



## APPLICATION TO THE PLANNING COMMISSION

### Type of application:

- ☒ Design Review      ☐ Variance      ☐ Parcel #: 029-032-160  
☐ Conditional Use Permit      ☐ Special Permit      ☐ Zoning / Other: \_\_\_\_\_

PROJECT ADDRESS: 812 LINDEN AVENUE

### APPLICANT

Name: TIM RADUENZ

Address: 4843 SILVER SPRINGS DRIVE City/

State/Zip: PARK CITY, UT 84098 Phone: \_\_\_\_\_

415.819.0304

E-mail: TIM@FORMONEDESIGN.COM

### PROPERTY OWNER

Name: GREG GAMBRIOLI

Address: 2415 SUMMIT DRIVE

City/State/Zip: HILLSBOROUGH, CA 94010

Phone: 650.333.6844

E-mail: RGDEVELOPMENTSINC@YAHOO.COM

### ARCHITECT/DESIGNER

Name: TIM RADUENZ

Address: 4843 SILVER SPRINGS DRIVE

City/State/Zip: PARK CITY, UT 84098

Phone: 415.819.0304

E-mail: TIM@FORMONEDESIGN.COM

Burlingame Business License #: 24809

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CDD-PLANNING DIV

### Authorization to Reproduce Project 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)

PROJECT DESCRIPTION: NEW 2 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.

AFFIDAVIT/SIGNATURE: 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: Tim Raduenz Date: 3/20/19

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: Greg Gambrioli Date: 3/21/19

Date submitted: \_\_\_\_\_



## CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). 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 proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.*

THIS CONDITIONAL USE PERMIT IS FOR THE REMOVAL OF A SMALL SHED & DRIVEWAY THAT CROSSED THE LOT LINE OF 2 LEGALLY SUBDIVIDED LOTS. THE REMOVAL OF THESE ITEMS SHALL NOT BE DETRIMENTAL OR INJURIOUS TO THE PROPERTIES.

2. *How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?*

THE REMOVAL OF THE SHED & DRIVEWAY (WHICH CROSSED THE LOT LINE) WILL ALLOW THE LOTS TO TRUELY BE DIVIDE, AND THE REMOVALS WILL BE DONE IN A MATTER APPROVED BY THE CITY.

3. *How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?*

BOTH THE SHED & DRIVEWAY INTRUDE UPON THE LOT OF 812 LINDEN AND IS INHIBITING THE CONSTRUCTION OF THE NEW HOME AT 812 LINDEN.

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CUP.FRM



## 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 ATTACHED GARAGE HAS BEEN DESIGNED TO BLEND SEAMLESSLY WITH THE PROPOSED HOUSE. THERE ARE ALSO OTHER HOUSES ON THE STREET WITH ATTACHED GARAGES, ALLOWING FOR A LARGER REAR YARD.

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 ROOF LINE, FACADE, AND EXTERIOR MATERIALS ARE A MIX OF THE EXISTING RESIDENCES ALONG THE STREET, ALLOWING IT TO BLEND IN WITH THE NEIGHBORHOOD.

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

THIS GARAGE HAS BEEN DESIGNED WITH THE GUIDELINES SET BY THE CITY AND HAS BEEN DESIGNED TO BLEND WITH THE SURROUNDING RESIDENCES.

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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.***

THE TREES PROPOSED FOR REMOVAL ARE NOT PROTECTED, AND ARE TO BE REPLACED BY 3 24" BOX TREES AND 3 15 GALLON LANDSCAPE TREES.



**Dear Neighbor!**

We (Tim Raduenz + RG Developments (Greg Gambrioli) are developing preliminary plans for a new 2-story shingle style home with attached garage @ 812 Linden (Currently a vacant lot) Greg, also owns the existing home at 816 Linden, which we intent to just clean up the yard and do a nice cleaning of the home.

**MOVING FORWARD WITH US – A LITTLE INFORMATION**

Greg and I have done a few projects in the neighborhood and also in San Mateo Park + Hillsborough throughout the years. We put our all into each project and work with everyone so we get a great finished project that adds value to the street scape and the homes around it.

If you have any questions about the project and/or are interested in viewing plans, you are invited to contact the project Designer at:

Tim Raduenz

Form+One Design

4843 Silver Springs Drive

Park City, UT 84098

(415) 819-0304

[tim@formonedesign.com](mailto:tim@formonedesign.com)

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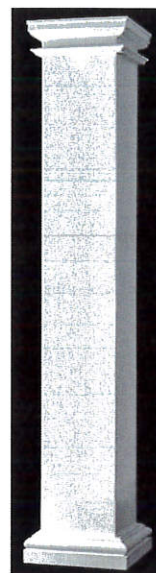
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Harbor Shadow - GAF "Sienna" (Roofing)



bevolo - "Bronze or Copper" (lighting)



Chadsworth Columns: (Square)



(Exterior Paint Scheme) – Sherman Williams or Equal



Coronado stone (Chimney + foundation Veneer)

812 Linden Avenue – Burlin, Calif. – Finish Board

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CITY OF BURLINGAME  
COMMUNITY DEVELOPMENT DEPARTMENT  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010  
PH: (650) 558-7250 • FAX: (650) 696-3790  
www.burlingame.org

**Site: 812 LINDEN AVENUE  
(VACANT LOT ADJACENT TO 816 LINDEN AVE)**

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, AUGUST 12 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for a Conditional Use Permit for re-emerging lots, Design Review, and a Special Permit for one new, two-story single family dwelling with attached garage at

**812 Linden Avenue** zoned R-1. APN 029.032.160

**Mailed: August 2, 2019**

*(Please refer to other side)*

## **PUBLIC HEARING NOTICE**

**CITY OF BURLINGAME  
501 PRIMROSE RD  
BURLINGAME, CA 94010**

### **City of Burlingame**

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

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.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP  
Community Development Director

**PUBLIC HEARING NOTICE**

*(Please refer to other side)*



This is a detailed street map of a residential neighborhood in San Francisco. The map shows a grid of streets and house numbers. A red circle highlights a central area, and a red line runs through it. The map includes street names like California Ave, Linden Ave, and Park Ave, and house numbers ranging from 1101 to 700.