

City of Burlingame

Design Review and Hillside Area Construction Permit

Address: 1552 Alturas Drive

Meeting Date: April 27, 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

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 1, 2015

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Side (left):	5'-0" ¹	No change	6'-0"
(right):	5'-0" ¹	8'-4" to new deck support	6'-0"
Rear (1st flr):	32'-0"	No change	15'-0"
(2nd flr):	32'-0"	27'-2" (measured to end of deck)	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
# of bedrooms:	4	No change	---

	EXISTING	PROPOSED	ALLOWED/REQ'D
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 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).

Erika Lewit
Senior Planner

c. Bruce Carlton, applicant

Attachments:

- Application to the Planning Commission
- Staff Comments
- Notice of Public Hearing – Mailed April 17, 2015
- Aerial Photo