

City of Burlingame

Hillside Area Construction Permit

Item No. 6a
Study Item

Address: 2829 Las Piedras Drive

Meeting Date: October 12, 2021

Request: Application for a Hillside Area Construction Permit for a first floor addition to an existing single family dwelling.

Applicant and Property Owner: Mark and Emily Karbarz

APN: 025-072-190

Designer: Deepak Patankar, Architect

Lot Area: 7,900 SF

General Plan: Low Density Residential

Zoning: R-1

Background: The Planning Division processed the Hillside Area Construction Permit per C.S. 25.61.020 and mailed the public notice and reduced plans for neighborhood review on August 31, 2021. On September 4, 2021 a request for review of the Hillside Area Construction Permit by the Planning Commission was submitted by the neighbor at 2833 Las Piedras Drive. A second letter of concern was submitted on September 13, 2021 by the same neighbor requesting that physical dimensions be provided (see attached letters).

Project Description: The existing one-story house (with a lower level basement) contains 2,836 SF (0.35 FAR) of floor area and has four bedrooms. The applicant is proposing a 178 SF first floor addition at the front of the house. With the addition, the floor area would increase to 3,014 SF (0.38 FAR) where 3,628 SF (0.45 FAR) is the maximum allowed.

The subject property is an interior lot located in the Hillside Area. Code Section 25.61.020 of the Burlingame Municipal Code states that no new structure or any addition to all or a portion of an existing structure shall be constructed within the affected area without a Hillside Area Construction Permit.

With this application, the number of bedrooms would be increasing from four to five. A minimum of three parking spaces, two of which must be covered, are required for a five-bedroom single family dwelling. The existing garage provides clear interior dimensions of 18'-8" wide x 19'-7" deep and meets the minimum required dimensions for a two-car garage (18'-0" x 18'-0" clear interior dimensions for an existing garage); one uncovered space, 9'-0" x 20'-0" is provided in the driveway. Therefore, the project complies with the current parking code requirements. All other Zoning Code requirements have been met.

The applicant requests the following application:

- Hillside Area Construction Permit for a first floor addition to an existing single family dwelling (C.S. 25.61.020);

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2829 Las Piedras Drive

Lot Area: 7,900 SF

Plans date stamped: September 13, 2021

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front:	34'-8"	20'-2" to addition	15' (or block average)
Side (left): (right):	5'-4" * 18'-2"	no change 17'-0" to addition	7'-0" 7'-0"
Rear:	15'-8"	no change	15'-0"
Lot Coverage:	2,836 SF 36%	3,014 SF 38%	3,160 SF 40%
FAR:	2,836 SF 0.36 FAR	3,014 SF 0.38 FAR	3,628 SF ¹ 0.45 FAR
# of bedrooms:	4	5	---
Off-Street Parking:	2 covered (18'-8" x 19'-7" clear interior) 1 uncovered (9' x 20')	no change	2 covered (18' x 18' clear interior) 1 uncovered (9' x 20')
Building Height:	16'-8" above existing adjacent grade at addition	no change	30'-0"
DH Envelope:	n/a	n/a	C.S. 25.26.075

* Existing nonconforming left side setback.

¹ (0.32 x 7,900 SF) + 1,100 SF = 3,628 SF (0.45 FAR)

Staff Comments: None.

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).

Fazia Ali
Assistant Planner

- c. Mark and Emily Karbarz, applicants and property owners
Deepak Pantankar, Architect

Attachments:

Application to the Planning Commission

Letter and Attachment submitted by Kim Chew, dated September 4, 2021 and September 13, 2021

Notice of Public Hearing – mailed October 1, 2021

Area Map