



## 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: 1557 NEWLANDS AVE. Assessor's Parcel #: 028-295-220 Zoning: R-1

### Project Description:

1. ADDITION TO REAR OF HOME
2. UPDATES THROUGHOUT HOME
3. (N) DETACHED GARAGE
4. RAISING OF REAR OF HOME TO RAISE CEILING HEIGHT IN FIRST FLOOR

### Applicant

Name: TIM RADUENZ

Address: 4843 SILVER SPRINGS DRIVE  
PARK CITY, UT 84098

Phone: 415-819-0304

E-mail: TIM@FORMONEDESIGN.COM

### Property Owner

Name: BRIAN ROCHE

### Designer/Designer

Name: TIM RADUENZ

Address: 4843 SILVER SPRINGS DRIVE  
PARK CITY, UT 84098

Phone: 415-819-0304

E-mail: TIM@FORMONEDESIGN.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.

TR (Initials of Architect/Designer)

Burlingame Business License #: 24809 \* 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: 11/29/22

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

Property owner's signature: Date: 11/29/22

Date Application Received (staff only):

RECEIVED

JAN 30 2023

CITY OF BURLINGAME  
CDD-PLANNING DIVISION



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

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.**

The addition to the rear of the home is in-line with the neighborhood. The addition intrudes slightly in the daylight plane but based on the existing shape of the home moving the second floor in would not fit the aesthetic of the existing home or the existing 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 portion of the addition in the daylight plane is consistent with the existing building & roof line. The new wood siding & wood accenting adds exaggerates the beautiful features of the existing portions of the home & blends the new portions in with the old.

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

The addition follows the design guidelines, the massing and details are all consistent with the guidelines.

- 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.**

No tree removal is proposed with this project.

**RECEIVED**

**MAY 09 2023**

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**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: 1557 Newlands Avenue, zoned R-1**

The City of Burlingame Planning Commission announces the following public hearing **on Monday, May 22, 2023 at 7:00 P.M.** You may attend the meeting in person at City Hall (501 Primrose Rd) or online at [www.zoom.us/join](http://www.zoom.us/join) or by phone at (346) 248-7799:

Meeting ID: 821 9315 8103	Passcode: 965377
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**Description:** Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single-unit dwelling (considered substantial construction) and new detached garage.

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

For more information, please visit [www.burlingame.org/pcmeetings](http://www.burlingame.org/pcmeetings)

Mailed: May 12, 2023

*(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)*



1557 Newlands Avenue  
300' noticing  
APN: 028-295-220

