



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

2625 MARTINEZ DRIVE

PROJECT ADDRESS

025-062-080

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE & ASSOCIATED
SITE IMPROVEMENTS: REMOVAL OF (E) HOUSE & (E) SITEWORK.

APPLICANT INFORMATION

Galen Ma

PROPERTY OWNER NAME ☐ APPLICANT?

PHONE

LNAI ARCHITECTURE

ARCHITECT/DESIGNER ☒ APPLICANT?

650.678.4965

PHONE

#950241

BURLINGAME BUSINESS LICENSE #

ADDRESS

E-MAIL

10 POLLINS ROAD, #207 MILLBRAE, CA 94030

ADDRESS

(ATTN: LEONARD NG) LN@LNAI.COM

E-MAIL

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

Galen Ma

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)

11/26/2019
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

11/22/2019
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

- ☐ 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) attached garage.

DATE RECEIVED:

RECEIVED

DEC 12 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY

2625 MARTINEZ – SPECIAL APPLICATION FORM RESPONSE (attached garage)

- 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.*

Yes, the proposed home has been designed to take careful consideration and cues from the surrounding neighborhood context in terms of scale, massing and layout.

Many of the adjacent homes, including the existing home currently on the site, have a plan layout that resembles a lowercase 'h' in configuration, with a recessed entry in the middle, a forward attached garage along the front and a longer wing which extends deeper into the rear yard (please see attached aerial view for reference). The proposed home continues this plan/massing pattern of a lowercase 'h' and mirrors its orientation on site to offer better relationship, sunlight/shade, scale and massing with the adjacent neighbors. The proposed garage continues the neighborhood pattern of attached 2-car garages as well, both in terms of scale, setback and location on site.

In section, the 2nd story of the home has been designed to be very modest in size and area and is setback very deeply on all sides, especially towards the front and rear. At the front, the 2nd story is staggered and setback 37' and 53' from the front property line. At the rear, the 2nd story is setback over 68' from the rear property line. These deep setbacks are meant to be respectful to the existing 1-story homes in the area and the home's massing and roof line at the front (for the first 18' or so) are of a single-story height and nature.

- 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 home's facade and roofline have been carefully composed to minimize massing and bulk. The home's overall massing is divided into many smaller components, and the volumes are stepped both in plan and section to be respectful to the surrounding 1-story neighborhood. The central recessed entry continues the neighborhood pattern and the plan form of the house matches the surrounding homes (see #1 above).

A broad horizontal roof canopy at the first story reinforces a 1-story reading at the front and ties the composition together. The proposed home continues the tradition of cement plaster and wood siding as the predominant exterior materials in the neighborhood. Smooth cement plaster is mixed with stained vertical grain cedar siding and dark metal windows and trim elements accent the material palette. The horizontal canopy, building form, wood siding and detailing of the door all help integrate the attached garage into the overall design.

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

Yes, the proposed home has been carefully designed in consideration of the residential design guidelines and neighborhood design guidebook.

Most of the surrounding homes are ranch in style and are less historic in nature than many of the other neighborhoods in Burlingame. Given this context and as these older homes begin to be rebuilt in the coming years, the modern style and its lower roof forms should integrate well in this context.

Described more in #1 & 2 above, the building's massing, facade, materials and garage have also been carefully designed to continue and integrate with the existing neighborhood patterns as well, within the context of being a 2-story home.

The design of the home incorporates smaller private view gardens into the overall architectural design; lush side yard plantings are integral to these gardens and are designed to work closely with the adjacent neighbors to provide dense screening to preserve privacy and create a beautiful secondary backdrop to 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 significant existing trees on site and no significant trees are proposed to be removed. The proposed landscape plan includes at least 4 new trees, as confirmed per planning and parks recommendations.

(h) Nothing contained in this Declaration shall be construed to prevent the erection or maintenance by Declarant or its duly authorized agents of structures or signs for the conduct of its business in connection with said property.

V

(a) No fence, wall or hedge or hedgerow located upon a lot or building site shall have a height greater than six feet above the finished graded surface of the ground upon which it is located.

(b) No wall or fence or hedge or hedgerow whatsoever shall be erected, located or maintained between the street and the front setback line of any lot or building site exceeding a height of three (3) feet above the finished graded surface of the ground upon which it is located.

VI

(a) No building or structure shall be erected, altered, placed or permitted to remain on any lot or building site nearer than fifteen (15) feet to the front lot line or nearer than seven and one-half feet (7-1/2) to any side street lot line, as such building setback lines are shown on the map of said Mills Estate No. 7 and duly recorded.

(b) Detached garages or other permitted outbuildings of any kind shall be erected, altered placed or permitted to remain only on the rear one-fourth of the lot or building site, computed from the street upon which such lot or building site has its principal frontage.

VII

No sign or other advertising device of any character shall be erected or maintained upon any part of said property except that (a) on any one lot or building site one sign not larger than 18" x 24" advertising the property for sale or for rent may be erected and



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

Site: 2625 MARTINEZ DRIVE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, FEBRUARY 24, 2020 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review, Hillside Area Construction Permit, and Special Permit for a new, two-story single family dwelling and attached garage at
2625 MARTINEZ DRIVE zoned R-1. APN 025.062.080

Mailed: February 14, 2020

(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)

