

## Form + One

4843 Silver Springs Drive  
Park City, UT 84098

P+ 415.819.0304  
E + tim@formonedesign.com

### TRANSMITTAL FORM

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To: City of Burlingame  
Subject: 812 Linden

From: Tim Raduenz  
Date Sent: 8/14/19  
Number of Pages: 1

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### Response to Design + Neighbor Review Comment:

All comments made by the commission have been discussed between owner + designer. Below are the responses for each point made during the meeting.

1. Please see updated sheet A1.0, the house has been moved closer to the front setback.
2. There are many homes (some of which have been built within the last few years) that have a garage attached to the front of the home. Please note that the right-side neighbor Bob Liedtke is in favor of the garage being attached to the front of the home. Tim Raduenz will be bringing in a slide show of the existing front facing garages in the area.
3. Please see updated elevations, the siding will have mitered corners.
4. Please see updated sheet A3.0, the front second story window well has been reduced.
5. Please see updated sheet A2.2, note + detail has been added regarding the roof shingles being rolled at the flat roof transition.

Best,

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AUG 16 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.



Tim Raduenz – CGBP

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### TRANSMITTAL FORM

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To: City of Burlingame  
Subject: 812 Linden (Front Facing Garage Dr.)

From: Tim Raduenz  
Date Sent: 8/19/19  
Number of Pages: 1

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#### Extended response to front facing garage doors + Neighbor Review Comment:

##### Commission:

In reviewing more in detail with Greg (owner) and myself, we have decided to stay with our original layout of garage and home. Please see the attached parcel maps with a color coded legend, that will help you better understand the reasons we made this decision. Also see the below comments about other reasons we did this design as well.

##### Reasons for doing the front facing garage:

- a) In doing the front facing home we will be in fact doing a much smaller home, which in turn keeps the massing down, as we do not get the credit for square footage of the detached garage
- b) The neighbor to the right, who was at the meeting believes he likes what we have designed, I had an in-depth meeting with him after our first meeting, also I had delivered a letter to him months before the meeting asking him to reach out if he had an questions, we also emailed him the 3d and the plans as requested.
- c) To Greg and myself, Linden Avenue has many front facing garages, so we thought this would be a good area to do this. *(See attached parcel maps with color coding)*
- d) We may have a client interested in the property which would prefer an attached garage.
- e) Also, to Greg and myself, it feels like more people use the front facing garage door for ACTUAL parking, which in turn will relieve parking concerns of the neighbors. We also made a generous driveway that will promote parking off street.
- f) We neatly tucked the second floor into the roof structure keeping the massing down, if the garage is detached, we would have to add more dormers and windows facing the neighbors, which is fine do but we designed so it keep both right and left side neighbors private! Also as known, 816 is part of this project, the residents from 816 Linden agree with our design scope and love not having many large windows looking into their back yard.
- g) We have in the past done a great job with the proportions of the trellis above the garage door to mask the feeling of it, which is a great way to promote green/landscaping vines to grow in the future and create a feeling of the home always being there, which is a major issue with most new homes, making them feel interconnected with the area, and them feeling like they have been part of the

neighborhood for years, I do not think the last 2-3 new projects on Linden have done a good job with this.

To that end, we believe we have an approvable project and hope you understand our rationale for our decision to do this, as well known we normally do detached garages.

Best,

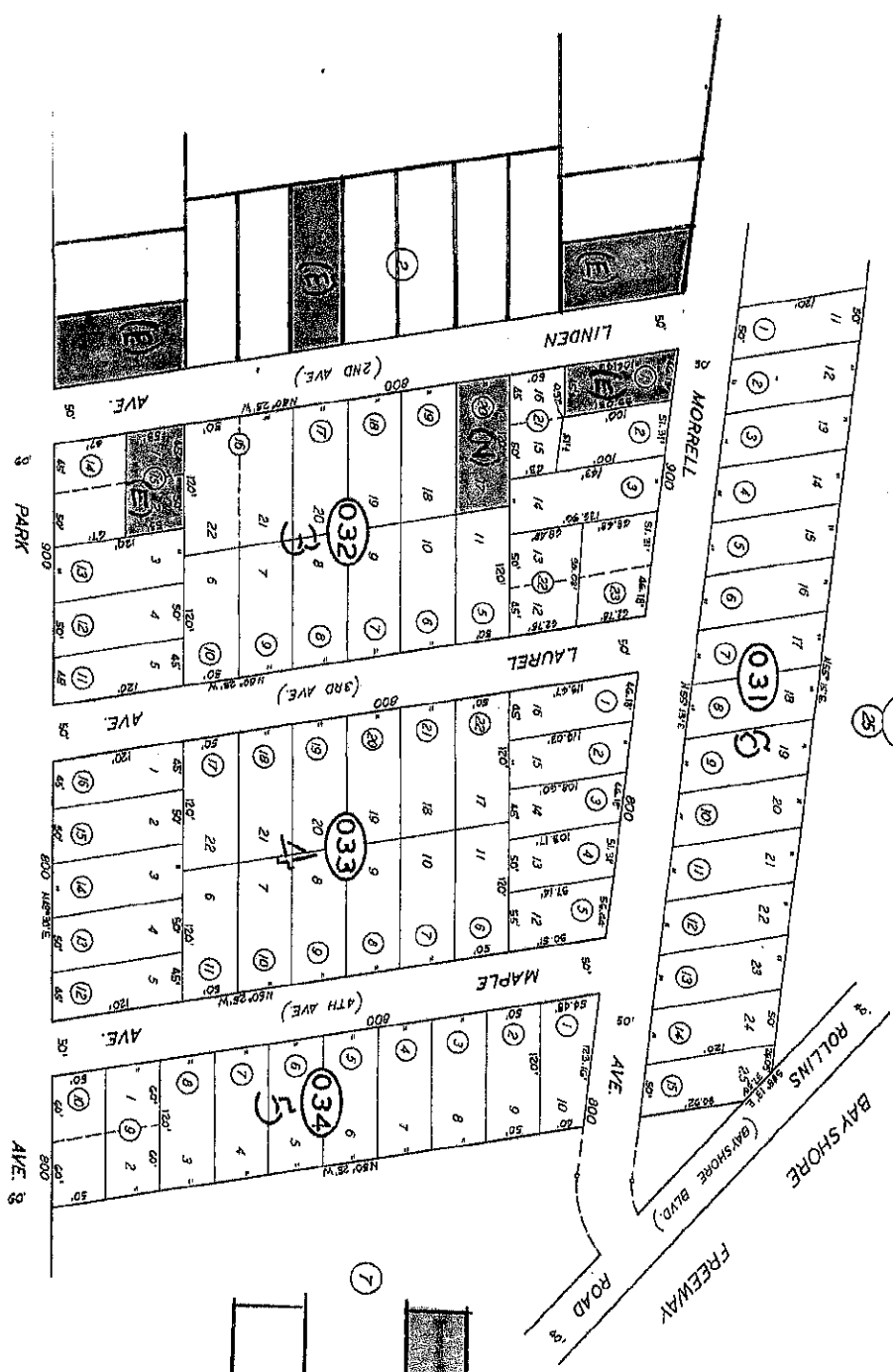
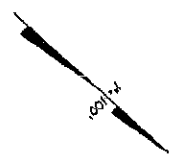
Tim Raduenz – CGBP





