

# City of Burlingame

*Design Review, Hillside Area Construction Permit  
and Special Permit*

Item No. 9d  
Design Review Study

**Address:** 2836 Mariposa Drive

**Meeting Date:** September 12, 2022

**Request:** Application for Design Review, Hillside Area Construction Permit, and Special Permit for a second-floor balcony for a first and second story addition to an existing single-unit dwelling.

**Applicant and Architect:** Audrey Tse, Insite Design Inc.

**APN:** 025-072-100

**Property Owners:** Vikram Prakash and Sonam Rao

**Lot Area:** 15,072 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The subject property is an interior lot with an existing one-story, single-unit dwelling and attached garage. The applicant is proposing an addition to the first and second floor of the main dwelling. With this application, the floor area would increase from 2,451 SF (0.16 FAR) to 3,438 SF (0.23 FAR) where 5,923 SF (0.39 FAR) is the maximum allowed (includes covered porch exemption).

The subject property is located within the Hillside Overlay Zone. Code Section 25.20.040 states that hillside development shall be designed to preserve existing distant views. View preservation shall be limited to obstruction of distant views to San Francisco Bay, the San Francisco Airport, and Mills Canyon from primary indoor living areas (living rooms and family rooms) (Code Section 25.20.040.B).

With this application, the number of bedrooms in the main dwelling would increase from 3 to 5 (office/workout room qualifies as a potential bedroom). Three parking spaces, two of which must be covered, are required on-site for the main dwelling. Two covered spaces (18'-8" wide x 18'-5" deep, clear interior dimensions) are provided in the attached garage; one uncovered parking space (9' x 18') is provided in the driveway. Therefore, the project complies with off-street parking requirements. All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a first and second story addition to an existing single-unit dwelling (C.S. 25.68.020(C)(1)(b));
- Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling (C.S. 25.70.020(A)); and
- Special Permit for a second-floor balcony (70 SF proposed where up to 75 SF is allowed with a Special Permit) (C.S. 25.10.030 and 25.10.035(7)).

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**2836 Mariposa Drive****Lot Area:** 15,072 SF**Plans date stamped:** August 26, 2022

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>Front Setbacks</b> (1 <sup>st</sup> flr): (2 <sup>nd</sup> flr):	21'-5" -	17'-8" (to addition) 27'-11"	15'-7" 20'-0"
<b>Side Setbacks</b> (left, 1 <sup>st</sup> flr): (2 <sup>nd</sup> flr): (right, 1 <sup>st</sup> flr): (2 <sup>nd</sup> flr):	8'-7" - 12'-9" -	no change 35'-10" no change 14'-3"	7'-0" 7'-0" 7'-0" 7'-0"
<b>Rear Setbacks</b> (1 <sup>st</sup> flr): (2 <sup>nd</sup> flr):	111'-7" -	no change 112'-8"	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,472 SF 16%	2,542 SF 17%	6,029 SF 40%
<b>FAR:</b>	2,451 SF 0.16 FAR	3,438 SF 0.23 FAR	5,923 SF <sup>1</sup> 0.39 FAR
<b># of bedrooms:</b>	3	5	---
<b>Off Street Parking:</b>	2 covered (18'-8" wide x 18'-5" deep clear interior) 1 uncovered (9' x 18')	no change	2 covered (18'x18' clear interior) 1 uncovered (9' x 18')
<b>Building Height:</b>	20'-11"	28'-2" (top of ridge addition)	30'-0"
<b>Plate Height</b> (1 <sup>st</sup> flr): (2 <sup>nd</sup> flr):	8'-0" -	8'-0" 8'-0"	9'-0" 8'-0"
<b>Declining Height Envelope:</b>	complies	complies	C.S. 25.10.055(A)(1)

<sup>1</sup> (0.32 x 15,072 SF) + 1,100 SF = 5,923 SF (0.39 FAR)

**Summary of Proposed Exterior Materials:**

- **Windows:** fiberglass wood clad windows
- **Doors:** stained grade front entry door, stained wood garage doors
- **Siding:** stained cedar siding, stucco
- **Roof:** composite shingles
- **Other:** stone tiles, wood trims

**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 Hillside Area Construction Permit:** Any decision to approve a Hillside Area Construction Permit application pursuant to Code Section 25.20.040 and Chapter 25.70 shall be supported by written findings. In making such determination, the following findings shall be made:

1. The project is consistent with the purpose of the Hillside Overlay Zone.
2. The project complies with the development standards found in Section 25.20.040.B through I.
3. The placement of the proposed construction does not have a substantial impact on adjacent properties or on the character of the immediate neighborhood.

**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.

Fazia Ali  
Assistant Planner

c. Audrey Tse, applicant and architect  
Vikram Prakash and Sonam Rao, property owners

Attachments:

Application to the Planning Commission  
Special Permit Application  
Notice of Public Hearing – Mailed September 2, 2022  
Area Map