

City of Burlingame
Design Review and Special Permit

Item No. 9b
Design Review Study

Address: 2229 Adeline Drive

Meeting Date: July 11, 2022

Request: Application for Design Review and Special Permit for Declining Height Envelope for a two and a half story addition to an existing single-unit dwelling.

Applicant and Designer: Form One, Tim Raduenz

APN: 027-161-160

Property Owners: Cameron and Shannon Foster

Lot Area: 5,190 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot which slopes down approximately four feet between the front and rear property lines. Due to this slope, the existing house has three separate living levels, consisting of a lower level (at the rear only), a main living (1st floor at front) and a second floor. The existing single-unit dwelling has four bedrooms and is 2,727 SF in floor area, including a detached garage.

The applicant is proposing a rear addition to all living levels. The lower floor addition would include an expansion at the rear of the house. This space is currently used as a den and would be converted to an accessory dwelling unit (ADU). The proposed addition also includes a small expansion to the main living level at the rear onto the existing rear deck, as well as a second story addition that would be located at the rear of the existing second story. There is no construction or changes proposed to the existing detached garage. While the proposed addition would add approximately 500 SF at the rear, because the lower floor would be converted to an ADU and that square footage is not counted toward the overall FAR, the total floor area is being reduced with the proposed addition from 2,727 SF (0.50 FAR) to 2,624 SF (0.50 FAR) where 3,160 SF (0.60 FAR) is the maximum allowed.

With this application, the number of bedrooms would remain at four. Two parking spaces, one of which must be covered, are required on site. The existing detached garage has two separate garage doors for two covered off-street spaces. However, because the interior dimensions measure 17'-7" wide by 22'-6" deep (18' x 18' clear interior dimensions required for an existing two-car garage), the existing detached garage is only counted as a one-car garage; one uncovered parking space (9' x 18') is provided in the driveway.

The existing left side of the second floor currently encroaches into the declining height envelope along the left side. Given the downward slope on the property, the proposed second floor addition would continue this encroachment into the declining height envelope. Therefore, the application includes a request for a Special Permit for Declining Height Envelope since 169 SF of the left side of the proposed second floor addition would encroach into the declining height envelope.

Accessory Dwelling Unit (ADU)

This project includes building a new attached 467 SF ADU by converting a portion of the existing lower level and by adding 174 SF at the rear of the lower floor to accommodate the new ADU. 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 regulations in Code Section 25.48.030 (Accessory Dwelling Units). Among those regulations is an exemption from both lot coverage and FAR for ADUs that are 850 SF or less in size. Therefore, this proposed attached ADU did not count towards the overall lot coverage or FAR for this project.

The applicant is requesting the following applications:

- Design Review for a two and a half story addition to an existing single-unit dwelling (C.S. 25.68.020(C)(1)(b)); and

- Special Permit for Declining Height Envelope (DHE) along the left side of the house (169 SF of the proposed addition would extend beyond the DHE) (C.S. 25.10.055).

2229 Adeline Drive

Lot Area: 5,190 SF

Plans date stamped: June 29, 2022

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front (Lower flr):	N/A	No change	15'-0"
(Main flr):	15'-0"	No change	15'-0"
(Upper flr):	35'-10" *	No change	20'-0"
Side (left):	4'-3"	4'-3" to add main / upper addtn & 7'-3"	4'-0
(right):	10'-2" *	No change	4'-0
Rear (Lower flr):	48'-1"	40'-9"	15'-0"
(Main flr):	48'-1"	31'-5"	20'-0"
(Upper flr):	48'-1"	40'-9"	20'-0"
Lot Coverage:	1,822 SF 35.0%	1,948 SF 38%	2,760 SF 40%
FAR:	2,727 SF 0.50 FAR	(3,212 SF – 588 SF ADU) = 2,624 SF 0.50 FAR	3,160 SF ¹ 0.60 FAR
# of bedrooms:	4	No change	---
Off-Street Parking:	1 covered (17'-7" x 22'-6" clear interior) 1 uncovered (9' x 18')	No change	1 covered (9' x 18' clear interior for existing) 1 uncovered (9' x 20')
Building Height:	28'-0"	No change (New height < E @ 26'-7")	30'-0"
Plate Height			
(1st flr):	8'-3"	8'-3" (matching)	9'-0"
(2nd flr):	8'-4"	8'-4" (matching)	8'-0"
DH Envelope:	Encroachment ²	Special Permit requested for DHE encroachment on left side ³	C.S. 25.10.055

¹ (0.32 x 5,190 SF) + 1,100 SF + 400 SF = 3,160 SF (0.60 FAR).

² Existing nonconforming DHE along left side.

³ Special Permit requested for Declining Height Envelope (169 SF encroachment into the DHE on left side of house).

Staff Comments: While the new Zoning Code requires a Special Permit for upper floor plate heights exceeding 8'-0" (C.S. 25.10.035(A)(6)), staff has made a determination that a Special Permit would not be required for second floor additions where the plate height of the addition matches the existing plate height up to 8'-6" above second floor. This will be incorporated into the Zoning Code with the next code update.

Summary of Proposed Exterior Materials:

- **Windows:** Wood clad windows with simulated true divided lites with wood trim around windows.
- **Siding:** Stucco.
- **Roof:** Terracotta barrel tiles.
- **Other:** Wood railing and wood decking.

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.

Catherine Keylon
Senior Planner

- c. Form One – Tim Raduenz, applicant and architect

Attachments:

Application to the Planning Commission
Special Permit Application
Notice of Public Hearing – Mailed July 1, 2022
Area Map