

# City of Burlingame

*Design Review*

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

**Address:** 839 Crossway Road

**Meeting Date:** August 8, 2022

**Request:** Application for Design Review for a new, two-story single-unit dwelling.

**Applicant and Designer:** Babak Nematollahi  
**Property Owner:** Southwest Investment Funds LLC  
**General Plan:** Low Density Residential

**APN:** 029-016-020  
**Lot Area:** 6,802 SF  
**Zoning:** R-1

**Note:** This application was submitted prior to January 5, 2022, the effective date of the new Zoning Ordinance, and therefore was reviewed under the previous Zoning Code.

**Project Description:** The subject property is an interior lot that contains an existing one-story single-unit dwelling and detached garage. The applicant is proposing to demolish the existing single-unit dwelling to build a new two-story single-unit dwelling. The rear portion of the existing detached garage and attached storage area would be converted to a new Accessory Dwelling Unit (ADU). The proposed house would have a total floor area of 3,581 SF (0.53 FAR) where 3,677 SF (0.54 FAR) is the maximum allowed (includes covered porch and ADU exemptions).

The new single-unit dwelling would contain five bedrooms. Three parking spaces, two of which must be covered, are required on-site. Two covered parking spaces are provided in the detached garage (22'-5" wide x 19'-3" deep clear interior dimensions); one uncovered parking space (9' x 20') is provided in the driveway. All other Zoning Code requirements have been met.

*Accessory Dwelling Unit*

This project includes a new detached ADU (458 SF) that is connected to the existing detached garage located at the rear of the lot. Review of the ADU application is administrative only and is not reviewed by the Planning Commission. Per C.S. 25.59.110(c)(1) no parking is required for the ADU because it is located within one-half mile walking distance of public transit. Staff has determined that the ADU complies with the ADU regulations.

The applicant is requesting the following application:

- Design Review for a new, two-story single-unit dwelling (C.S. 25.57.010(a)(1)).

**839 Crossway Road**

**Lot Area:** 6,802 SF

**Plans date stamped:** July 19, 2022

	PROPOSED	ALLOWED/REQUIRED
<b>SETBACKS</b>		
<b>Front (1st flr):</b> <b>(2nd flr):</b>	22'-10" 26'-0"	21'-10" (block average) 21'-10" (block average)
<b>Side (left):</b> <b>(right):</b>	5'-0" 11'-7"	4'-0" 4'-0"
<b>Rear (1st flr):</b> <b>(2nd flr):</b>	49'-7" 49'-7"	15'-0" 20'-0"

	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
<b>Lot Coverage:</b>	2,245 SF 33%	2,721 SF 40%
<b>FAR:</b>	3,581 SF 0.53 FAR	3,677 SF <sup>1</sup> 0.54 FAR
<b># of bedrooms:</b>	5	---
<b>Off-Street Parking:</b>	2 covered (22'-5" wide x 19'-3" deep clear interior) 1 uncovered (9' x 20')	2 covered (18' x 18' for existing conditions) 1 uncovered (9' x 20')
<b>Building Height:</b>	28'-4"	30'-0"
<b>DH Envelope:</b>	complies	C.S. 25.26.075

<sup>1</sup> (0.32 x 6,802 SF) + 1,100 SF + 400 SF = 3,677 SF (0.54 FAR)

**Summary of Proposed Exterior Materials:**

- **Windows:** aluminum clad wood
- **Doors:** aluminum clad wood
- **Siding:** stucco and wood
- **Roof:** composition shingles and standing seam metal
- **Other:** black metal railing

**Staff Comments:** None.

**Design Review Criteria:** The criteria for design review as established in Ordinance No. 1591 adopted by the Council on April 20, 1998 are outlined as follows:

1. Compatibility of the architectural style with that of the existing character of the neighborhood;
2. Respect for the parking and garage patterns in the neighborhood;
3. Architectural style and mass and bulk of structure;
4. Interface of the proposed structure with the structures on adjacent properties; and
5. Landscaping and its proportion to mass and bulk of structural components.

'Amelia Kolokihakaufisi  
Associate Planner

c. Babak Nematollahi, applicant and designer

Attachments:

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