

# City of Burlingame

*Design Review and Special Permit*

**Item No. 10b**  
**Design Review Study**

**Address:** 1557 Newlands Avenue

**Meeting Date:** May 22, 2023

**Request:** Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single-unit dwelling (considered a major renovation) and new detached garage.

**Applicant and Designer:** Tim Raduenz, Form One Design

**APN:** 029-295-220

**Property Owner:** Briane Roche

**Lot Area:** 7,500 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Background:** The subject property is located within the Burlingame Heights subdivision. Based upon documents that were submitted to the Planning Division by a Burlingame property owner in 2009, it was indicated that the entire Burlingame Park No. 2, Burlingame Park No. 3, Burlingame Heights, and Glenwood Park subdivisions may have historical characteristics that would indicate that properties within this area could be potentially eligible for listing on the National or California Register of Historical Places. Therefore, for any property located within these subdivisions, a Historic Resource Evaluation must be prepared prior to any significant development project being proposed to assess whether the existing structure(s) could be potentially eligible for listing on the National or California Register of Historical Places.

A Historic Resource Evaluation was prepared for this property by Page & Turnbull, Inc., dated January 19, 2023. The results of the evaluation concluded that 1557 Newlands Avenue does not appear to be individually eligible for listing in the National or California Registers under any criteria.

**Project Description:** The subject property is an interior lot with an existing split-level, single-unit dwelling and attached garage (located at the rear of the dwelling). The proposed project includes converting the existing attached garage to living space, first and second story additions along the front, sides and rear of the house, and a new detached one-car garage at the rear corner of the lot. The proposed project also includes raising the ceiling height in the existing lower level from 6'-11½" to 8'-4". With this application, the floor area would increase from 2,911 SF (0.44 FAR) to 3,898 SF (0.52 FAR) where 3,900 SF (0.52 FAR) is the maximum allowed.

A Special Permit is being requested declining height envelope for the second floor addition along the right side of the house (16 SF, 0'-9" x 21'-10" extends beyond the declining height envelope).

There are four bedrooms in the existing house and with this application, there is no change in the number of bedrooms. The existing parking is nonconforming because there are no covered parking spaces on-site. Two parking spaces, one of which must be covered, are required for a four-bedroom house. The new detached garage (15'-4" x 20'-0" clear interior dimensions) would provide one covered parking space; one uncovered space (9' x 18') would be provided in the driveway. 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 and new detached garage(C.S. 25.68.020(C)(1)(b)); and
- Special Permit for declining height envelope (DHE) along the right side of the house (16 SF of the proposed addition extends beyond the DHE) (C.S. 25.10.035(2)).

1557 Newlands Avenue

Lot Area: 4,300 SF

Plans date stamped: May 9, 2023

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>SETBACKS</b>			
<b>Front (lower level):</b> <b>(entry level):</b> <b>(upper level):</b>	n/a 21'-9" n/a	n/a 22'-11" to porch n/a	n/a 22'-1" (block average)
<b>Side (left):</b> <b>(right):</b>	10'-0" 4'-0"	12'-0" to addition 4'-0" to addition	4'-0" 4'-0"
<b>Rear (lower level):</b> <b>(entry level):</b> <b>(upper level):</b>	68'-0" n/a 65'-0"	58'-4" n/a 55'-1"	15'-0" n/a 20'-0"
<b>Lot Coverage:</b>	2,019 SF 27%	2,829 SF 38%	3,000 SF 40%
<b>FAR:</b>	2,911 SF 0.44 FAR	3,898 SF 0.52 FAR	3,900 SF <sup>1</sup> 0.52 FAR
<b># of bedrooms:</b>	4	4	---
<b>Off-Street Parking:</b>	0 covered <sup>2</sup> 1 uncovered (9' x 18')	1 covered (15'-4" x 20' clear interior) + 1 uncovered (9' x 18')	1 covered (10' x 18' clear interior) + 1 uncovered (9' x 18')
<b>Building Height:</b>	25'-7"	27'-7"	30'-0"
<b>Plate Height</b> <b>(lower level):</b> <b>(entry level):</b> <b>(upper level):</b>	6'-11½" 8'-9" 8'-4"	8'-4" no change no change	9'-0" 9'-0" 8'-0"
<b>DH Envelope:</b>	does not comply - existing nonconforming	Special Permit requested for DHE encroachment on right side (16 SF) <sup>3</sup>	C.S. 25.10.055

<sup>1</sup> (0.32 x 7,500 SF) + 1,100 SF + 400 SF = 3,900 SF (0.52 FAR)

<sup>2</sup> Existing nonconforming parking.

<sup>3</sup> Special Permit requested for declining height envelope (16 SF encroachment into the DHE on the right side of the house).

#### Summary of Proposed Exterior Materials:

- **Windows:** wood clad windows with simulated true divided lites; wood trim
- **Siding:** horizontal wood; cedar shingles on gable ends
- **Roof:** asphalt shingles
- **Other:** brick porch base, brick chimney

**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 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.

Ruben Hurin  
Planning Manager

- c. Tim Raduenz, Form One Design, applicant and designer  
Brian Roche, property owner

Attachments:

Project Application  
Special Permit Application  
Notice of Public Hearing – Mailed May 12, 2023  
Area Map

Separate Attachment:

Historical Resource Evaluation conducted by Page & Turnbull, Inc., dated January 19, 2023