

City of Burlingame
Design Review and Special Permit

Item No. 8b
Regular Action Item

Address: 1317 Paloma Avenue

Meeting Date: October 24, 2022

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

Applicant and Designer: Ardalan Djalali, Ardalan Djalali

APN: 026-085-100

Property Owner: Behzad Hadjian

Lot Area: 5,997 SF

General Plan: Low Density Residential

Zoning: R-1

Environmental Review Status: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines, which states that construction of a limited number of new, small facilities or structures, including one single-unit residence, or a second dwelling unit in a residential zone, is exempt from environmental review. In urbanized areas, this exemption may be applied to the construction or conversion of up to three (3) single-unit residences as part of a project.

Project Description: The subject property is an interior lot and contains an existing single-unit dwelling and a detached garage. The applicant is proposing to demolish the existing single-unit dwelling and detached garage and build a new, two-story single-unit dwelling and detached garage. The total proposed floor area would be 3,315 SF (0.55 FAR) where 3,419 SF (0.57 FAR) is the maximum allowed (includes covered porch exemption).

The applicant is requesting a Special Permit for an 8'-6" plate height on the second floor (where 8'-0" is the maximum allowed). The previous requests for a Special Permit for a 9'-6" on the first floor of the main dwelling (9'-0" maximum allowed; 9'-0" proposed) and Minor Use Permit for a 9'-7" plate height on the detached garage (9'-0" maximum allowed; 9'-0" proposed) have been eliminated since the Study Meeting.

There would be a total of four bedrooms in the proposed single-unit dwelling. Two parking spaces, one of which must be covered, are required for a four-bedroom house. The proposed detached garage provides two covered parking spaces (20'-4" x 20'-4" clear interior dimensions) and one uncovered space (9' x 18') is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

The site contains a total of fifteen trees, two of which are considered to be protected sized (a 13.5-inch diameter Liquidambar and a 16-inch diameter Bay Laurel); these protected sized trees are to remain. Eight non-protected sized trees along the right side of the property would be removed. The applicant provided an arborist report, prepared by Mayne Tree Expert Company, Inc., dated January 20, 2022 for reference. The arborist report evaluated all existing trees larger than six inches in diameter and provides recommendations for tree removal and maintenance.

The applicant is requesting the following applications:

- Design Review for a new, two-story single-unit dwelling and detached garage (C.S. 25.68.020(C)(1)(a)); and
- Special Permit for second story plate height (8'-6" second floor plate height proposed where 8'-0" is allowed) (C.S. 25.10.030 and 25.10.035(6)).

1317 Paloma Avenue**Lot Size: 5,997 SF****Plans date stamped: October 13, 2022**

	PROPOSED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr):	20'-2" (to covered porch) 24'-0"	20'-2" (block average) 20'-2"
Side Setback (left): (right):	12'-6" 4'-0"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	46'-7" 47'-3"	15'-0" 20'-0"
Lot Coverage:	2,148 SF 36%	2,399 SF 40%
FAR:	3,315 SF 0.55 FAR	3,419 SF ¹ 0.57 FAR
# of bedrooms:	4	---
Off-Street Parking:	2 covered (20'-4" x 20'-4" clear interior) 1 uncovered (9' x 18')	1 covered (10' x 18' clear interior) 1 uncovered (9' x 18')
Building Height:	28'-4"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-0" 8'-6" ²	9'-0" 8'-0"
DH Envelope:	Complies	C.S. 25.10.055(A)(1)
Accessory Structure Plate Height:	9'-0"	9'-0"

¹ (0.32 x 5,997 SF) + 1,100 SF + 400 SF = 3,419 SF (0.57 FAR)

² Special Permit required for second story plate height on main dwelling.

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood
- **Doors:** wood doors with tempered glass, aluminum and glass garage doors
- **Siding:** board and batten fiber cement, fiber cement horizontal siding
- **Roof:** asphalt composition shingles
- **Other:** decorative paint wood corbel, wood truss, wood trim, fiberglass shutter, stone chimney

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on September 12, 2022, the Commission had several suggestions regarding this project and voted to place this item on the Regular Action Calendar when all information has been submitted and reviewed by the Planning Division (see attached September 12, 2022 Planning Commission Minutes).

The applicant submitted a response letter, dated October 14, 2022, and revised plans date stamped October 13, 2022, to address the Planning Commission's comments. Please refer to the applicant's letter for a detailed list of the changes made to the project in response to the Commission's comments.

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.

Suggested Findings for Design Review:

1. The proposed new, two-story single-unit dwelling and detached garage is consistent with the General Plan designation of Low Density Residential and is in compliance with all applicable provisions of Title 25, with the exception of the second story plate height for which a Special Permit is being requested; the proposed style of the house will blend with the existing neighborhood based on the proposed massing and variety of exterior building materials; the proposed architectural details, such as the covered front porch, aluminum clad wood windows, board and batten fiber cement and fiber cement horizontal siding complement the architectural style of the house and is compatible with the existing character of the neighborhood.
2. The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development as shown on the proposed plans.

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 because the project complies with setback, lot coverage, floor area ratio, building height, and declining height envelope requirements.

For these reasons, the project may be found to be compatible with the requirements of the City's design review criteria.

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.

Suggested Findings for a Special Permit (Second Story Plate Height):

1. The blend of mass, scale, and dominant structural characteristics of the new two-story single-unit dwelling are consistent with the character of the street and neighborhood which consists of two-story single-unit dwellings in a variety of architectural styles and massing and that the 8'-6" second floor plate height is not significantly taller than allowed by right (additional 0'-6").
2. The variety of roof line, façade, exterior finish materials, and elevations of the proposed new single-unit dwelling are consistent with the existing street and neighborhood in that the hip and gable roof configurations and pitches, board and batten siding, articulation of the first and second story walls, and architectural features such as wood eave brackets and decorative gable ends are consistent with those architectural features found on existing structures in the neighborhood.
3. The proposed project is consistent with the residential design guidelines adopted by the City in that the proposed structure is compatible with the requirements of the City's design review criteria as noted above.

For these reasons, the project may be found to be compatible with the requirements of the City's Special Permit criteria.

Planning Commission Action: The Planning Commission should conduct a public hearing on the application, and consider public testimony and the analysis contained within the staff report. Action should include specific findings supporting the Planning Commission's decision, and should be affirmed by resolution of the Planning Commission. The reasons for any action should be stated clearly for the record. At the public hearing the following conditions should be considered:

1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped October 13, 2022, sheets A0.0 through A5.0, L-1 through L-3;

2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the first or second floors which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
5. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

10. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
11. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first-floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
12. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
13. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and

14. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

Fazia Ali
Assistant Planner

- c. Ardalan Djalali, Ardalan Djalali, applicant and designer
Behzad Hadjian, property owner

Attachments:

September 12, 2022 Planning Commission Minutes
Applicant Response Letter, dated October 14, 2022
Application to the Planning Commission
Special Permit Application (Proposed)
Arborist Report prepared by Mayne Tree Expert Company, Inc., dated January 20, 2022
Planning Commission Resolution
Notice of Public Hearing – Mailed October 14, 2022
Area Map