

City of Burlingame
Design Review and Special Permit

Item No. 9b
Design Review Study

Address: 2112 Carmelita Avenue

Meeting Date: October 25, 2021

Request: Application for Design Review and a Special Permit for building height for a new, two-story single family dwelling and detached garage.

Applicant and Architect: Jeanne Davis, Davis Architecture
Property Owners: Cristina and Alexey Abrahams
General Plan: Low Density Residential

APN: 027-360-180
Lot Area: 5,425 SF
Zoning: R-1

Project Description: The subject property is an interior lot. The applicant is proposing to demolish the existing one-story single family dwelling and detached garage and build a new, two-story single family dwelling and detached garage. With the proposed project the total floor area would be 3,107 SF (0.57 FAR) where 3,128 SF (0.58 FAR) is the maximum allowed (includes covered porch exemption).

The proposed dwelling would have four bedrooms. Two parking spaces are required on-site, one of which must be covered. One covered space is provided in the detached garage (10' x 20' clear interior dimensions) and one uncovered parking space (9' x 20') is provided in the driveway leading to the garage

The applicant is requesting a Special Permit for the proposed building height of 31'-5", where a Special Permit is required for a height between 30 and 36 feet.

The proposed on-site landscaping includes two, 24-inch box size landscape trees, which meets the landscaping requirements for the proposed floor area ratio on the site. All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a new, two-story single family dwelling and detached garage (C.S. 25.57.010); and
- Special Permit for building height (31'-5" proposed where 30'-0" is the maximum allowed; Special Permit required for building heights between 30'-36') (C.S. 25.26.060 (a)(1)).

2112 Carmelita Ave

Lot Area: 5,425 SF

Plans date stamped: October 12, 2021

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr): (2nd flr):	18'-10" 20'-10"	18'-10" (block average) 20'-0"
Side (left): (right):	4'-2" 11'-6"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	35'-1" 37'-1"	15'-0" 20'-0"
Lot Coverage:	2,103 SF 39%	2,170 SF 40%

2112 Carmelita Ave**Lot Area:** 5,425 SF**Plans date stamped:** October 12, 2021

	PROPOSED	ALLOWED/REQUIRED
<i>FAR:</i>	3,107 SF 0.57 FAR	3,128 SF ¹ 0.58 FAR
<i># of bedrooms:</i>	4	---
<i>Off-Street Parking:</i>	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
<i>Building Height:</i>	31'-5" ²	Special Permit required C.S. 25.26.060(a)(1)
<i>Declining Height Envelope:</i>	complies	C.S. 25.26.075

¹ (0.32 x 5,425 SF) + 1100 SF = 3,128 SF (0.58 FAR).² Special Permit required for a proposed height between 30-36 feet (31'-5" proposed).**Summary of Proposed Exterior Materials:**

- **Windows:** aluminum clad wood with simulated true divided lites
- **Doors:** wood front door and garage door
- **Siding:** wood shingles with mitered corners
- **Roof:** composition asphalt single roofing
- **Other:** wood dentil blocks, brackets porch columns and railings

Staff Comments: None.

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 a Special Permit: In order to grant a Special Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) 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 existing street and neighborhood;

- (b) the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood;
- (c) the proposed project is consistent with the residential design guidelines adopted by the city; and
- (d) 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 the mitigation for the removal that is proposed is appropriate.

Erika Lewit
Senior Planner

c. Jeanne Davis, applicant and architect

Attachments:

Application to the Planning Commission
Special Permit Application
Notice of Public Hearing – Mailed October 15, 2021
Area Map