

City of Burlingame
*Design Review and
Hillside Area Construction Permit*

**Item No. 9a
Design Review Study**

Address: 2313 Ray Drive

Meeting Date: August 8, 2022

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

Applicant and Architect: Jeff Alan Gard

APN: 025-182-400

Property Owners: Ronan McConnell and Michele McKenna

Lot Area: 11,545 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot that contains an existing one-story single-unit dwelling and an attached garage. The lot is relatively flat until the rear third, where it slopes downward approximately 20'-0" to Mills Creek. The applicant is proposing an addition to the main floor at the rear of the house, converting the crawl space below the main floor into living area, and expanding this living area to align with the addition above. With the proposed addition, the house would be two stories at the rear. The proposed house would have a total floor area of 2,940 SF (0.25 FAR) where 4,794 SF (0.42 FAR) is the maximum allowed.

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).

The existing house contains three bedrooms and with this project, there is no increase in the number of bedrooms (room on Lower Level does not qualify as a bedroom since it is open to the stairway). Two parking spaces, one of which must be covered, are required on-site. One covered parking space is provided in the attached garage (15'-1" x 17'-2" clear interior dimensions); one uncovered parking space (9' x 18') is provided in the driveway. The existing attached garage has a nonconforming interior depth of 17'-2" where 18'-0" is the minimum required. However, because there is no increase to the number of existing bedrooms (three) and no changes are proposed to the garage, the garage does not need to be made to conform to current code 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)); and
- Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling (C.S. 25.70.020(A)).

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2313 Ray Drive

Lot Area: 11,545 SF

Plans date stamped: July 18, 2022

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr): (2nd flr):	19'-6" n/a	no change n/a	15'-0" or block average 20'-0" or block average
Side (left): (right):	5'-4" ¹ 6'-5" ²	7'-0" no change	7'-0" 7'-0"
Rear (1st flr): (2nd flr):	76'-7" n/a	58'-2" 60'-2"	15'-0" 20'-0"
Lot Coverage:	1,798 SF 15.6%	2,237 SF 19.4%	4,618 SF 40%
FAR:	1,798 SF 0.16 FAR	2,940 SF 0.25 FAR	4,794 SF ³ 0.42 FAR
# of bedrooms:	3	no change	---
Off-Street Parking:	1 covered (15'-1" x 17'-2" clear interior) 1 uncovered (9' x 18')	no change	2 covered (18' x 18' for existing conditions) 1 uncovered (9' x 18')
Building Height:	17'-3"	14'-4" (top of ridge of addition)	30'-0"
DH Envelope:	not applicable	complies	Special Permit (C.S. 25.10.055(A)(1))

¹ Existing nonconforming left side setback.

² Existing nonconforming right side setback.

³ (0.32 x 11,545 SF) + 1,100 SF = 4,794 SF (0.42 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** fiberglass clad wood
- **Doors:** wood entry door and wood garage door
- **Siding:** cement plaster and cedar shingles
- **Roof:** asphalt shingles
- **Other:** brick garden wall, wood steps

Staff Comments: Planning staff would note that Mills Creek runs along the rear of the property. Since there are no improvements proposed beyond the 100-year flood line (top of bank), no additional review/permitting is required from the California Department of Fish and Wildlife, Army Corps of Engineers, and the State Water Board.

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.

'Amelia Kolokihakaufisi
Associate Planner

c. Jeff Alan Gard, applicant and architect

Attachments:

Application to the Planning Commission
Hillside Area Construction Permit Application
Notice of Public Hearing – Mailed July 29, 2022
Area Map