

City of Burlingame
*Design Review and
Hillside Area Construction Permit*

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

Address: 2669 Martinez Drive

Meeting Date: August 8, 2022

Request: Application for Design Review and Hillside Area Construction Permit for a second story addition to an existing single-unit dwelling.

Applicant and Designer: David Kuoppamaki

APN: 025-083-050

Property Owners: Grace and Larry Ngai

Lot Area: 11,125 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot that contains an existing two-story single-unit dwelling and an attached two-car garage. The lot slopes downward approximately 4'-0" from the front to the rear of the lot and has a cross slope that slopes upward approximately 9'-0" from left to right. The applicant is proposing an addition to the main floor (considered a second story) at the rear of the house; the existing second floor deck would be demolished to accommodate the proposed addition. The proposed house would have a total floor area of 4,540 SF (0.41 FAR) where 4,660 SF (0.42 FAR) is the maximum allowed (includes covered porch exemption).

The subject property is located within the Hillside Overlay Zone. Code Section 25.20.040 states that hillside development shall be designed to preserve existing distant views. View preservation shall be limited to obstruction of distant views to San Francisco Bay, the San Francisco Airport, and Mills Canyon from primary indoor living areas (living rooms and family rooms) (Code Section 25.20.040(B)).

The existing house contains five bedrooms and with this project, there is no increase in the number of bedrooms. Three parking spaces, two of which must be covered, are required on-site. Two covered parking spaces are provided in the attached garage (24'-11" wide x 20'-1" 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 a second story addition to an existing single-unit dwelling (C.S. 25.68.020(C)(1)(b)); and
- Hillside Area Construction Permit for a second story addition to an existing single-unit dwelling (C.S. 25.70.020(A)).

This space intentionally left blank.

2669 Martinez Drive

Lot Area: 11,125 SF

Plans date stamped: June 24, 2022

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr): (2nd flr):	10'-8" (to porch) 18'-3"	no change no change	15'-0" ¹ 15'-0" ¹
Side (left): (right):	9'-9" 9'-9"	no change 29'-11"	7'-0" 7'-0"
Rear (1st flr): (2nd flr):	51'-10" 51'-10" (to deck)	no change 51'-10"	15'-0" 20'-0"
Lot Coverage:	2,758 SF 24.8%	2,865 SF 25.8%	4,450 SF 40%
FAR:	3,790 SF 0.34 FAR	4,540 SF 0.41 FAR	4,660 SF ² 0.42 FAR
# of bedrooms:	5	no change	---
Off-Street Parking:	2 covered (24'-11" wide x 20'-1" deep clear interior) 1 uncovered (9' x 18')	no change	2 covered (18' x 18' for existing conditions) 1 uncovered (9' x 18')
Building Height:	21'-1"	16'-10" at addition	30'-0"
DH Envelope:	complies	complies	C.S. 25.10.055(A)(1)

¹ The subject property is located within the Mills Estate No. 7 Subdivision which has a build setback line of 15'-0" and supersedes the front setback regulations of the Zoning Code.

² (0.32 x 11,125 SF) + 1,100 SF = 4,660 SF (0.42 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** vinyl
- **Doors:** wood entry door and wood garage door
- **Siding:** stucco
- **Roof:** composition shingles
- **Other:** brick chimney

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 for Design Review: 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.

Required Findings for Hillside Area Construction Permit: Any decision to approve a Hillside Area Construction Permit application pursuant to Code Section 25.20.040 and Chapter 25.70 shall be supported by written findings. In making such determination, the following findings shall be made:

1. The project is consistent with the purpose of the Hillside Overlay Zone.
2. The project complies with the development standards found in Section 25.20.040.B through I.
3. The placement of the proposed construction does not have a substantial impact on adjacent properties or on the character of the immediate neighborhood.

'Amelia Kolokihakaufisi
Associate Planner

c. David Kuoppamaki, applicant and designer

Attachments:

Application to the Planning Commission
Hillside Area Construction Permit Application
Notice of Public Hearing – Mailed July 29, 2022
Area Map