

City of Burlingame

*Design Review, Hillside Area Construction Permit,
and Special Permits*

**Item No. 9a
Design Review Study**

Address: 1441 Alvarado Avenue

Meeting Date: October 24, 2022

Request: Application for Design Review, Hillside Area Construction Permit, and Special Permits for building height and a new attached garage for a first and second story addition to an existing single-unit dwelling.

Applicant and Architect: Joshua Larson

APN: 027-103-070

Property Owners: Mikayla and Robert Cameron

Lot Area: 9,128 SF

General Plan: Low Density Residential

Zoning: R-1

Note: This application was submitted prior to January 5, 2022, the effective date of the new Zoning Ordinance, and therefore was reviewed under the previous Zoning Code.

Project Description: The subject property is an interior lot that contains an existing two-story single-unit dwelling and a detached pergola at the rear corner of the site. Although there is an existing driveway that provides uncovered parking spaces, the site contains no existing covered parking. The applicant is proposing to shift the existing driveway and curb cut to the north and to build a new attached lower level garage, a first floor covered patio addition, and second floor additions at the front and rear of the existing dwelling. The proposed house would have a total floor area of 3,977 SF (0.44 FAR) where 4,021 SF (0.44 FAR) is the maximum allowed (includes covered porch exemption).

The subject property is located in the Hillside Area and Code Section 25.61.020 of the Burlingame Municipal Code states that no new structure or any addition to all or a portion of an existing structure shall be constructed within the affected area without a Hillside Area Construction Permit. In addition, it states that review by the Planning Commission shall be based upon the obstruction by the construction of the existing distant views of nearby properties. Emphasis shall be given to the obstruction of distant views from habitable areas within a dwelling unit.

The applicant is requesting two Special Permits; one for building height (36'-0" proposed where 30'-0" is the maximum allowed without approval of a Special Permit) and one for a new attached two-car garage. Planning staff would note that the lot slopes upward approximately 18'-0" from the front property line to the rear, with the finished floor proposed at 15'-11" above average top of curb.

The existing house contains three bedrooms and with this project, the number of bedrooms would increase to five. Three parking spaces, two of which must be covered, are required on-site. Two covered parking spaces are provided in the new attached garage (20' wide x 20' deep clear interior dimensions); one uncovered parking space (9' x 18') is provided in the driveway. All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for first and second story additions to an existing single-unit dwelling and new attached garage (C.S. 25.57.010(a)(2) and (6));
- Hillside Area Construction Permit for a second story addition to an existing single-unit dwelling (C.S. 25.61.020);
- Special Permit for building height (36'-0" proposed where 30'-0" is the maximum allowed; Special Permit required for building height between 30' and 36') (C.S. 25.26.060(a)(1); and
- Special Permit for an attached garage (C.S. 25.26.035(a)).

1441 Alvarado Avenue**Lot Area:** 9,128 SF**Plans date stamped:** October 7, 2022

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr): (2nd flr): (attached garage):	45'-0" 63'-5" n/a	no change 63'-5" (to addition) 42'-3" ¹	15'-0" or block average 20'-0" or block average 25'-0"
Side (left): (right):	16'-2" 3'-8"	19'-2" (to garage) no change	7'-0" 7'-0"
Rear (1st flr): (2nd flr):	22'-8" 33'-0"	no change 22'-8"	15'-0" 20'-0"
Lot Coverage:	2,221 SF 24.3%	2,218 SF 24.3%	3,651 SF 40%
FAR:	2,906 SF 0.32 FAR	3,977 SF 0.44 FAR	4,021 SF ² 0.44 FAR
# of bedrooms:	3	5	---
Off-Street Parking:	0 covered ³ 1 uncovered (9' x 18')	2 covered (20' x 20') 1 uncovered (9' x 18')	2 covered (20' x 20') 1 uncovered (9' x 18')
Building Height:	41'-4" ⁴	36'-0 (to addition) ⁵	30'-0"
DH Envelope:	Complies ⁶	complies	C.S. 25.26.075

¹ Special Permit required for attached garage.² (0.32 x 9,128 SF) + 1,100 SF = 4,021 SF (0.44 FAR)³ Existing, nonconforming covered parking (none existing).⁴ Existing, nonconforming building height (41'-4" existing where 30'-0" is maximum allowed).⁵ Special Permit required for building height between 30' and 36' (36'-0" proposed).⁶ Existing second story encroaches into the DHE on the right side by 11 SF.**Summary of Proposed Exterior Materials:**

- **Windows:** fiberglass-clad windows
- **Doors:** wood entry door and wood garage door
- **Siding:** stucco
- **Roof:** clay roof tile
- **Other:** wrought-iron guardrail, wood rafter tails,

Staff Comments: None.

Design Review Criteria: The criteria for design review as established in Ordinance No. 1591 adopted by the Council on April 20, 1998 are outlined as follows:

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.

Required Findings for Hillside Area Construction Permit: Review of a Hillside Area Construction Permit by the Planning Commission shall be based upon obstruction by construction of the existing distant views of nearby properties. Emphasis shall be given to the obstruction of distant views from habitable areas within a dwelling unit (Code Sec. 25.61.060).

Required Findings for a Special Permit: In order to grant a Special Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) 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;
- (b) 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;
- (c) the proposed project is consistent with the residential design guidelines adopted by the city; and
- (d) 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, and the mitigation for the removal that is proposed is appropriate.

Michelle Markiewicz
Associate Planner

c. Joshua Larson, Larson Shores Architecture, applicant and architect

Attachments:

Application to the Planning Commission
Special Permit Applications
Notice of Public Hearing – Mailed October 14, 2022
Area Map