

City of Burlingame

Design Review

Item No. 10c
Design Review Study

Address: 1460 Balboa Avenue

Meeting Date: May 22, 2023

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

Applicant and Architect: Tim Raduenz, Form One

APN: 026-013-330

Property Owners: Kali Tileston and Trevor Tileston

Lot Area: 7,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot with an existing two-story, single-unit dwelling and an attached garage. The existing house is split-level. The proposed project includes additions on the first floor and lower level at the rear of the house (proposed addition is two stories in height). The floor area would increase from 2,421 SF (0.35 FAR) to 3,190 SF (0.46 FAR) where 3,340 SF (0.48 FAR) is the maximum allowed (includes a 17 SF covered porch exemption).

With this application, the number of bedrooms in the main dwelling would remain at 4 (office qualifies as a potential bedroom). Per C.S. 25.48.030(L)(3)(a), no parking is required for the ADU because it is located within one-half mile walking distance of public transit. In addition, per C.S. 25.48.030(L)(5), when a garage is converted with the construction of an ADU, those off-street parking spaces are not required to be replaced. Therefore, the proposed project has no covered parking requirement. One uncovered parking space (9' x 18') is required for the main dwelling and is provided in the driveway. Therefore, the project complies with off-street parking requirements. All other Zoning Code requirements have been met.

Accessory Dwelling Unit (ADU)

This project includes an attached accessory dwelling unit (1000 SF) attached to the main dwelling. Review of the ADU application is administrative only and is not reviewed by the Planning Commission. Staff has determined that the ADU complies with the ADU regulations.

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)(b)).

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1460 Balboa Avenue**Lot Area:** 7,000 SF**Plans date stamped:** May 10, 2023

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Front Setbacks (1st flr): (2nd flr):	24'-2" 29'-5"	no change no change	15'-0" or block average 20'-0" or block average
Side Setbacks (left): (right):	5'-1" 4'-3"	5'-1" (to addition) 4'-3" (to addition)	4'-0" 4'-0"
Rear Setbacks (1st flr): (2nd flr):	62'-9" 62'-9"	60'-1" (to addition) 60'-1" (to addition)	15'-0" 20'-0"
Lot Coverage:	1,559 SF 23%	1,988 SF 28%	2,800 SF 40%
FAR:	2,421 SF 0.35 FAR	3,190 SF 0.46 FAR	3,340 SF ¹ 0.48 FAR
# of bedrooms:	4	no change	---
Off-Street Parking:	1 covered (8'-5" x 18') ² 1 uncovered (9' x 18')	0 covered 1 uncovered (9' x 18')	0 covered ³ 1 uncovered (9' x 18')
Plate Height: (lower flr): (1st flr): (2nd flr):	8'-6" 7'-6"/8'-6" 8'-0"	9'-0" 9'-0" no change	9'-0" 9'-0" 8'-0"
Building Height:	25'-2½"	no change	30'-0"
Declining Height Envelope:	does not comply	complies	C.S. 25.10.55(A)(1)

¹ (0.32 x 7,000) + 1,100 SF = 3,340 SF (0.48 FAR)² Existing nonconforming covered parking space width.³ When a garage is converted with the construction of an ADU, those off-street parking spaces are not required to be replaced.**Summary of Proposed Exterior Materials:**

- **Windows:** aluminum clad wood windows
- **Doors:** wood front entry door and garage doors
- **Siding:** stucco
- **Roof:** tile roof
- **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.

Fazia Ali
Assistant Planner

c. Tim Raduenz, Form One, applicant and designer
Kali Tileston and Trevor Tileston, property owners

Attachments:

Application to the Planning Commission
Notice of Public Hearing – Mailed May 12, 2023
Area Map