



# 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

DE SOTO AVENUE (VACANT LOT)

027-152-160

PROJECT ADDRESS

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

PROPOSED NEW TWO STORY RESIDENCE AND ONE CAR DETACHED GARAGE

WITH NEW LANDSCAPING FOR ENTIRE LOT.

+ Special permit

APPLICANT INFORMATION

MR. DAVE WELCH

PROPERTY OWNER NAME ☐ APPLICANT?

ADDRESS

PHONE

E-MAIL

CHU DESIGN ASSOCIATES (JAMES CHU)

55 W. 43RD AVE. SAN MATEO CA 94403

ARCHITECT/DESIGNER ☒ APPLICANT?

ADDRESS

650-345-9286 x104

james@chudesign.com

PHONE

E-MAIL

22684

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 OATH AND SWEAR THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT'S SIGNATURE PROPERTY OWNER

DATE

7/14/2020

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

PROPOSED

07/15/20

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 AND TO PARTICIPATE IN 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)

DATE RECEIVED:

RECEIVED

JUL 14 2020

CITY OF BURLINGAME  
CDD-PLANNING DIV.

STAFF USE ONLY



## CITY OF BURLINGAME SPECIAL PERMIT APPLICATION

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 new two-story modern farm house inspired residence with single car-detached garage is consistent with surrounding properties that have similar garage patterns, mass, and scale on the "west" side of Burlingame neighborhood. Due to the up sloped condition (10feet difference in elevation between front & rear property line, and 10 feet difference between elevation at average top of curb and finished floor), the special permit is required to allow the building height to exceed 30 feet from average to

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 proposed modern farm house dwelling is located within a variety of styles neighborhood. The low pitch metal roof, combination of stucco/stone/wood siding material, and front porch are all consistent with this style and it should blend well on this block without changing the character of the neighborhood.

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

The proposed single-family residence with detached garage is consistent with City Design Review Guidelines, and it complies with all zoning requirements, except for the building height (Special permit).

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.***

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SEP 09 2020

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CITY OF BURLINGAME  
CDD-PLANNING DIV.

Nine (9) trees will be removed with new landscaping proposed for the entire lot.

**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.***

How will the proposed structure or addition affect neighboring properties or structures on those properties? If neighboring properties will not be affected, state why. Compare the proposed addition to the mass, scale and characteristics of neighboring properties. Think about mass and bulk, landscaping, sunlight/shade, views from neighboring properties. Neighboring properties and structures include those to the right, left, rear and across the street.

How does the proposed structure compare to neighboring structures in terms of mass or bulk? If there is no change to the structure, say so. If a new structure is proposed, compare its size, appearance, orientation etc. with other structures in the neighborhood or area.

**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.***

How does the proposed structure or use compare aesthetically with structures or uses in the existing neighborhood? If it does not affect aesthetics, state why. Was the addition designed to match existing architecture and/or pattern of development on adjacent properties in the neighborhood? Explain why your proposal fits in the neighborhood.

How will the structure or addition change the character of the neighborhood? Think of character as the image or tone established by size, density of development and general pattern of land use. If you don't feel the character of the neighborhood will change, state why.

**3. *How will the proposed project be consistent with the residential design guidelines adopted by the city?***

Following are the design criteria adopted by the City Council for residential design review. How does your project meet these guidelines?

1. Compatibility of the architectural style with that of the existing character of the neighborhood;
2. Respect for the parking and garage patterns in the neighborhood;
3. Architectural style and mass and bulk of structure;
4. Interface of the proposed structure with the structures on adjacent properties; and
5. Landscaping and its proportion to mass and bulk of structural components.

**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.***

Will any trees be removed as a result of this proposal? If so, explain what type of trees will be removed and if any are protected under city ordinance (C.S. 11.06), why it is necessary to remove the trees, and what is being proposed to replace any trees being removed. If no trees are to be removed, say so.



**From:** [Burlingame Planning Dept](#)  
**To:** [CD/PLG-Erika Lewit](#)  
**Subject:** FW: 1321 DeSoto New Home Proposal  
**Date:** Wednesday, September 2, 2020 5:51:17 PM

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**From:** Todd Weidmer [REDACTED]  
**Sent:** Wednesday, September 2, 2020 5:01 PM  
**To:** Burlingame Planning Dept <planningdept@burlingame.org>  
**Subject:** 1321 DeSoto New Home Proposal

Hello,

I am the owner of the home [REDACTED] 1321 DeSoto. I am the owner of [REDACTED] which is [REDACTED] to property that has proposed a new home. I have looked at the design and drawings of the new home that is proposed at 1321 DeSoto. I am very much in favor of this new home. I wanted to document my support for the project. Please let me know if you have any questions, thank you very much for your consideration.

Todd Weidmer  
[REDACTED]



CITY OF BURLINGAME  
COMMUNITY DEVELOPMENT DEPARTMENT  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010  
PH: (650) 558-7250  
[www.burlingame.org](http://www.burlingame.org)

**Project Site: 1321 De Soto Avenue, zoned R-1**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, September 14, 2020 at 7:00 P.M.** You may access the meeting online at [www.zoom.us/join](https://www.zoom.us/join) or by phone at (669) 900-6833:

Meeting ID: 891 0251 6360      Passcode: 071683

**Description:** Application for Design Review and Special Permit for building height for a new, two-story single family dwelling and detached garage.

Members of the public may provide written comments by email to: [publiccomment@burlingame.org](mailto:publiccomment@burlingame.org).

Mailed: September 4, 2020

*(Please refer to other side)*

**PUBLIC HEARING  
NOTICE**

**City of Burlingame - Public Hearing Notice**

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or call (650) 558-7250.

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, should contact the Planning Division at [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or (650) 558-7250 by 10 am on the day of the meeting.

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.

Kevin Gardiner, AICP  
Community Development Director

*(Please refer to other side)*

1321 De Soto Avenue  
300' noticing  
APN #: 027-152-160

