

City of Burlingame

Design Review

Item No. 9b
Design Review Study

Address: 209 Dwight Road

Meeting Date: April 25, 2022

Request: Application for Design Review for a first and second story addition to an existing single-unit dwelling.

Applicant and Architect: Jorge Carbonell, Carbonell

APN: 029-254-140

Property Owners: Melissa and Glen Kirk

Lot Area: 5,368 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot and contains an existing two-story single-unit dwelling with an attached garage totaling 1,941 SF (0.36 FAR). The applicant is proposing to add a first and second story addition at the rear of the house. The house is split-level so that the left side of the house is one-story with crawl space underneath and the right side of the house is two stories. A portion of the existing crawl space along the left side of the house would be converted into living area. The project proposes a total floor area of 2,815 SF (0.52 FAR) where 2,818 SF (0.52 FAR) is the maximum allowed (includes 24 SF covered porch exemption).

The existing house contains two bedrooms. With this application, the number of bedrooms would increase to four (family room on first floor does not count as a bedroom). Two parking spaces, one of which must be covered, are required for a four-bedroom house. The existing attached garage measures 12'-8" x 18'-11" (clear interior dimensions) and provides the required covered parking for the four-bedroom house; one uncovered parking space (9' x 20') is provided in the driveway. All other Zoning Code requirements have been met.

The applicant is requesting the following application:

- Design Review for a first and second story addition to an existing single-unit dwelling (C.S. 25.68.020 C.1.a).

209 Dwight Road

Lot Area: 5,368 SF

Plans date stamped: April 14, 2022

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Front Setbacks (1st flr): (2nd flr):	24'-4" 34'-1"	no change no change	15'-0" or block average 20'-0" or block average
Side Setbacks (left): (right):	5'-8" 8'-3"	5'-8" 8'-3"	4'-0" 4'-0"
Rear Setbacks (1st flr): (2nd flr):	39'-3" 39'-3"	20'-1" 20'-1"	15'-0" 20'-0"
Lot Coverage:	1,386 SF 25.8%	1,746 SF 32.5%	2,147 SF 40%
FAR:	1,941 SF 0.36 FAR	2,815 SF 0.52 FAR	2,818 SF ¹ 0.52 FAR
# of bedrooms:	2	4	---

¹ (0.32 x 5,368 SF) + 1100 SF = 2,818 SF (0.52 FAR)

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Off Street Parking:	1 covered (12'-8" x 18'-11") 1 uncovered (9' x 20')	no change	1 covered (9' x 18' for existing) 1 uncovered (9' x 18')
Building Height:	22'-5"	24'-1"	30'-0"
Declining Height Envelope:	complies	complies	C.S. 25.10.055 A.

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood with simulated true divided lites
- **Doors:** wood, aluminum sliding door
- **Siding:** stucco
- **Roof:** asphalt shingle

Staff Comments: None.

Design Review Criteria: The criteria for design review as established in Ordinance No. 2000 adopted by the City Council on December 6, 2021 are outlined as follows:

1. Consistency with any applicable design guidelines;
2. Compatibility of the architectural style with that of the existing character of the neighborhood;
3. Respect for the parking and garage patterns in the neighborhood;
4. Architectural style and consistency and mass and bulk of structures, including accessory structures;
5. Interface of the proposed structure with the structures on adjacent properties;
6. Landscaping and its proportion to mass and bulk of structural components; and
7. In the case of an addition, compatibility with the architectural style and character of the existing structure as remodeled.

Required Findings: Any decision to approve a Major Design Review application shall be supported by written findings addressing the criteria set forth in Chapter 25.68. In making such determination, the following findings shall be made:

1. The project is consistent with the General Plan and is in compliance with all applicable provisions of Title 25, all applicable design guidelines, all other City ordinances and regulations, and most specifically, the standards established in the Design Review Criteria above, as applicable.
2. The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development; and
3. The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.

'Amelia Kolokihakaufisi
Associate Planner

c. Jorge Carbonell, Carbonell, applicant and architect
Melissa and Glen Kirk, property owners

Attachments:

Application to the Planning Commission
Notice of Public Hearing – Mailed April 15, 2022
Area Map