

City of Burlingame
Design Review and Special Permit

Item No. 9c
Design Review Study

Address: 1312 Montero Avenue

Meeting Date: September 12, 2022

Request: Application for Design Review and Special Permit for second floor deck for a first and second story addition to an existing single-unit dwelling.

Applicant and Architect: Dreiling Terrones Architecture
Property Owners: Kate and Joel Rosenquist
General Plan: Low Density Residential

APN: 027-192-140
Lot Area: 6,000 SF
Zoning: R-1

Project Description: The subject property is an interior lot which slopes down approximately eight feet between the front and rear property lines. Due to this slope, the main living level is one-story at the street and is the second story at the rear of the house, with a lower level below. The existing single-unit dwelling measures 2,412 SF in floor area, including an attached garage.

The applicant is proposing a two-story addition at the rear of the house. The lower floor addition would include an expansion of the family room and the addition of a laundry/mud room. The proposed project also includes removing an existing second floor deck at the rear of the house and expanding the main living level (bedroom #1) with a new 75 SF second floor deck that would be accessible from both bedroom #1 and bedroom #2. With the proposed project the total floor area would increase from 2,412 SF (0.39 FAR) to 2,888 SF (0.47 FAR) where 3,020 SF (0.50 FAR) is the maximum allowed.

The proposed deck/terrace at the rear of the house has a finished floor that is more than 9 feet above grade and therefore is considered a second floor deck. A Special Permit is required for a second floor deck/balcony with a maximum size of 75 square feet and a side setback two times the minimum required setback. While the existing house has an existing second floor deck that is approximately 115 SF, because the proposed project includes demolition of the existing deck with a rear expansion and construction of a new deck, the application includes a request for a Special Permit for the proposed 75 SF second floor deck (12'-0" right side setback proposed where 8'-0" is the minimum required).

With this application, the number of bedrooms would remain at three. Two parking spaces, one of which must be covered, are required on site. The existing attached garage provides one covered parking space, measuring 17'-1" wide by 22'-9" deep (10' x 18' clear interior dimensions required for an existing one-car garage): one uncovered parking space (9' x 18') is provided in the driveway.

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
- Special Permit for a second floor deck (75 SF proposed where up to 75 SF is allowed with a Special Permit) (C.S. 25.10.035(7)).

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1312 Montero Avenue
Lot Area: 6,000 SF

Plans date stamped: August 15, 2022

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front (Lower flr): (Main flr):	N/A 10'-3"	No change No change	15'-0" or block average 20'-0" or block average
Side (left): (right):	4'-9" 7'-0"	7'-9" 12'-0"	4'-0" 4'-0"
Rear (Lower flr): (Main flr):	54'-8" 48'-6"	44'-9" 44'-9"	15'-0" 20'-0"
Lot Coverage:	1,759 SF 29%	1,763 SF 29%	2,400 SF 40%
FAR:	2,412 SF 0.39 FAR	2,888 SF 0.47 FAR	3,020 SF 0.50 FAR
# of bedrooms:	3	No change	---
Off-Street Parking:	1 covered (17'-1" x 22'-9" clear interior) + 1 uncovered (9' x 18')	No change	1 covered (10' x 18' clear interior) 1 uncovered (9' x 20')
Building Height:	14'-10"	No change	30'-0"
Plate Height (Lower flr): (Main flr):	7'-0" 8'-0"	No change (matching) No change (matching)	9'-0" 8'-0"
DH Envelope:	Complies	Complies	C.S. 25.10.055
Second Floor Balcony:	115 SF second floor deck to be removed	75 SF ² (12'-0" right side setback)	75 SF (8'-0" side setbacks)

¹ (0.32 x 6,000 SF) + 1,100 SF = 3,020 SF (0.50 FAR).

² The deck/terrace at the rear of the house is considered a second floor deck because any uncovered deck/terrace with a finished floor that is more than 9 feet above grade is a second floor deck. Special Permit requested for proposed 75 SF second story deck.

Summary of Proposed Exterior Materials:

- **Windows:** Aluminum clad wood window with simulated true divided lites with wood trim around windows.
- **Siding:** Cement plaster (stucco).
- **Roof:** Ceramic "S" tiles.
- **Other:** Wood corbels, wood trim, wood railings, wood timber header, wrought iron balcony railing.

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.

Catherine Keylon
Senior Planner

c. Dreiling Terrones Architecture, applicant and architect

Attachments:

Application to the Planning Commission

Special Permit Application

Neighbor Letter of Support, B. Boyse, August 26, 2022

Notice of Public Hearing – Mailed September 2, 2022

Area Map