



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: 2313 Ray Drive **Assessor's Parcel #:** 025182400 **Zoning:** R1

Project Description:

The proposed rear yard addition enlarges the primary bedroom by adding a walk in closet and full bath at the living level of the home. In addition a portion of the slope below the proposed and a portion of the existing crawl space of the home will be excavated to create a family room and full bath.

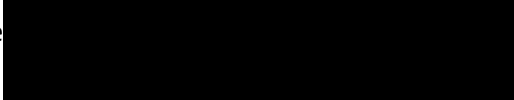
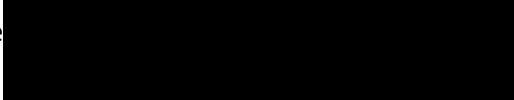
Applicant

Name: Jeff Alan Gard
Address: 1317 Grant Ave
San Francisco, CA 94133

Phone: 415.412.8369
E-mail: jag@jagarchitecture.com

Property Owner

Name: Ronan McConnell, Michele McKenna
Address: 2313 Ray Drive
Burlingame, CA 94010

Phone: 
E-mail: 

Architect/Designer

Name: Jeff Alan Gard
Address: 1317 Grant Ave
San Francisco, CA 94133

Phone: 415.412.8369
E-mail: jag@jagarchitecture.com

Burlingame Business License #: 951720

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 City arising out of or related to such action.

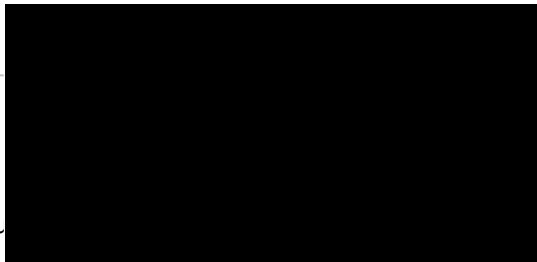
(Initials of Architect/Designer)

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

Applicant: 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:  Date: 2/2/22

Property Owner: I am hereby authorize the above applicant to submit this application to the Planning Division.

Property owner's signature:  Date: 2/2/22

Date Application Received (staff only): _____



City of Burlingame Hillside Area Construction Permit Application

The Director or Planning Commission (if appealed) is required by law to make findings as defined by the City's Ordinance (Code Section 25.70.030). Your answers to the following questions can assist the Director in making the decision as to whether the findings can be made for your request.

A. Explain how the proposed project is consistent with the purpose of the Hillside Overlay Zone, include the following:

- 1. Protect public health and safety by minimizing hazards, including soil erosion and fire danger associated with development on hillsides;**
- 2. Preserve and enhance the City's scenic character, including its natural hillsides and views of San Francisco Bay;**
- 3. Respect natural features in the design and construction of hillside development; and**
- 4. Design hillside development to be sensitive to existing terrain, distant views, and significant natural landforms and features.**

1. The proposed Back garden extension and excavation is in a developed neighborhood area and will not impact public health, or increase fire danger. The proposed excavations are largely under the footprint of the existing home and take advantage of the sloped portion of the lot to add lower level story.

2. By building down into instead of adding an additional story to the roof level the proposed rear yard addition is not visible from the street and will not increase the height of the existing ridge line.

3. The proposed extension connects the main living level of the home to the existing low lying flat area of the site. Small step retaining walls and raised planters knit the addition into the lower sloped areas. The proposed internal stair will allow for greater accessibility for maintaining the trees and grounds located along the drainage easement along the back property line.

4. The proposed rear yard addition is a modest extension of the existing gable end form of the existing home without impacting existing distant views. The proposed addition seeks to improve access to the natural features of the site with low height terracing and internal stairs to leave much of the hillside undisturbed.



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

Project Site: 2313 Ray Drive, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, August 8, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 816 4833 5880	Passcode: 062429
---------------------------	------------------

Description: Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: July 29, 2022

(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 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 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)

2313 Ray Drive
300' noticing
APN #: 025-182-400

