



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

1034 MORRELL AVE BURLINGAME 94010 029024030

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

Proposed second story addition, with exterior + interior renovation of existing first story. Proposed rear back loggia and relocate covered front entry. All existing and new windows to be wood frame aluminum clad. Exterior siding to continue existing stucco or tile clay roof.

APPLICANT INFORMATION

MICHAEL BOROS

PROPERTY OWNER NAME [REDACTED] APPLICANT?

1034 MORRELL AVE BURLINGAME CA 94010

ADDRESS [REDACTED]

E-MAIL [REDACTED]

MIA ZINNI, Mark Zinni Architects, Ltd. 428 Marengo Ave IE, Forest Park, IL

ARCHITECT/DESIGNER ☐ APPLICANT?

ADDRESS

(708) 704-7948

miaZinni@gmail.com

PHONE

E-MAIL

33534

BURLINGAME BUSINESS LICENSE #

FOR PROJECT REFUNDS Please provide an address to which 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.

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 DIVISION

PR [REDACTED]

7/20/2019

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

(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 type="checkbox"/> SPECIAL PERMIT (SP) | |

DATE RECEIVED:

RECEIVED

AUG 20 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY



CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

1034 Morrell Ave. - Proposed Addition - Boros Residence

Contact: Mia Zinni, MZArchitects, Ltd.: miazinni@gmail.com

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 proposed second story addition is designed to appear as though it was original to the Spanish Mission Style home in its bulk and mass. By keeping the existing footprint, the proposed addition extends up instead of out to preserve trees and previous landscaping. The design utilizes minimal massing shifts and overhangs to preserve the simplistic yet elegant massing, emblematic of Spanish Mission style architecture. Additionally the second story addition is in keeping with the neighboring properties, especially to its closest and direct neighbor to the east.

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 addition was designed to match the existing home in massing, materials and decorative elements. Consistent with Spanish Mission architecture materiality, the varying sloped roofs are designed to be clad in Spanish-S profile red clay tiles and the exterior wall finish to be smooth white stucco. In keeping with Mission Style architecture, supportive arches are used to frame the new covered entry and back loggia, along with decorative arches repeated on the second level. Arches and stucco wall finish can be seen on numerous neighboring properties. The proposed new front quatrefoil window is used to reflect traditional Mission Style arched fenestration.

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

1. The proposed addition is designed to reflect the existing Spanish Mission Style home and appear to be part of the original house. Two story homes are visible throughout the neighborhood.
2. The parking and garage for the project will not change, currently the house has an existing two car garage and long driveway to support additional parking off the street if ever needed.
3. The proposed addition is designed in keeping with traditional Mission Style architecture in its materiality, decorative elements, bulk and mass. (See detailed description on question 1 and 2).
4. The proposed addition is in keeping with the neighboring two story homes.
5. The proposed addition was specifically designed to extend up instead of out to preserve all trees and landscaping on the property.

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 to be removed for this project.



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BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

PUBLIC HEARING NOTICE

Site: 1034 MORRELL AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, NOVEMBER 25, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling and detached garage at

1034 MORRELL AVENUE zoned R-1. APN 029.024.030

Mailed: November 15, 2019

(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)

1034 Morrell Avenue
300' noticing
APN #: 029.024.030