FORM + ONE • 812 LINDEN AVE

TAX CODE AREA \_\_\_\_\_

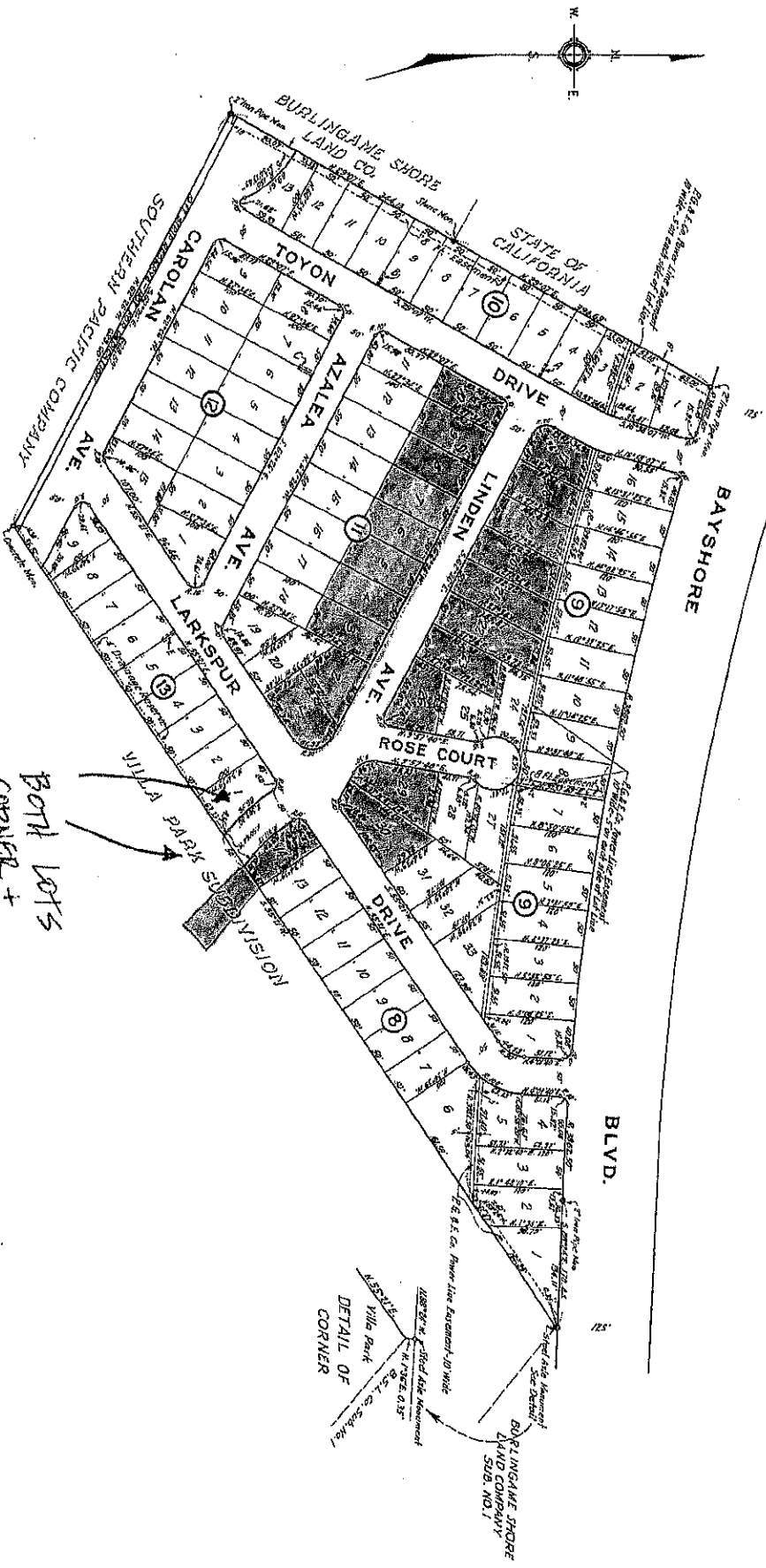
29-3



 = FRONT PARCELS  
 = SUBJECT PROPERTY

(GARAGE PATTERN)

FRONT  
FACING  
GARAGE(S)



BOTH LOTS  
CORNER +  
GARAGE FACING  
SHORT SIDE  
LINDEN SIDE

**BURLINGAME GARDENS**  
BURLINGAME, CALIFORNIA.

L. B. Hainline  
Civil Engineer  
APRIL, 1940.  
SCALE: 1"=100'

# 812 Linden Neighborhood Photos

**RECEIVED**

AUG 22 2019

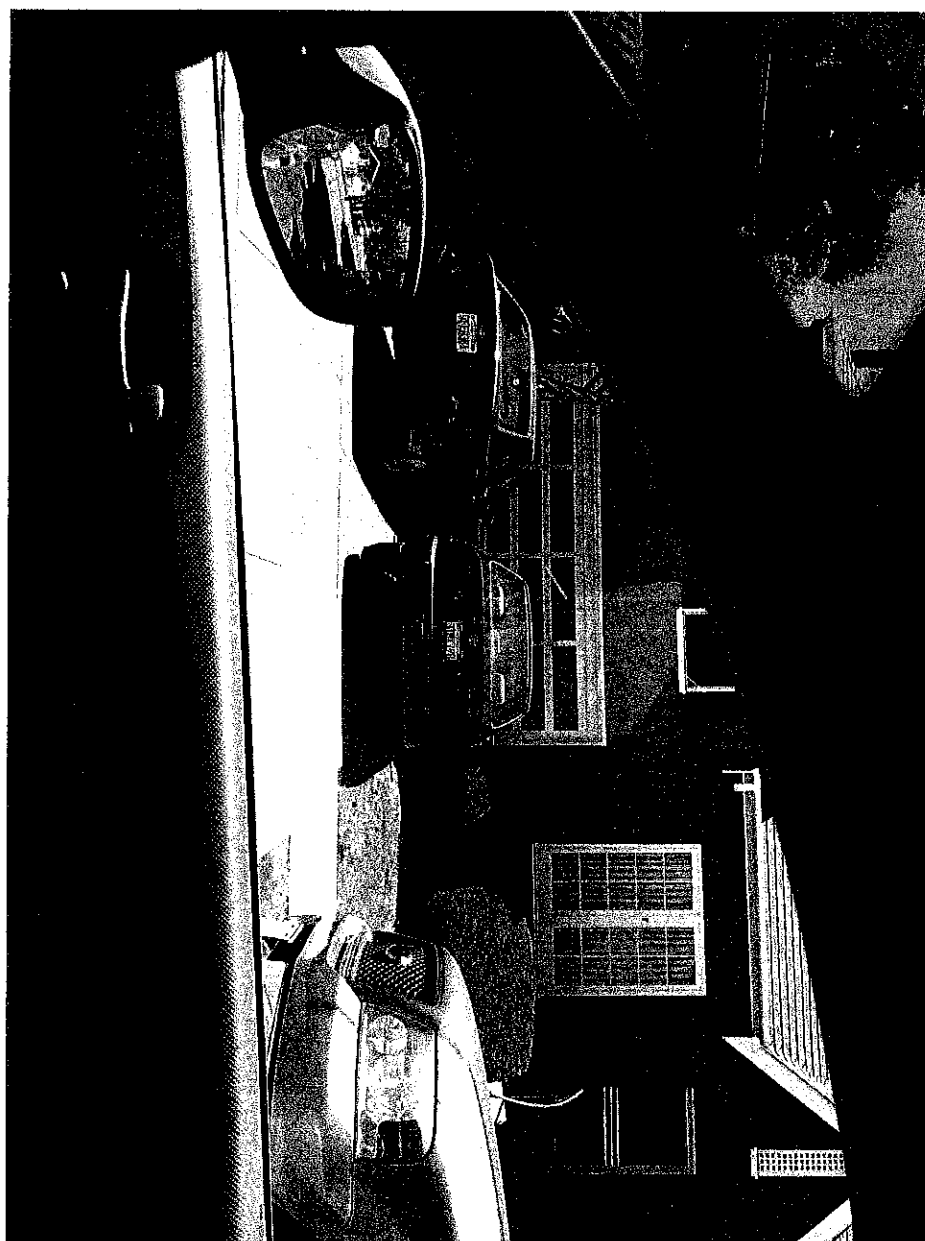
CITY OF BURLINGAME  
CDD-PLANNING DIV.

