

City of Burlingame

Hillside Area Construction Permit

Address: 1505 Alturas Drive

Meeting Date: October 25, 2021

Request: Application for Hillside Area Construction Permit for a first floor addition at the rear of an existing split-level single-family dwelling.

Applicant and Architect: Alex Tzang Architects

APN: 027-047-040

Property Owners: Nina and Bishwa Ganguly

Lot Area: 9,305 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 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.

Project History: An application for a Hillside Area Construction Permit for a first floor addition to an existing single family dwelling at 1505 Alturas Drive was submitted on June 18, 2021. The Planning Division processed the Hillside Area Construction Permit per C.S. 25.61.020 and mailed the public notice and reduced plans out for review on September 24, 2021. On October 1, 2021 a request for review of this Hillside Area Construction Permit was filed by the adjacent uphill neighbor to the right, at 3101 Cananea Avenue. The neighbor notes that they have concerns that the proposed addition would impact views from their property, including from inside of their house and outdoor deck.

Project Description: The subject property slopes from left to right ($\pm 2.8\%$) and from the front to the rear ($\pm 14.7\%$). Due to the slopes on the lot, the existing house is two stories on the far left side at the front and rear of the house. As the lot slopes uphill to the right, the house is one story (for a majority of the frontage) toward the right side and at the rear. The existing house has an attached garage and contains 2,537 SF (0.27 FAR) and contains four bedrooms. The applicant is proposing a 338 SF first floor addition at the rear of the house. With the addition the floor area will increase to 2,875 SF (0.30 FAR) where 4,078 SF (0.44 FAR) is the maximum allowed.

As part of the addition, the proposed project includes reframing the main roof portion (on the right side) to tie in the existing house with the rear addition. The reframed roof would contain a matching 4:12 roof pitch, which would result in an increase of this lower roof portion of approximately three feet above the existing height. However, the overall height would increase by approximately one foot (8.6 inches), as measured per Code Section 25.08.340 to the highest gable hip or shed roof. The proposed addition meets all Zoning Code requirements. The project also includes exterior material changes; however, this project is not subject to Design Review.

The subject property is located in the Hillside Area. Code Section 25.61.020 of the Burlingame Municipal Code states that no new structure or any addition to all or a portion of an existing structure shall be constructed within the affected area without a Hillside Area Construction Permit.

The applicant is requesting the following application:

- Hillside Area Construction Permit for a single-story addition to an existing single family dwelling (C.S. 25.61.020).

1505 Alturas Drive**Lot Area:** 9,305 SF**Plans date stamped:** September 1, 2021

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Front Setback	14'-9" ¹	no change	15'-0" or block average
Side Setback (Left): (Right):	24'-1" 3'-0" ²	no change no change	7'-0" 7'-0"
Rear Setback (1st flr):	32'-6"	no change	15'-0"
Lot Coverage:	1,803 SF 19.4%	2,038 SF 21.9%	3,722 SF 40%
FAR:	2,537 SF 0.27 FAR	2,875 SF 0.30 FAR	4,078 SF ³ 0.44 FAR
# of bedrooms:	4	No change	---
Off-Street Parking:	1 covered (10'-0" x 20'-0" clear interior dimensions) 1 uncovered (9' x 20')	No change	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	21'-6"	22'-6"	30'-0"
Declining Height Envelope:	N/A	N/A- 1 st floor addition	Special Permit (C.S. 25.26.035 (c))

¹ Existing, nonconforming front setback measuring 14'-9", where 15'-0" is required.² Existing, nonconforming right side setback measuring 3'-0", where 7'-0" is required.³ (0.32 x 9,305 SF) + 1,100 SF = 4,078 SF (0.44 FAR)

Staff Comments: The project architect visited the neighbor's house on two different days to see the views in question from the neighbor's vantage point. They took two photographs from 3101 Cananea Avenue (see attached – neighbor view study). The photo labeled "camera 1" is taken from outside of the house on the deck and the photo labeled "camera 2" is taken from the kitchen. A reference site plan is provided on the photo study indicating the approximate view corridor from where the photos were taken. The left side photos are the existing views of 1505 Alturas Drive from 3101 Cananea Avenue and the right side views are the same perspective, but have been modified with the proposed addition superimposed on the photo to show the proposed project from each respective vantage point.

Story pole installation was not required based on staff review of these photos. While possible changes to the proposed roof framing were discussed between the two parties, the applicant is requesting to proceed with their project as originally proposed.

In a separate memo, staff has provided the Planning Commission with the name, address and contact information for the neighbor calling this Hillside Area Construction Permit up for review so that the Commission can arrange a visit to 3101 Cananea Avenue prior to the October 25, 2021 hearing to see the views of concern.

The Planning Division would note that this application was brought directly to the Planning Commission as a Regular Action Item based on the information discussed above. However, if the Commission feels there is a need for more discussion, this item may be placed on a future action calendar for a second review and/or public hearing with direction to the applicant.

Required Findings for Hillside Area Construction Permit: Review of a Hillside Area Construction Permit by the Planning Commission shall be based upon obstruction by construction of the existing distant views of nearby properties. Emphasis shall be given to the obstruction of distant views from habitable areas within a dwelling unit (Code Sec. 25.61.060).

Suggested Findings for Hillside Area Construction Permit: That the proposed single story addition at the rear of the house is only 338 SF and will have a matching roof slope of 4:12 resulting in an overall height increase of about one-foot, and does not impact long distant views from habitable areas of neighboring properties. For these reasons the project does not obstruct distant views from habitable areas with nearby dwelling units and therefore the project may be found to be compatible with hillside area construction 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 date stamped September 1, 2021, sheets A-0 through A-10, and that any changes to the footprint or envelope of the building shall require an amendment to this permit;
2. that any changes to the size or envelope of the structure shall require an amendment to this permit;
3. 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; that demolition or 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;
4. 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;
5. 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; and
6. 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.

Catherine Keylon
Senior Planner

c. Alex Tzang Architect, applicant and architect

Attachments:

Letter of appeal (with photos) from neighbor at 3101 Cananea Avenue- dated October 15, 2021
Neighbor View Study (of 1505 Alturas Drive from 3101 Cananea Avenue), submitted by Alex Tzang Architects, dated September 30, 2021
Application to the Planning Commission
Hillside Area Construction Permit Notice
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed October 15, 2021
Area Map