



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

912 Park Avenue

PROJECT ADDRESS

029-032-120

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

Add 2-story addition at rear of house with office and bath at 1st floor, master suite at 2nd floor. Remodel 1st floor to relocate bedroom and great room. Relocate cellar access. Special permit requested.

APPLICANT INFORMATION

Erik Chan Chi-Hein

PROPERTY OWNER NAME ☐ APPLICANT?

912 Park Avenue, Burlingame CA 94010

ADDRESS

E-MAIL

Elaine Lee

ARCHITECT/DESIGNER ☒ APPLICANT?

3223 Encinal Avenue, Alameda CA 94501

ADDRESS

510.847.0377

elaine@elaineleedesign.com

PHONE

E-MAIL

32469

BURLINGAME BUSINESS LICENSE #

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

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 DIFFERENT FROM PROPERTY OWNER

9/24/19
DATE

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

PROPERTY OWNER'S SIGNATURE

9/11/19
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 checked="" type="checkbox"/> SPECIAL PERMIT (SP) DHE | |

DATE RECEIVED:

RECEIVED

SEP 24 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY

RECEIVED

SEP 24 2019

**CITY OF BURLINGAME
SPECIAL PERMIT APPLICATION**

DHE

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 existing roof of the house is fairly monolithic. As a result, even though the house is only 1-story, the roof rises relatively high. The addition has smaller plan proportions, resulting in small roof massing. The 2nd story addition only increases the overall height of the house by 7'. The 2-story neighbor is nearly 2' taller than the proposed maximum height of the addition. The addition is located such that it will not significantly impact the solar access of the neighbors. Most of the shadows cast by the project will fall on the project property. There are both 1 and 2-story houses in the neighborhood. The scale and massing of this project is consistent with what prevails in the neighborhood.

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 project proposes to match the materials, roof forms, and detailing of the existing house. The addition is located more than 50' from the front property line and is largely screened by the existing roof of the house.

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

The project is consistent with the existing style of the house. By setting back the addition, the street presence of the original house is largely unaltered. The garage remains detached and undisturbed, thereby maintaining the garage pattern that characterizes the neighborhood. The 2-story addition is located adjacent to the 2-story neighbor so that it does not loom over the 1-story neighbor on the other side. Furthermore, as a driveway separates the 2-story walls, there is approximately 16' of separation between the 2-story facades.

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 trees that are to be removed in this project.

912 PARK AVENUE LETTER OF EXPLANATION

The current house is a 1-story Craftsman bungalow with 2 bedrooms, 1 bath, and a detached accessory building that houses a garage and accessory living space and bathroom. The neighborhood is comprised of a fairly even number and evenly distributed mix of 1 and 2-story homes. The neighboring house to the right of the project is a Craftsman bungalow and to the left of the project is a 2-story non-style specific neotraditional house whose addition appears to date to the 1980s.

This project proposes to create an addition at the rear of the house to create space for a home office and bath at the first floor and a new master suite at the second floor. The constraints posed by the location of the existing accessory building and the owner's desire to avoid remodeling and retrofitting the entire existing house require that the addition be placed at the rear, left side of the house (adjacent to the neighboring 2-story house). In order to create rooms that are functionally large enough and still maintain a sensible amount of outdoor space between the main house and the accessory structure, this project is requesting a Special Permit to exceed the Declining Height Envelope.

The design of the new second floor proposes to encroach into the Declining Height Envelope only so far as the limit of the neighboring second story. Beyond that line, the project's proposed second floor steps in three feet. This stepped-in portion does not exceed the Declining Height Envelope. This step in the façade serves to create articulation on the façade and seeks to minimize the impact on the neighbor.

The addition is set back over 50' from the front property line and will be screened by the existing ridge of the house. Due to its location, it will not be highly visible from the street. An addition that would more naturally integrate with the existing roofline would require that the bulk of the second floor be centered above the existing footprint of the main house and would require a considerable amount of reinforcement and reconfiguration of the existing house, coming at substantially more expense and requiring that the Owner move out of the house during construction.

The project proposes to move one bedroom to the front of the first floor and the living room (great room) to the rear of the house. In so doing, the design achieves better flow with the outdoor space. The stairs that provide access to the cellar are being relocated to the new stairhall that provides access to the new second floor. The cellar is being enlarged slightly to enable this new access.

At the right-side (northeast) of the addition (the elevation seen from the rear courtyard), the second floor cantilevers over the first to create articulation and to provide water protection at the office glazed doors. This design also seeks to locate the building massing in such a way that still yields a comfortably usable amount of outdoor space between the addition and accessory building.

RECEIVED

SEP 24 2019

CITY OF BURLINGAME
CDD-PLANNING DIV

CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

PH: (650) 558-7250

FAX: (650) 696-3790

PUBLIC HEARING NOTICE

The City of Burlingame Planning Commission announces the following public hearing on
Monday, July 13, 2020 at 7:00 P.M.

Project Location: 912 Park Avenue, zoned R-1 (APN: 029-032-120)

Description: Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling.

Pursuant to the CDC's social distancing guidelines which discourage large public gatherings, the Planning Commission meeting will be held via Zoom, a teleconference platform (see below for access details). The Council Chambers will not be open to the public for the July 13, 2020 Burlingame Planning Commission meeting.

To access the meeting by computer:

Go to www.zoom.us/join
Meeting ID: 846 2316 9257
Password: 116435

To access the meeting by phone:

Dial 1-669-900-6833
Meeting ID: 846 2316 9257
Password: 116435

Members of the public may provide written comments by email to publiccomment@burlingame.org. Comments submitted during the meeting will be read aloud by staff for the record.

Questions/Comments

If you have any questions about the proposed project or would like to schedule an appointment to view a hard copy of the application and plans, please contact Michelle Markiewicz, staff planner for the project, at mmarkiewicz@burlingame.org or (650) 558-7255. Written comments on the project may also be emailed to the staff planner prior to the public hearing. We encourage you to review the proposed plans for this project online now at www.burlingame.org/planningcommission/agenda.

Agenda and Staff Reports

The City of Burlingame will publish the meeting agenda at 5 p.m. on Thursday, July 9, 2020. The agenda will be available online at www.burlingame.org/planningcommission/agenda and will contain the staff report, related documents, and proposed plans for this application. The agenda will also be posted at City Hall, 501 Primrose Road, Burlingame, CA. A hardcopy of the staff report and related documents may be obtained upon request to the staff planner (see contact information above).

(please refer to other side)

PUBLIC HEARING NOTICE

Accessibility

In compliance with the Americans with Disabilities Act, individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250, by 10:00 a.m. on Monday, July 13, 2020. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

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 the notice.

Kevin Gardiner, AICP
Community Development Director

Mailed: July 2, 2020

912 Park Avenue
300' noticing
APN #: 029.032.120