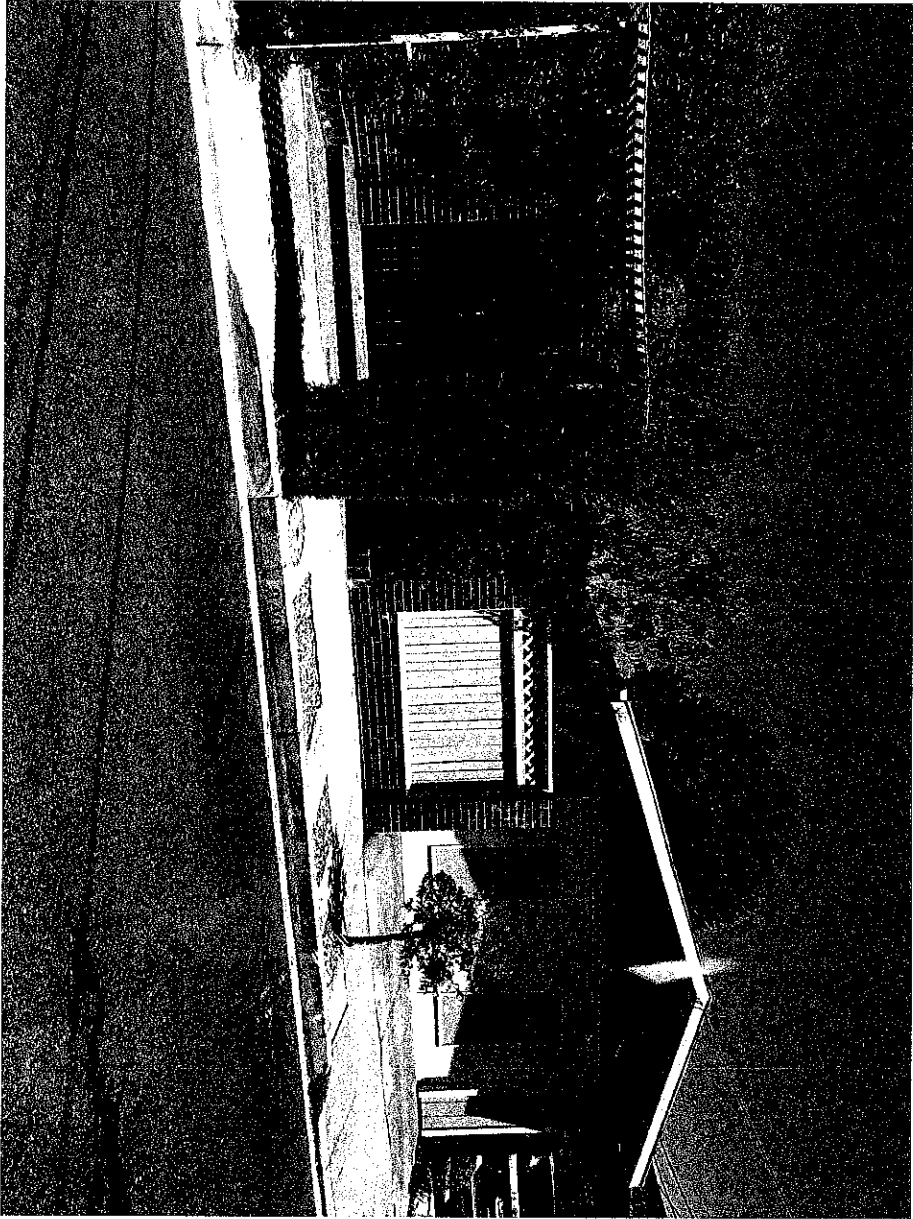
*Submitted by applicant*









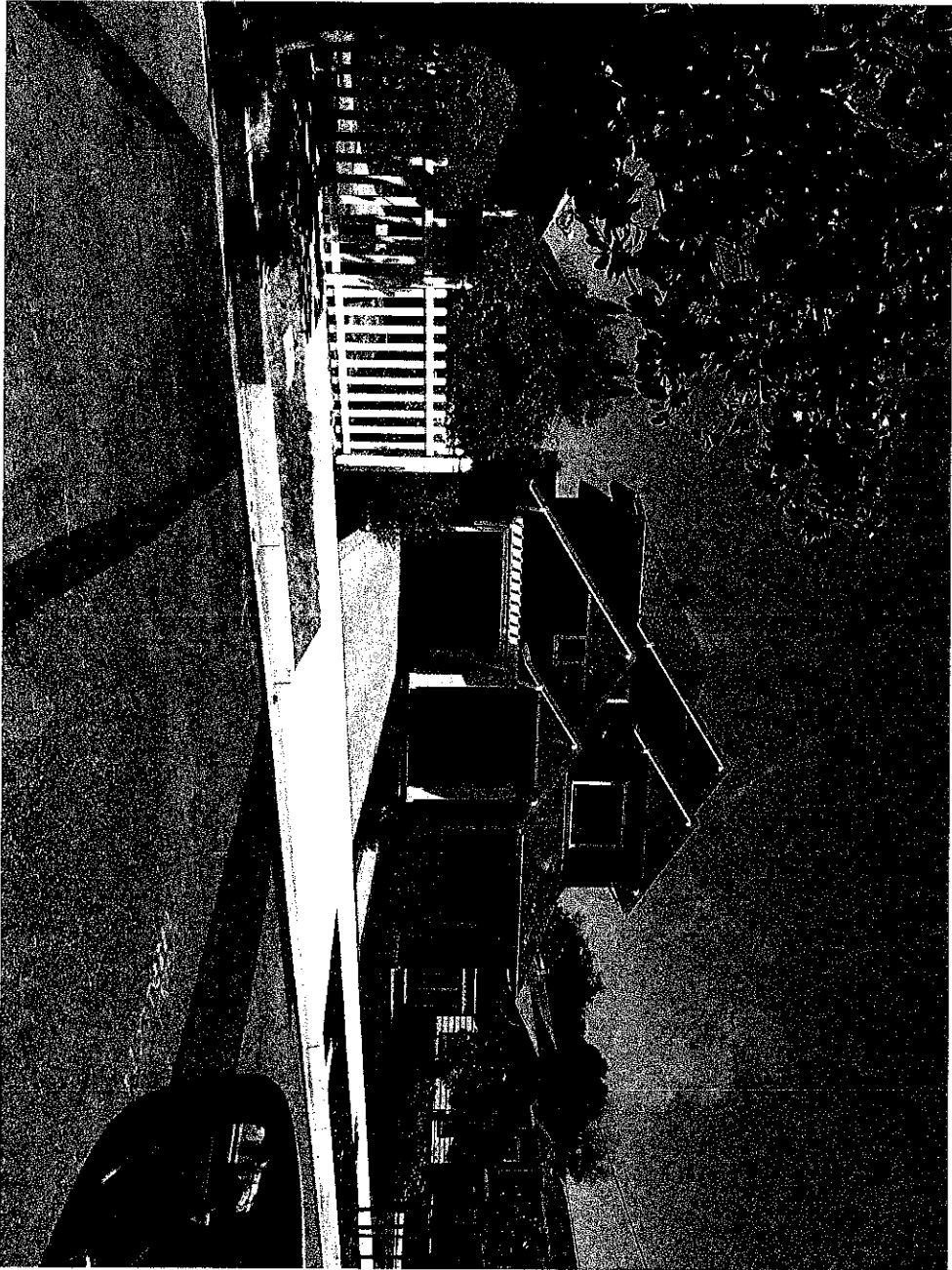


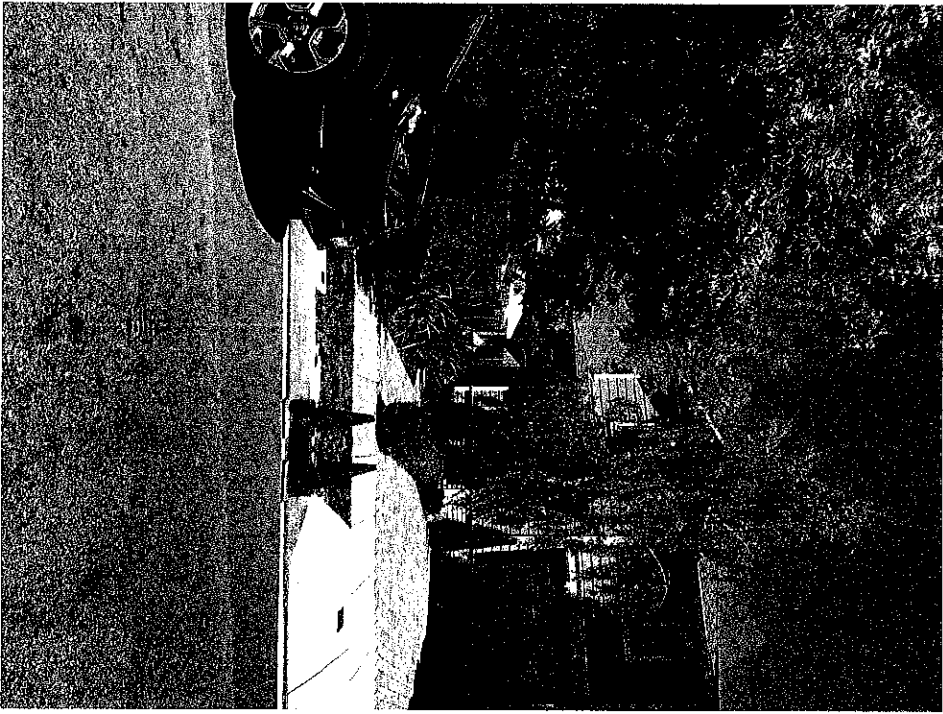




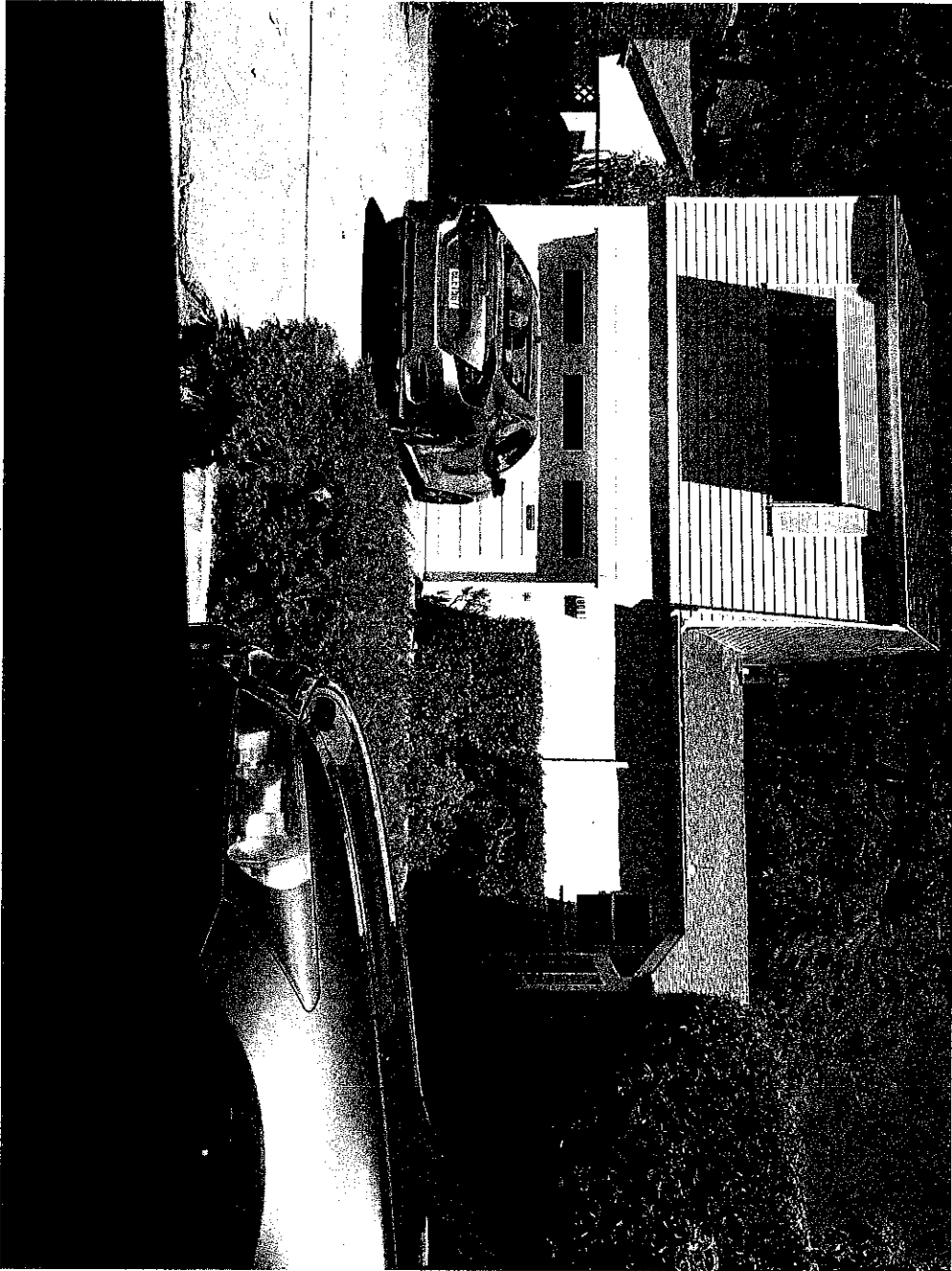




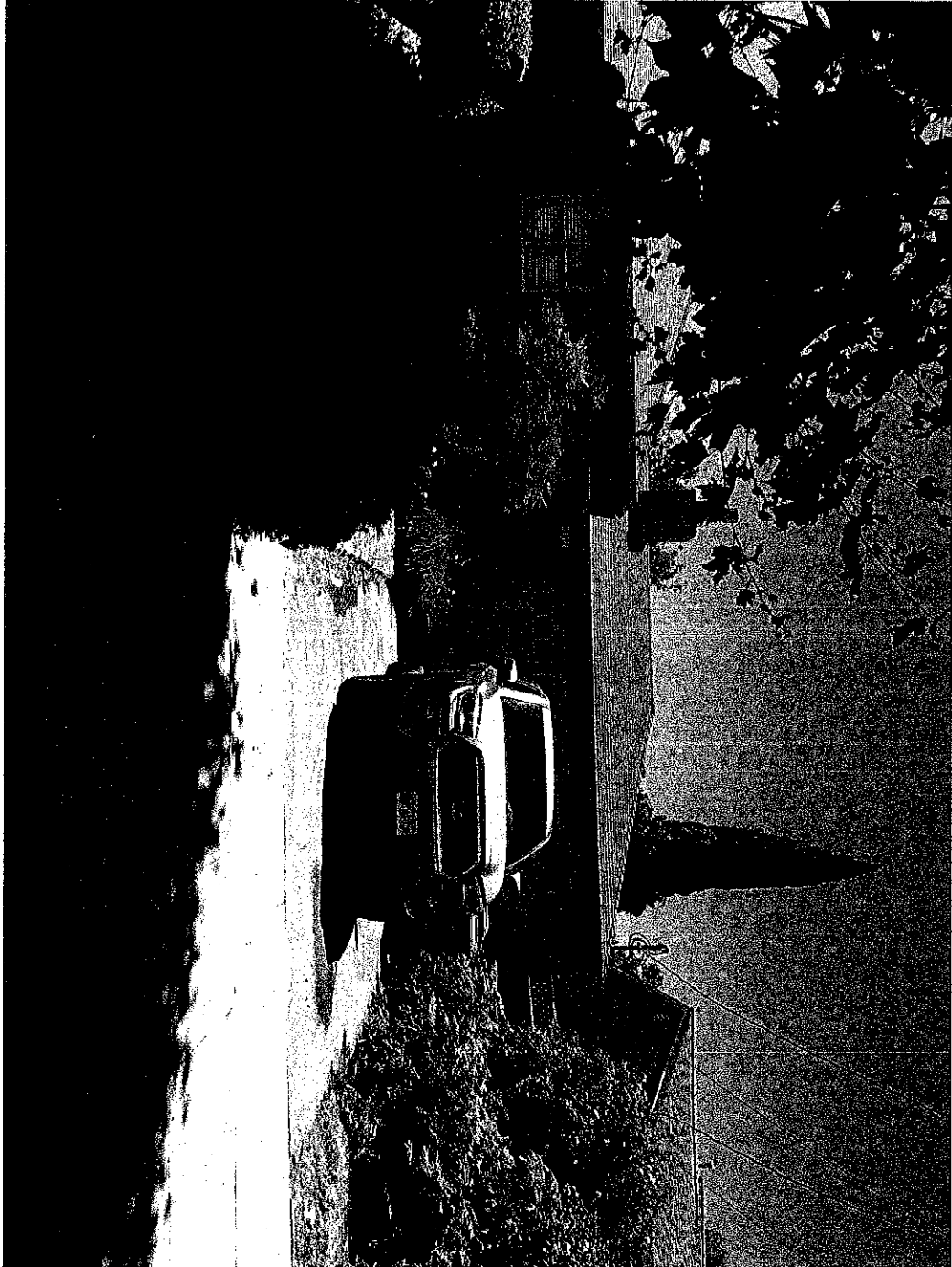




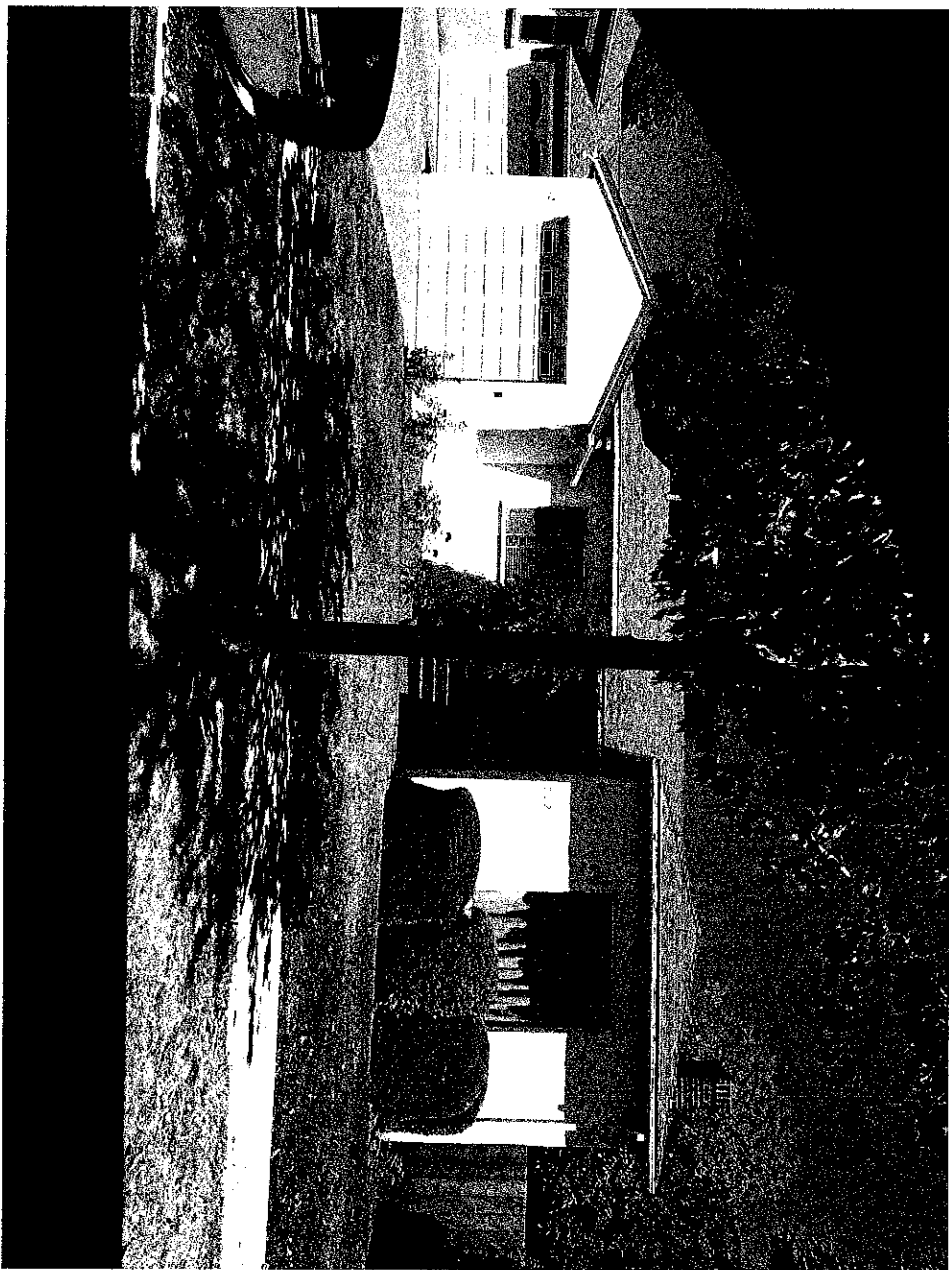


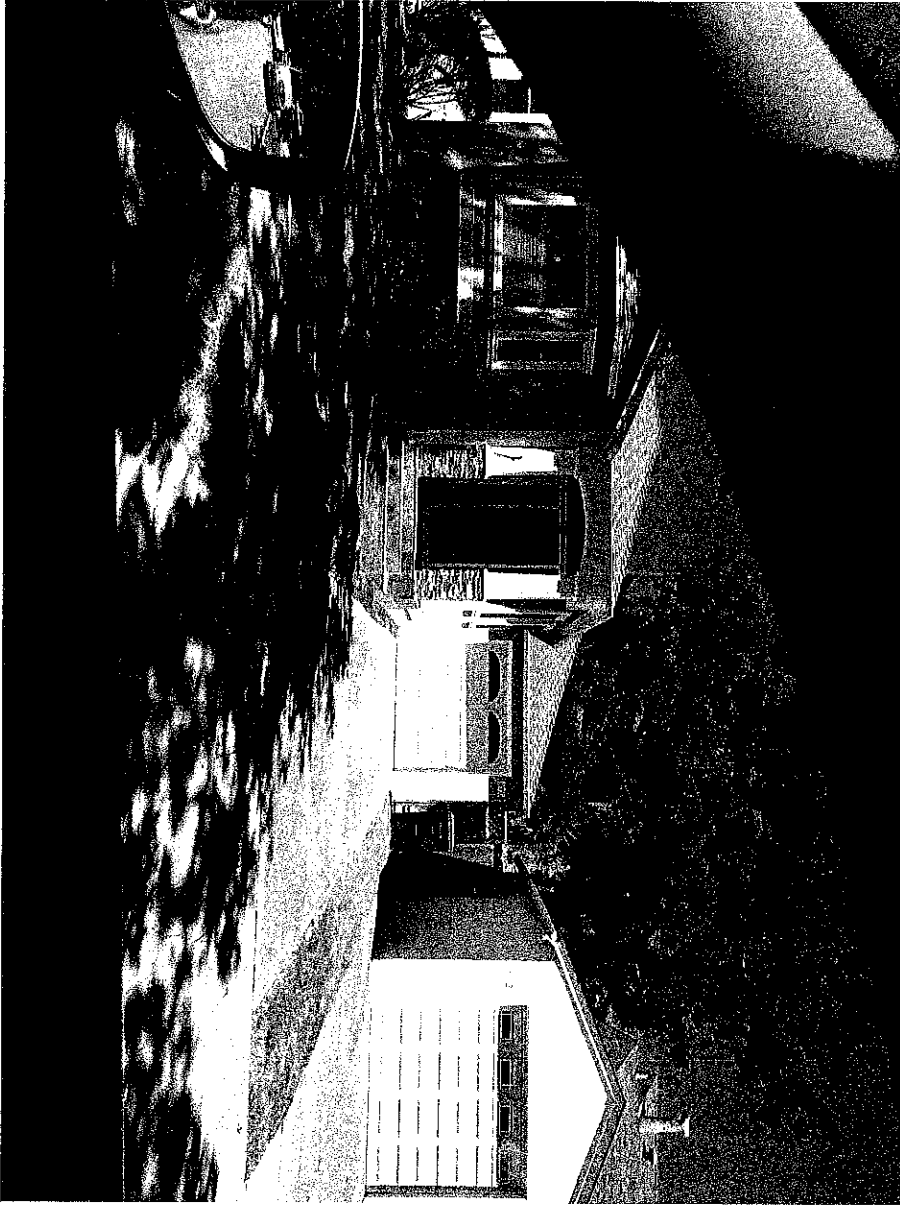


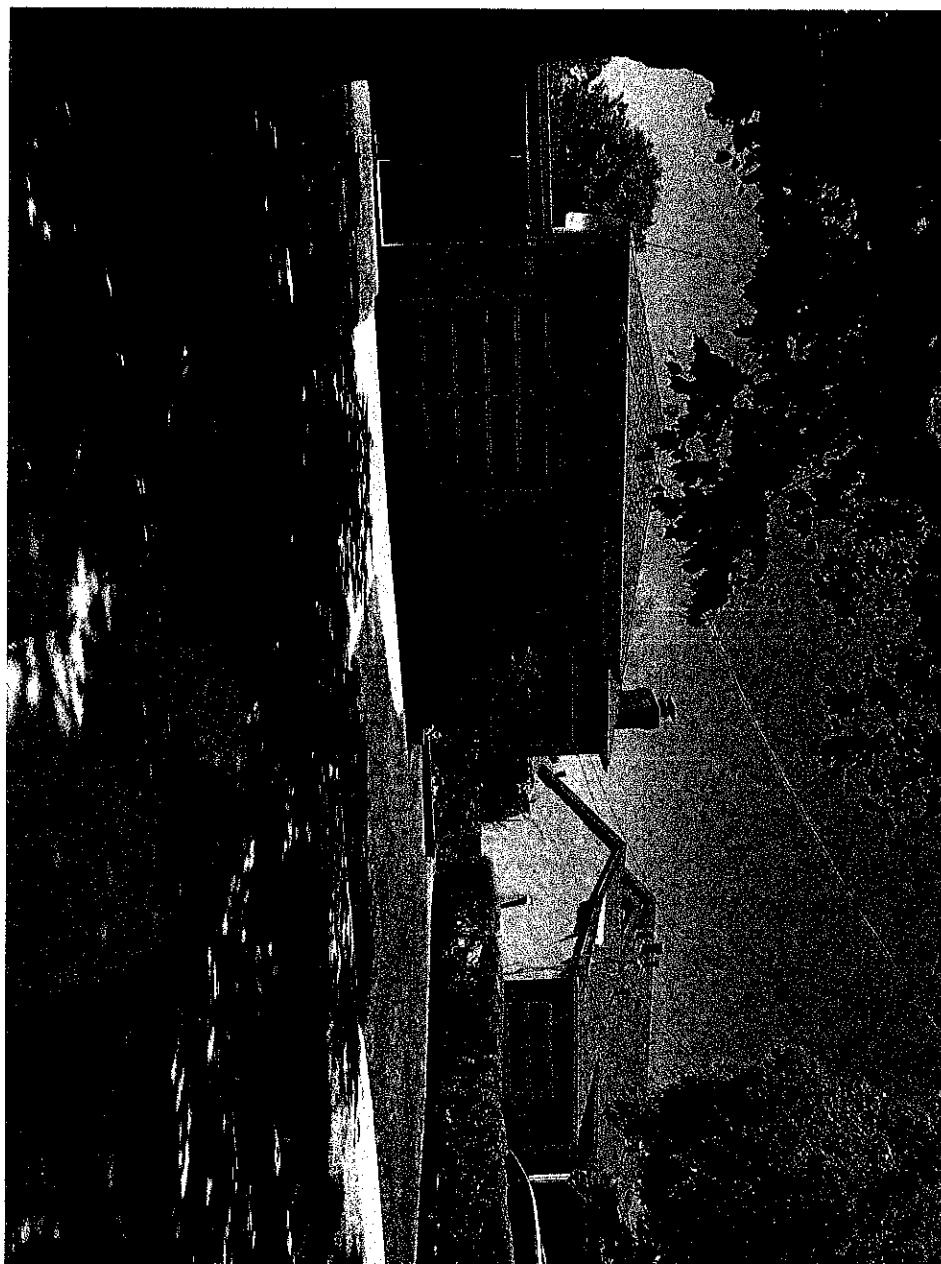


