

PROJECT LOCATION
1552 Alturas Drive



City of Burlingame

Design Review and Hillside Area Construction Permit

Address: 1552 Alturas Drive

Meeting Date: May 11, 2015

Request: Design Review and Hillside Area Construction Permit for a second story deck addition

Applicant and Owner: Bruce Carlton

APN: 027-021-270

Engineer: Eric Cox, Kembcon Engineers

Lot Area: 7,260

General Plan: Low Density Residential

Zoning: R-1

Environmental Review Status: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

Project Description: The subject property slopes down from the front property line to the rear property line, so that the existing house is single story at the front and two stories at the rear. There is an existing second story, uncovered deck at the rear of the house with three supports that extend to the ground.

The applicant proposes an addition to the deck that will extend both the length and width of the deck. The total proposed floor area is 3,141 SF (0.43 FAR), where 3,423 SF (0.47 FAR) is the maximum allowed (including the floor area under the deck measured between the posts and the rear wall of the house).

The exterior dimensions of the existing deck measure 24'-4" x 8'-8" (211 SF). The exterior dimensions of the proposed deck will be 37'-6" x 12'-8" (478 SF). The three existing support posts for the deck will remain in place and a fourth post will be added to support the new deck area. The overhang of the deck beyond the posts will be increased from 8 inches to 4'-10". The material for the deck floor and supports will remain painted wood, while the existing painted wood railings of the deck will be replaced with a painted steel top rail and stainless steel cables. There is no work proposed to the interior of the existing house. All other zoning code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a second story addition (C.S. 25.57.010 (a) (2)); and
- Hillside Area Construction Permit (C.S. 25.61.060).

1552 Alturas Dr.

Lot Area: 7,260

Plans date stamped: April 30, 2015

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Side (left): (right):	5'-0" ¹ 5'-0" ¹	No change 8'-4" to new deck support	6'-0" 6'-0"
Rear (1st flr): (2nd flr):	32'-0" 32'-0"	No change 27'-2" (measured to end of deck)	15'-0" 20'-0"
Lot Coverage:	2,176 SF 30%	2,442 SF 34%	2,904 SF 40%
FAR:	3,048 SF 0.42 FAR	3,141 SF 0.43 FAR	3,423 SF ² 0.47 FAR

	EXISTING	PROPOSED	ALLOWED/REQ'D
# of bedrooms:	4	No change	---
Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	No change	1 covered (10' x 20') 1 uncovered (9' x 20')
DH Envelope:	complies	complies	CS 25.26.075

¹ Existing, non-conforming side setbacks to the first floor walls.

² (0.32 x 7,260SF) + 1100 SF = 3423 SF (0.47 FAR)

Staff Comments: See attached memos from the Chief Building Official, Fire Division, Engineering Division, Parks Division, and Stormwater Division.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on April 27, 2015, the Commission had several comments regarding this project and voted to place this item on the regular action calendar when all information has been submitted and reviewed by the Planning Division (see attached April 27, 2015 Planning Commission Minutes).

The applicant submitted a response letter, including photographs and exhibits, dated May 1, 2015, and revised plan sheets date stamped April 29, 2015, to address the Planning Commission’s comments. Listed below are the Commission’s comments and responses by the applicant.

1. Have you reached out to the downhill neighbors to make them aware of the project?

- The response letter dated May 1, 2015, details the exchange of information between the applicant and the owners of the two downhill properties at 1545 La Mesa and 1560 Alturas Drive.

2. Commissioners visiting site could not gain access to the house next door at 1548 Alturas (to the right of the subject property), but it appears there is a possible view issue from one or two windows on the left side of the neighboring house or from the existing deck at that house?

- The applicant has submitted photographs taken from the interior of the house at 1548 Alturas Drive and the response letter details the information exchanged between the applicant and the property manager for 1548 Alturas Drive. The property manager confirms in an email that she has made the property owner, who lives abroad, aware of the proposed project and that the owner does not object (see Exhibit #3).

3. The Site Plan should show all the trees on the property.

- Sheet P4 has been revised to indicate all the trees on the site, including those that are not of protected size.

4. Planning Staff required a revision the printing on Sheet P2.

- The engineer submitted clean copies of Sheet P2.

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).

Suggested Findings for Hillside Area Construction Permit: That the proposed uncovered deck addition at the rear of the house does not extend beyond the plan of the existing exterior side wall of the house, that the deck extension is located behind and to the right of the view corridor for the neighboring property on the right, that the deck extension is uphill from the neighboring properties to the rear, and for these reasons the project does not obstruct distant views from habitable areas with nearby dwelling units and therefore the project may be found to be compatible with hillside area construction permit criteria.

Planning Commission Action:

The Planning Commission should conduct a public hearing on the application, and consider public testimony and the analysis contained within the staff report. Action should include specific findings supporting the Planning Commission's decision, and should be affirmed by resolution of the Planning Commission. The reasons for any action should be stated clearly for the record. At the public hearing the following conditions should be considered:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped April 1, 2015, sheets P1, P2.5, P3, and P5 and date stamped April 29, 2015, sheets P2 and P4;
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 the conditions of the Engineering Divisions February 23, 2015 memo, the Building Division's February 26, 2015 memo, the Parks Division's March 6, 2015 memo, the Fire Division's February 23, 2015 memo, and the Stormwater Divisions February 25, 2015 memo shall be met;
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 or 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, 2013 Edition, as amended by the City of Burlingame; and

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

11. 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.

Erika Lewit
Senior Planner

c. Bruce Carlton, applicant

Attachments:

Applicant's Response to Commission's comments, dated May 1, 2015, including photographs and exhibits
Minutes from April 27, 2014 Planning Commission Design Review Study Meeting
Received After Letters, date stamped April 27, 2015 (3 letters)
Application to the Planning Commission
Staff Comments
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed May 1, 2015
Aerial Photo