# 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.***

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.***

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

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.***

## *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.