



## Project Application - Planning Division

**Type of Application:** ☐ Accessory Dwelling Unit ☐ Conditional Use/Minor Use Permit  
☒ Design Review ☐ Hillside Area Construction Permit ☐ Minor Modification  
☒ Special Permit ☐ Variance ☐ Other

**Project Address:** 720 Newhall Road **Assessor's Parcel #:** 028-142-290 **Zoning:** R1

### Project Description:

Remodel and addition to existing 1 story residence. New second story to be added. Removal of (E) detached garage, construction of (N) detached garage

### Applicant

**Name:** Carlos Rojas  
**Address:** 1014 Howard Avenue  
San Mateo, CA 94401  
**Phone:** (650) 579 5762  
**E-mail:** carlos@trgarch.com

### Property Owner

**Name:** John & Kimberly Ohlund

### Architect/Designer

**Name:** Randy Grange  
**Address:** 1014 Howard Avenue  
San Mateo, CA 94401  
**Phone:** (650) 579 5762  
**E-mail:** randy@trgarch.com

### Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to 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.

RG (Initials of Architect/Designer)

**Burlingame Business License #:** 14562

\* Architect/Designer must have a valid Burlingame Business License.

**Applicant:** I hereby certify that the information herein is true and correct to the best of my knowledge and belief.

**Applicant's signature:**

**Date:** 5/16/22

**Property Owner:** I am authorizing the above applicant to submit this application to the Planning Division.

**Property owner's signature:**

**Date:** 5/13/2022  
5.13.2022

**Date Application Received:**

MAY 18 2022

CITY OF BURLINGAME  
CDD-PLANNING DIV.



## City of Burlingame Special Permit Application (R-1 and R-2)

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The Planning Commission is required by law to make findings as defined by the City's Ordinance (Chapter 25.78). 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. Refer to the end 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.**

We are proposing a new second story addition to an existing one story building, that is in a neighborhood that is composed of large one and two story residences. Our proposed addition will keep the existing front room of the house as a prominent feature and the addition is of a consistent style compared to the existing house. The mass is pushed toward the back of the building and therefore the scale of the house is reduced toward the street.

- 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 to the house ties into and compliments the existing house, and we are using steep roof slopes to connect our second story addition to the existing building. The neighborhood exhibits a lot of larger two story residences which are comparable to the proposed building.

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

The project exhibits a strong and consistent architectural style with the existing building and neighborhood. The addition will add minimally to the footprint of the existing house and not affect the existing front or side setbacks. The second story addition is also stepped in toward the center of the site on the majority of the project. We are replacing a large detached garage with a smaller building farther back on the site.

- 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.**

We are proposing to remove one existing tree that is very close to and leaning away from the existing detached garage. We plan on planting (4) new trees on the site to meet the City's requirements.

**RECEIVED**

**MAY 18 2022**

**CITY OF BURLINGAME  
CDD-PLANNING DIV.**

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.





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: 720 Newhall Road, zoned R-1**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, September 12, 2022 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 (346) 248-7799:

Meeting ID: 864 9704 7133 Passcode: 301476

**Description:** Application for Design Review and Special Permit for plate height for an addition to an existing single-unit dwelling.

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

Mailed: September 2, 2022

**PUBLIC HEARING  
NOTICE**

*(Please refer to other side)*

**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)*

720 Newhall Road  
300' noticing  
APN: 028-142-290

