

# City of Burlingame

Design Review

Item No. 9b  
Design Review Study

**Address:** 912 Linden Avenue

**Meeting Date:** October 24, 2022

**Request:** Application for Design Review for a new, two-story single-unit dwelling and attached garage.

**Applicant:** Anna Felver, Thomas James Homes

**APN:** 026-251-270

**Architect:** KTG Architecture and Planning

**Lot Area:** 5,660 SF

**Property Owner:** SF21G, LLC (Thomas James Homes)

**Zoning:** R-1

**General Plan:** Low Density Residential

**Project Description:** The subject property is an interior lot that contains an existing one-story single-unit dwelling with an attached garage. The applicant is proposing to demolish all structures on the site and build a new, two-story single-unit dwelling and new attached one-car garage. The project proposes a total floor area of 2,907 SF (0.51 FAR) where 2,911 SF (0.51 FAR) is the maximum allowed (includes 88 SF front porch exemption).

The new dwelling would contain three bedrooms. Two parking spaces, one of which must be covered, are required for a three-bedroom house. The new attached garage measures 12'-6" x 21'-0" (clear interior dimensions) and provides the required covered parking; one uncovered parking space (9' x 18') is provided in the driveway. Per Code Section 25.10.035(1), a Special Permit is not required for replacement of an existing attached garage.

There are two existing landscape trees on site; an existing protected-size Redwood tree (42-inch diameter) which would remain and an existing non-protected size Yucca tree (5-inch diameter) which would be removed. With this project, six new 24-inch box landscape trees and one 24-inch box fruit tree are proposed for a total of eight trees on site (existing to remain and new). A Certified Arborist Report, prepared by HMM on June 2, 2022, is included in the attachments for reference.

## Accessory Dwelling Unit

This project includes an attached ADU (419 SF) within the main dwelling and located at the front, right side of the 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 new, two-story single-unit dwelling and attached garage (C.S. 25.68.020 (C)(1)(a)).

**912 Linden Avenue**

**Lot Area:** 5,660 SF

**Plans date stamped:** October 12, 2022

	PROPOSED	ALLOWED/REQUIRED
<b>Front Setbacks (1st flr):</b> <b>(2nd flr):</b>	16'-4" 29'-11"	16'-4" (block average) 20'-0"
<b>Attached garage:</b>	28'-1"	25'-0"
<b>Side Setbacks (left):</b> <b>(right):</b>	5'-0" 7'-0"	4'-0" 4'-0"

	PROPOSED	ALLOWED/REQUIRED
<b>Rear Setbacks (1st flr):</b> <b>(2nd flr):</b>	23'-7" 23'-7"	15'-0" 20'-0"
<b>Lot Coverage:</b>	1,717 SF 30.3%	2,264 SF 40%
<b>FAR:</b>	2,907 SF 0.51 FAR	2,911 SF <sup>1</sup> 0.51 FAR
<b># of bedrooms:</b>	3	---
<b>Off Street Parking:</b>	1 covered (12'-6" x 21'-0" clear interior dimensions) 1 uncovered (9' x 18')	1 covered (10' x 18') 1 uncovered (9' x 18')
<b>Plate Height:</b>	9'-0" on 1 <sup>st</sup> floor 8'-0" on 2 <sup>nd</sup> floor	9'-0" on 1 <sup>st</sup> floor 8'-0" on 2 <sup>nd</sup> floor
<b>Building Height:</b>	27'-4"	30'-0"
<b>Declining Height Envelope:</b>	complies	C.S. 25.10.55(A)(1)

<sup>1</sup> (0.32 x 5,660 SF) + 1,100 SF = 2,911 SF (0.51 FAR)

#### Summary of Proposed Exterior Materials:

- **Windows:** fiberglass
- **Doors:** fiberglass, metal garage door
- **Siding:** stucco
- **Roof:** composition shingle and standing seam metal
- **Other:** cementitious 4" lap siding on gable ends, cementitious porch columns

**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.

‘Amelia Kolokihakaufisi  
Associate Planner

c. Anna Felver, Thomas James Homes, applicant  
KTTY Architecture and Planning, architect  
SF21G, LLC (Thomas James Homes), property owner

Attachments:

Application to the Planning Commission  
Applicant’s Letter of Explanation, dated June 13, 2022  
Arborist Report, prepared by HMM and dated June 2, 2022  
Notice of Public Hearing – Mailed October 14, 2022  
Area Map