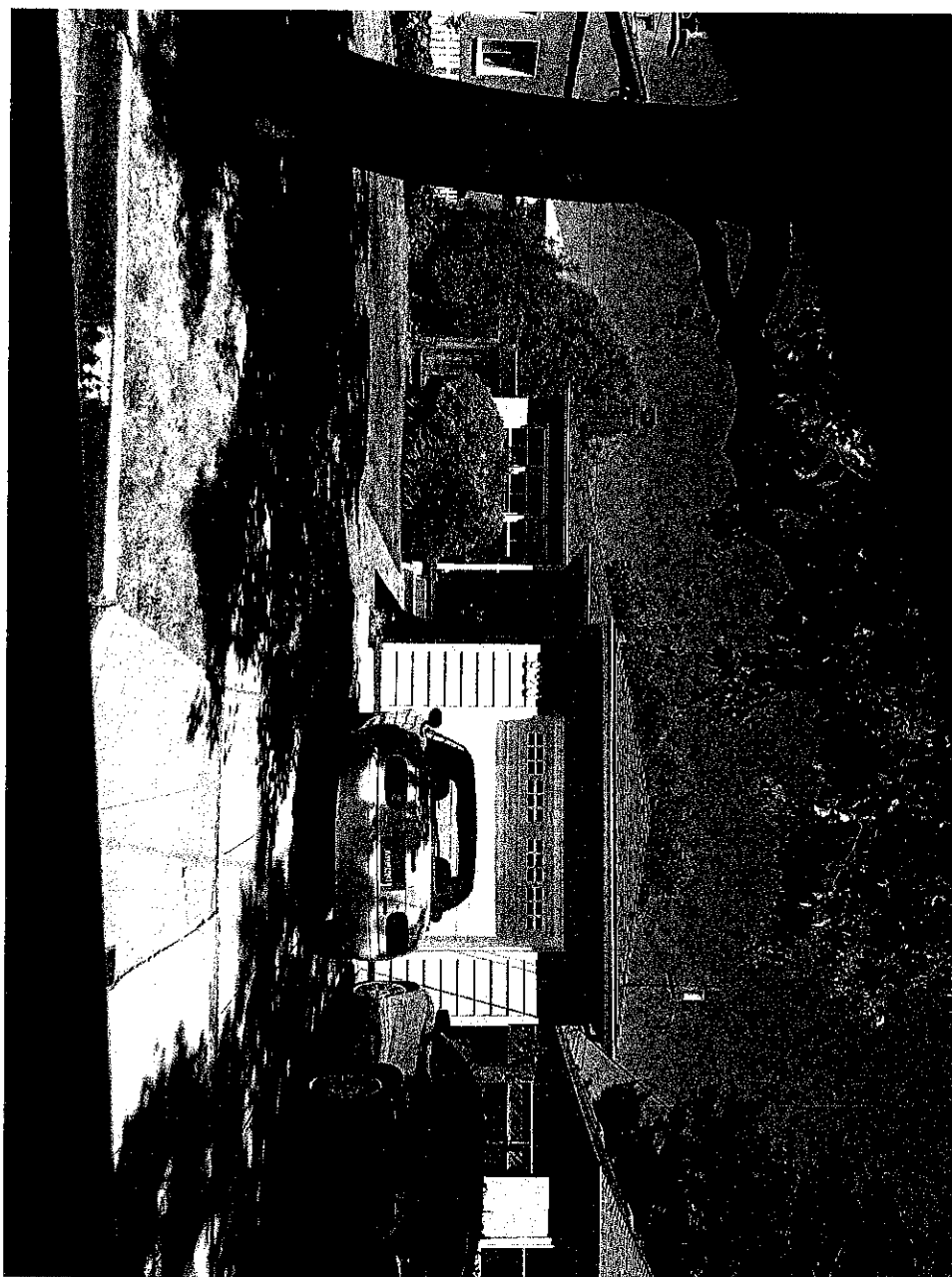






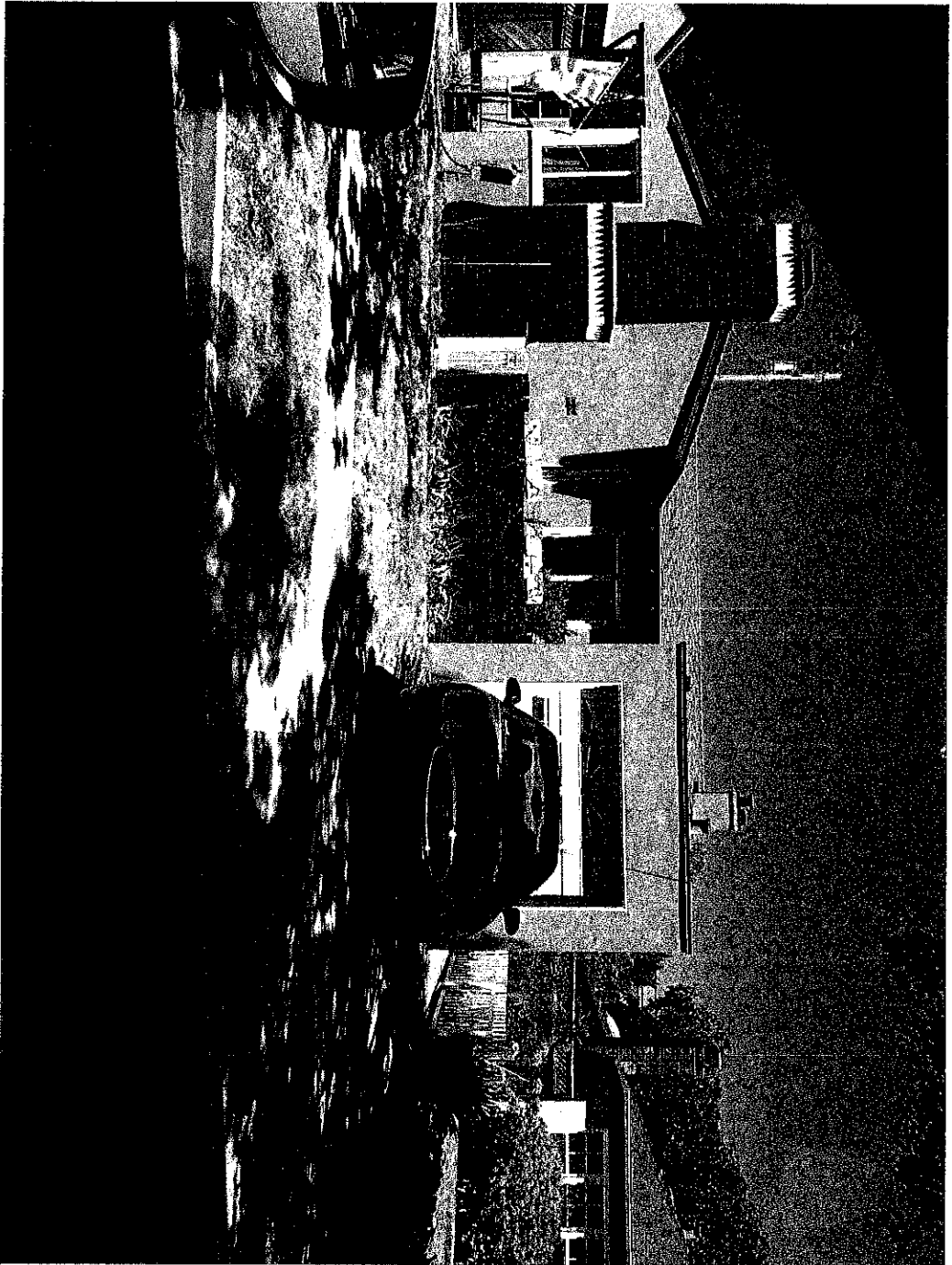


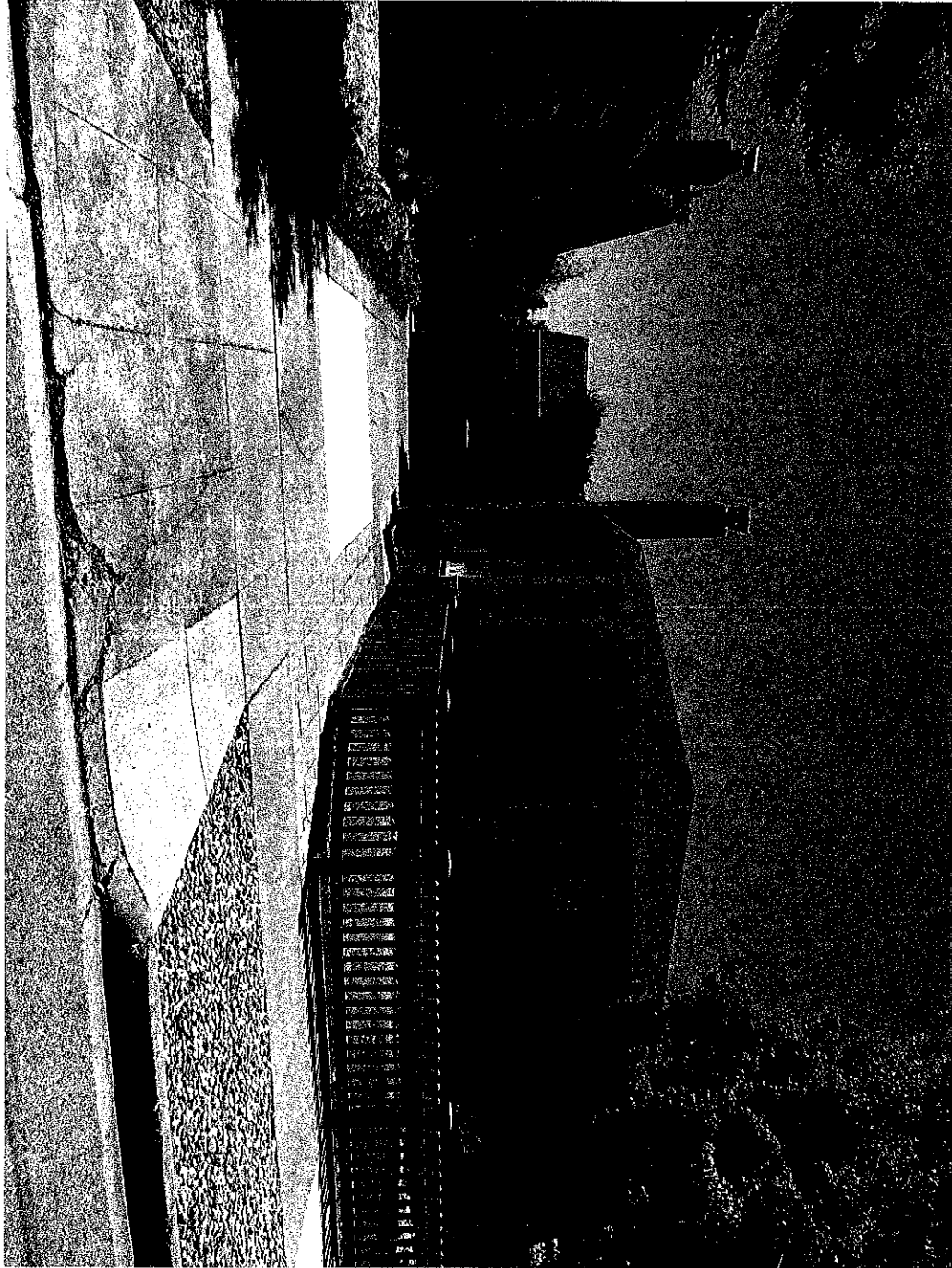


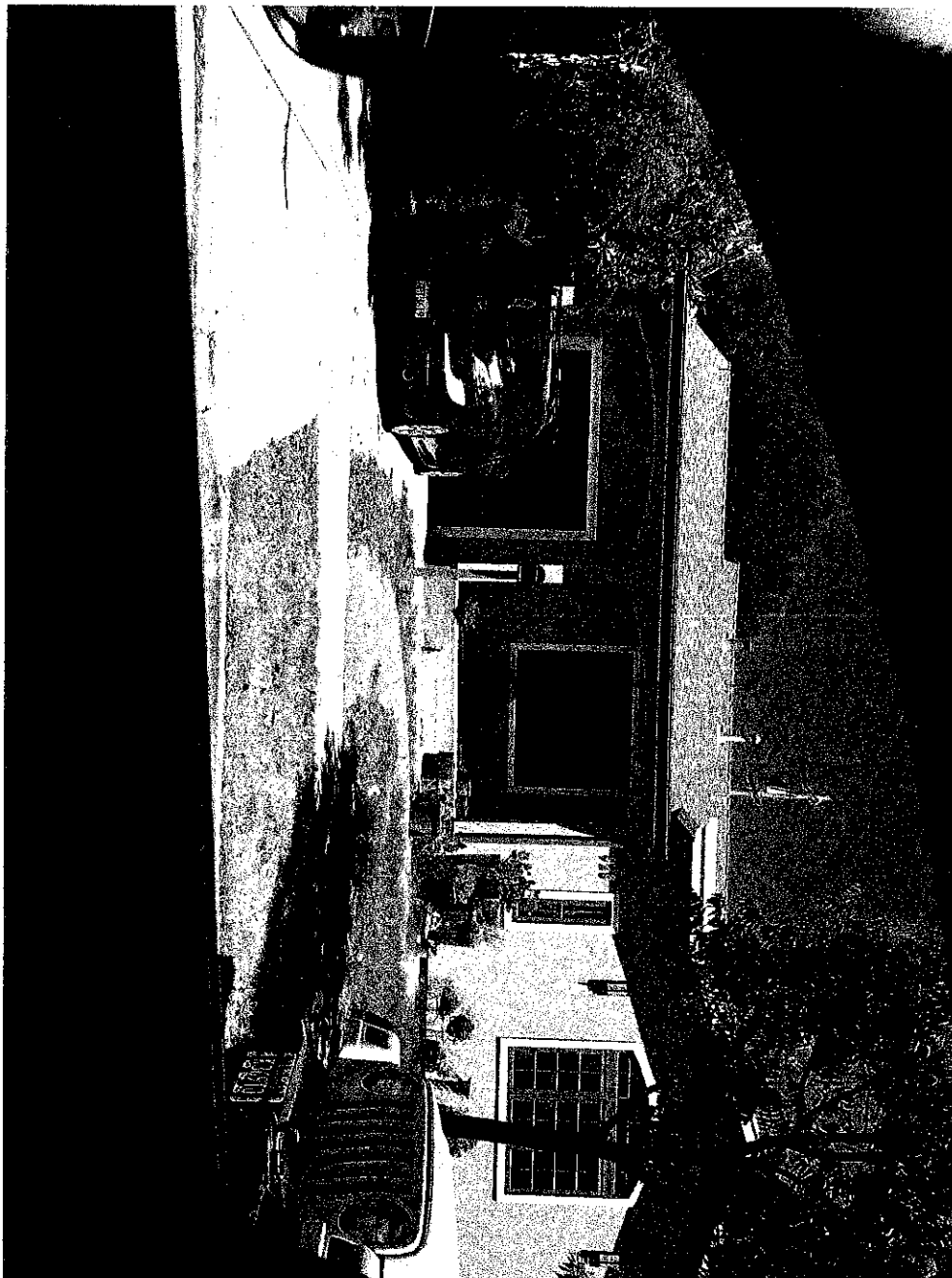
























# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

Monday, August 12, 2019

7:00 PM

Council Chambers

- a. 812 Linden Avenue (vacant lot adjacent to 816 Linden Avenue), zoned R-1 - Application for a Conditional Use Permit for re-emerging lots, Design Review and Special Permit for one new, two-story single family dwelling and attached garage at 812 Linden Avenue (vacant parcel next to 816 Linden Ave). (Tim Raduenz, Form + One Design, applicant and designer; 812 Linden LLC and 816 Linden LLC, property owners) (148 noticed) Staff Contact: Erika Lewit

Attachments: 812 and 816 Linden Ave - Staff Report

812 and 816 Linden Ave - Attachments

812 and 816 Linden Ave - Plans

*All Commissioners had visited the property. There were no ex-parte communications to report.*

*Associate Planner Kolokihakaufisi provided an overview of the staff report.*

*Questions of staff:*

> *What are the findings that need to be made for the CUP for re-emerging lots? (Kolokihakaufisi: Same findings as a regular CUP.)(Gardiner: Findings would need to determine if the new lot pattern would be consistent with the pattern of the neighborhood. If it's a double lot and the new lot would make it consistent with the other lots in the neighborhood, that would be a finding.)*

