

City of Burlingame

Design Review, Special Permit, and Minor Use Permit

Item No. 9b
Design Review Study

Address: 1317 Paloma Avenue

Meeting Date: September 12, 2022

Request: Application for Design Review, Special Permit for first and second story plate heights, and Minor Use Permit for detached garage plate height for a new, two-story single-unit dwelling and detached garage.

Applicant and Designer: Ardalan Djalali, Ardalan Djalali

Property Owner: Behzad Hadjian

General Plan: Low Density Residential

APN: 026-085-100

Lot Area: 5,997 SF

Zoning: R-1

Project Description: The subject property is an interior lot and contains an existing single-unit dwelling and a detached garage. The applicant proposes to demolish the existing single-unit dwelling and detached garage and build a new, two-story single-unit dwelling and detached garage. The total proposed floor area would be 3,315 SF (0.55 FAR) where 3,419 SF (0.57 FAR) is the maximum allowed (includes covered porch exemption).

The applicant is requesting a Special Permit for a 9'-6" plate height on the first floor of the house (where 9'-0" is the maximum allowed) and an 8'-6" plate height on the second floor (where 8'-0" is the maximum allowed). The applicant is also requesting a Minor Use Permit for a 9'-7" plate height on the detached garage where 9'-0" is the maximum allowed.

There would be a total of four bedrooms in the proposed single-unit dwelling. Two parking spaces, one of which must be covered, are required for a four-bedroom house. The proposed detached garage provide two covered parking spaces (20'-4" x 20'-4" clear interior dimensions) and one uncovered space (9' x 18') is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a new, two-story single-unit dwelling and detached garage (C.S. 25.68.020(C)(1)(a));
- Special Permit for first and second story plate heights (9'-6" first floor plate height proposed where 9'-0" is allowed; 8'-6" second floor plate height proposed where 8'-0" is allowed) (C.S. 25.10.030 and 25.10.035(6)); and
- Minor Use Permit for garage plate height (9'-7" plate height proposed where 9'-0" is the maximum allowed) (C.S. 25.31.020(C)(8)(a)).

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1317 Paloma Avenue**Lot Size: 5,997 SF****Plans date stamped: August 23, 2022**

	PROPOSED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr):	20'-2" (to covered porch) 24'-0"	20'-2" (block average) 20'-2"
Side Setback (left): (right):	12'-6" 4'-0"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	46'-7" 47'-3"	15'-0" 20'-0"
Lot Coverage:	2,148 SF 36%	2,399 SF 40%
FAR:	3,315 SF 0.55 FAR	3,419 SF ¹ 0.57 FAR
# of bedrooms:	4	---
Off-Street Parking:	2 covered (20'-4" x 20'-4" clear interior dimensions) 1 uncovered (9' x 18')	1 covered (10' wide x 18' deep) 1 uncovered (9' x 18')
Building Height:	28'-4"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-6" ² 8'-6" ²	9'-0" 8'-0"
DH Envelope:	Complies	C.S. 25.10.055(A)(1)
Accessory Structure Plate Height:	9'-6" ³	9'-0"

¹ (0.32 x 5,997 SF) + 1,100 SF + 400 SF = 3,419 SF (0.57 FAR)² Special Permit required for first and second story plate heights on main dwelling.³ Minor Use Permit required for plate height on detached garage.**Summary of Proposed Exterior Materials:**

- **Windows:** clad wood
- **Doors:** wood doors with tempered glass, aluminum and glass garage doors
- **Siding:** board and batten fiber cement, fiber cement horizontal siding
- **Roof:** asphalt composition shingles
- **Other:** decorative paint wood corbel, wood truss, wood trim, fiberglass shutter, stone 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 a Special Permit: Any decision to approve a Special Permit application in the R-1 zoning district pursuant to Chapter 25.78 shall be supported by written findings. In making such determination, the following findings shall be made:

1. 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 well-defined character of the street and neighborhood;
2. The variety of roof line, façade, exterior finish materials, and elevations of the proposed new structure or addition are consistent with the existing structure, street, and neighborhood;
3. The proposed project is consistent with the residential design guidelines adopted by the City; and
4. 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 that the mitigation for the removal that is proposed is consistent with established City policies and practices.

Findings for a Minor Use Permit: In order to grant a Minor Use Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.66.060, A-E):

- A. The proposed use is consistent with the General Plan and any applicable specific plan.
- B. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.
- C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.
- D. The site is physically suitable in terms of:

1. Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;
 2. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;
 3. Public protection services (e.g., fire protection, police protection, etc.); and
 4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).
- E. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.

Fazia Ali
Assistant Planner

- c. Ardalan Djalali, Ardalan Djalali, applicant and designer
Behzad Hadjian, property owner

Attachments:

Application to the Planning Commission
Special Permit Application
Minor Use Permit Application
Notice of Public Hearing – Mailed September 2, 2022
Area Map