



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 6b	Hearing Date: January 27, 2025
Project No.	DSR23-0028
Applicants and Property Owners	Alex and Andrea Zider
Architect	Nyhus Design Group, Eric Nyhus
Staff	Catherine Keylon, Senior Planner
Location	723 Acacia Drive APN: 029-043-150
General Plan Designation	Low Density Residential
Zoning	R-1 (Low Density Residential)

PROJECT DESCRIPTION

Review of an application for Major Design Review and Special Permit for height for a second story addition to an existing single-unit dwelling in the R-1 (Low Density Residential) zoning district.

RECOMMENDATION

Staff recommends the Planning Commission, by resolution, approve Major Design Review and Special Permit as conditioned.

BACKGROUND

The subject property is an interior, upsloping lot with an existing single-unit dwelling and a detached garage. The applicant is proposing to expand the existing second floor and remove a storage room at the rear of the detached garage. The proposed floor area is 3,475 SF (0.52 FAR) where 3,611 SF (0.54 FAR) is the maximum allowed (includes covered porch and basement exemptions).

There are a total of four bedrooms in the existing house. With this application, the number of bedrooms would increase from four to six; the study room on the ground floor meets the code definition of a bedroom. Three parking spaces, two of which must be covered, are required for a six-bedroom house. The existing detached garage measures 17'-8" wide x 22'-8" deep (clear interior dimensions) and falls short of the required 18'-0" width that is allowed for a two-car garage. Since the existing garage only has an interior width of 17'-8", it only counts as one covered parking space. Staff would note that the driveway is approximately 90 feet in length and can provide uncovered parking for up to five vehicles.

The applicant is applying AB 2097, which prevents jurisdictions from enforcing a minimum parking requirement for development on any property that is within one-half mile of a major public transit stop, including bus stops along the El Camino Real Corridor. Since the project site is located within one-half mile of a bus stop along El Camino Real, a Parking Variance for a second covered parking space is not required under AB 2097.

A Special Permit is requested for the overall building height (Special Permit required for building height between 30 and 36 feet). With the proposed second floor addition the proposed height (measured from average top of curb elevation) would be 32'-1", where the maximum height allowed without a Special Permit is 30'-0". Staff would note that the existing finished floor is located 7'-11" above average top of curb.

The project site contains two existing trees which will remain. Mayne Tree Expert Company, Inc. prepared an arborist report, dated September 24, 2024, for the project and is included as an attachment for reference. Based on the proposed floor area, a minimum of three landscape trees are required on-site. Two existing landscape trees on-site count towards this requirement. The third required tree is unable to be planted due to the location of on-site underground utilities. The Parks Department has approved payment of an in-lieu fee of \$1,500 to meet this requirement. There are two Sycamore Maple street trees located in the front planter strip which will remain.

The applicant is requesting the following applications:

- Major Design Review for a second story addition to an existing single-unit dwelling (C.S. 25.68.020 (C)(1)(b)); and
- Special Permit for height (32'-1" proposed where 30'-0" is the maximum allowed) (C.S. 25.78.020 (A)(3)).

January 13, 2025 Planning Commission Meeting

At the Planning Commission study meeting on January 13, 2025, the proposed project was well received by the Planning Commission and they voted to place this item on the Consent Calendar with no changes recommended to the plans.

ANALYSIS

The project has been designed to accordance with the Residential Design Guidelines and R-1 zoning district development standards, with the exception of the building height. The proposed second story addition will be integrated into the design of the existing house with the use of quality materials and architectural elements. The addition does not appear tacked onto the existing house, but matches the mass and bulk of the existing structure and is also complimentary to the context of the other homes on the block.

Given the existing raised finished floor (7'-11" above average top of curb), large crawlspace below, and upsloping lot, the request for a Special Permit for height is warranted.

Table 1: Project Information

	EXISTING	PROPOSED	ALLOWED/REQ'D
Front Setbacks (1st flr): (2nd flr):	25'-11" 42'-9"	no change 29'-2"	15'-0" or block average 20'-0"
Side Setbacks (left): (right):	6'-4" 12'-6"	5'-4" 12'-11"	4'-0" 4'-0"
Rear Setbacks (1st flr): (2nd flr):	38'-11" 38'-11"	no change	15'-0" 20'-0"
Lot Coverage:	2,195 SF 33.2%	2,118 SF ¹ 32%	2,640 SF 40%

	EXISTING	PROPOSED	ALLOWED/REQ'D
FAR:	2,929 SF 0.44 FAR	3,475 SF 0.52 FAR	3,611 SF ² 0.54 FAR
# of bedrooms:	4	6	---
Off-Street Parking:	1 covered ³ (17'-8" x 22'-8") 1 uncovered (12'-11" x 18'-0")	no change ³	2 covered (18' x 18') 1 uncovered (9' x 18')
Building Height:	25'-10"	32'-1" ⁴	30'-0"
Plate Height (1st flr): (2nd flr):	7'-10" – 9'-0" 6'-5" – 7'-10"	no change 8'-0"	9'-0" 8'-0"
Declining Height Envelope:	complies	complies	C.S. 25.10.055

- ¹ Lot coverage has been reduced with the proposed project because the existing garage is being modified with removal of the rear storage area.
- ² (0.32 x 6,600 SF) + 1,100 SF + 398.52 SF = 3,611 SF (0.54 FAR)
- ³ Applying AB 2097; property is located within one-half mile of public transit and therefore not required to comply with parking requirements.
- ⁴ Special Permit requested for height (32'-1" proposed where 30'-0" is the maximum allowed).

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood windows with simulated true divided lites
- **Doors:** wood doors
- **Siding:** wood shingles on first floor to remain; fiber cement shingles proposed on second floor
- **Roof:** asphalt shingles

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.

Environmental Review

The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

Attachments:

Area Map
Arborist Report
Resolution
Proposed Plans, dated December 5, 2024