*Vice Chair Kelly opened the public hearing.*

*Tim Raduenz, Form + One Design, represented the applicant.*

*Commission Questions/Comments:*

> *Why not miter the wood siding corners? Design is well-crafted, but would look better with mitered corners. (Raduenz: Can miter them.)*

> *Neighborhood is predominantly detached garages: only 4 out of 16 on the block are attached. (Raduenz: Trying to keep a good livable space in the back yard. Lot is slightly smaller than others.)*

> *Not convinced by request for the special permit for the attached garage.*

> *Why is there a window well on the second floor? Egress? (Raduenz: Yes. It's also a traditional detail seen in a lot of craftsman homes.) It is a nice detail but it is so broad. Could it be half the size, and then have smaller windows on each side? (Raduenz: Yes can look at the scale.)*

> *Are solar panels proposed both in the well as well as on the side roof? (Raduenz: If needed.)*

> *Should show a detail of the shingles rolling up into the flat well, so that there does not need to be a metal flashing detail that calls attention to the flat roof.*

> *What is the resulting width of the driveway at 816 Linden Avenue? (Raduenz: Minimal, just over 9 feet. Needs to remove a bay window to obtain the driveway width.)*

> *Why is the front setback so large? Allowed to have a 15-foot setback, since the block average is less than 15 feet. Could bring the house forward and have enough room for the back yard with a detached*

garage. (Raduenz: Wanted enough space to fit a car onto the driveway, but could bring the house forward.)

*Public Comments:*

Bob Liedtke, 802 Linden Avenue: Driveway encroaches onto 812 Linden. Part of the condition of sale was to give up the encroachment. Only concern is what will the roofline look like in the backyard. Story poles? Wants to see what it will look like. House at 802 Linden Avenue is only 3 feet away from the property line, and with the new house only 4 feet from the property line there will only be 7 feet between the two houses. Wants to know if the roofline will cut off sunlight.

Vice Chair Kelly closed the public hearing.

*Commission Discussion:*

- > Story poles are not typically required. They are typically reserved for areas of the city where there may be impacts to distant views. Not sure what the purview for requiring them here would be, would need to have a specific reason.
- > Pattern of the neighborhood is detached garages. It's a well-crafted design, but the house stretches all the way across the lot.
- > Could modify the plan to bring the office around toward the front, have it be part of a wrap-around porch, and still have enough room for a 9- or 10-foot driveway along the side. Would provide some relief to the neighbor next door.
- > Detached garage would work better with the neighborhood. Has a hard time making the findings for the attached garage.
- > Well crafted, massing is handled nicely.
- > Can make the findings for the CUP for emerging lots. The pattern in the neighborhood is single lots, not double lots with vacant land.
- > CUP and design review is supportable, but not the special permit for the attached garage.
- > Intent of having a detached garage is to bring down the massing of the house. Otherwise the house spans the entire lot. Detached garages are the pattern of the neighborhood. As a paved surface the driveway is a usable space.

Vice Chair Kelly reopened the public hearing.

Raduenz: If the garage is moved to the back, would need to have more windows on the second floor. The intent was to match the attached garage on the new house with the attached garage on the neighboring house, which would create privacy for the neighbor.

Vice Chair Kelly closed the public hearing.

*Comments:*

- > Commission is looking to interpret the design guidelines and zoning code. The recommendation for the detached garage is to conform to the design guidelines and zoning code.
- > The ordinances do not address privacy. Neighbor appears to be concerned with light, air, rooflines, and massing. These are addressed in the design guidelines.

**Commissioner Sargent made a motion, seconded by Commissioner Terrones, to place the item on the Regular Action Calendar when revisions have been made as directed. The motion carried by the following vote:**

**Aye:** 5 - Sargent, Kelly, Terrones, Tse, and Gaul

**Absent:** 2 - Comaroto, and Loftis



## 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 and 816 Linden

### 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: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

### 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

### 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.

re-emerging lots

**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: \_\_\_\_\_ 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: \_\_\_\_\_ Date: 3/21/19

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

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APR - 4 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV



## 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.

**RECEIVED**

MAY 23 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

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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MAY 23 2019

CITY OF BURLINGAME  
CDD PLANNING DIV.

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.

SPECPerm.FRM

**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

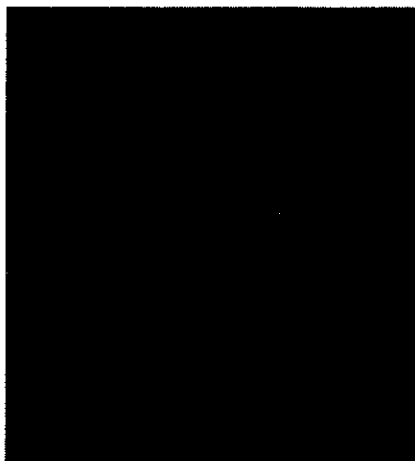
(415) 819-0304

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

**RECEIVED**

JUN - 7 2019

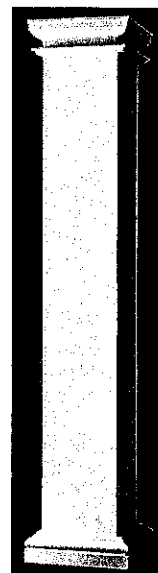
CITY OF BURLINGAME  
CDD-PLANNING DIV.



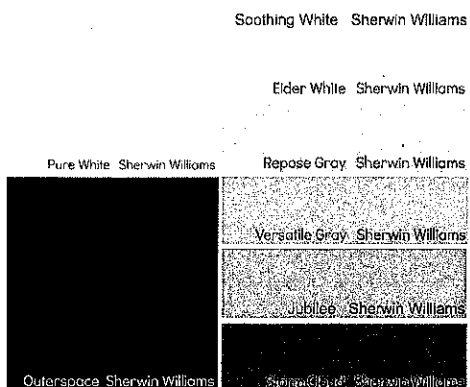
Harbor Shadow - GAF "Sienna" (Roofing)



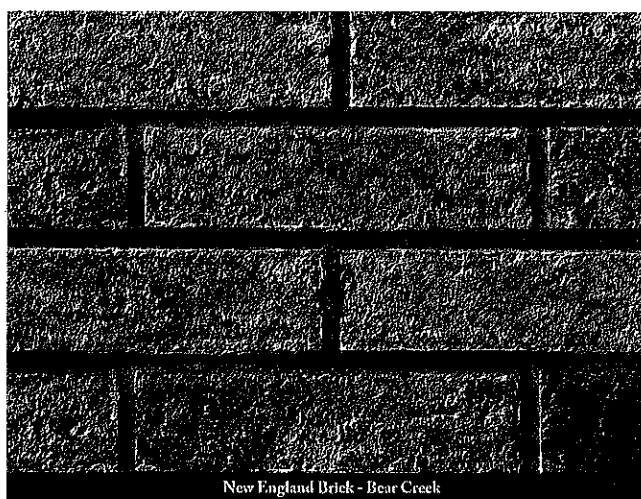
bevolo - "Bronze or Copper" (lighting)



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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APR - 4 2019

CITY OF BURLINGAME  
CDD-PLANNING DIV.

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, CONDITIONAL USE PERMIT, DESIGN  
REVIEW, AND SPECIAL PERMIT**

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for Conditional Use Permit, Design Review, and Special Permit for re-emerging lots and a new, two-story single family dwelling with attached garage at 812 Linden Avenue and a new driveway and detached garage at 816 Linden Avenue, Zoned R-1, Greg Gambrioli, property owner, APN: 029-032-160;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on August 26, 2019, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA Section 15303 (a) of the CEQA Guidelines, which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review, is hereby approved.
2. Said Conditional Use Permit, Design Review, and Special Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Conditional Use Permit, Design Review, and Special Permit are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

\_\_\_\_\_  
Chairman

I, \_\_\_\_\_, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 26th day of August, 2019 by the following vote:

\_\_\_\_\_  
Secretary



## EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Conditional Use Permit, Design Review, and Special Permit

**812 and 816 Linden Avenue**

**Effective September 5, 2019**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped August 16, 2019, sheets T1.0 through L1.1, and date stamped June 11, 2019, sheets T1.0 through G1.0, and Boundary and Topographic Survey dated April 2019;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that prior to the issuance of a Building permit, the applicant shall receive approval for a Protected Tree Removal Permit for the removal of the Palm tree on 812 Linden Avenue and a Tree Work Permit for the removal of the street tree in front of 812 Linden Avenue;
5. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
6. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
7. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
8. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
9. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
10. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

## **EXHIBIT "A"**

Conditions of Approval for Categorical Exemption, Conditional Use Permit, Design Review, and Special Permit  
**812 and 816 Linden Avenue**  
Effective **September 5, 2019**

Page 2

### **THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:**

11. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
12. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
13. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
14. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
15. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.



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)*

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