT DEPARTMENT  
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www.burlingame.org

**Site: 757 FARRINGDON LANE**

The City of Burlingame Planning Commission announces the following public hearing on **TUESDAY, NOVEMBER 12, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a new, two-story single family dwelling and detached garage at

**757 FARRINGDON LANE** zoned R-1. APN 029.044.040

**Mailed: November 1, 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

*(Please refer to other side)*

**PUBLIC HEARING NOTICE**



757 Farrington Lane  
300' noticing  
APN #: 029.044.040

