

# City of Burlingame

*Design Review and Special Permit*

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

**Address:** 720 Newhall Road

**Meeting Date:** September 12, 2022

**Request:** Application for Design Review and Special Permit for first story plate height for a first and second story addition to an existing single-unit dwelling and new detached garage.

**Applicant and Architect:** Carlos Rojas, TRG Architecture + Interior Design

**APN:** 028-142-290

**Property Owners:** John and Kimberley Ohlund

**Lot Area:** 8,213 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The subject property is an interior lot with an existing one-story, single-unit dwelling and detached garage. The proposed project includes a new basement, first and second story additions, and replacing an existing detached garage with a new detached garage. With this application, the floor area would increase from 2,566 SF (0.31 FAR) to 4,128 SF (0.50 FAR) where 4,128 SF (0.50 FAR) is the maximum allowed (includes covered porch and basement exemptions).

With this application, the number of bedrooms in the main dwelling would increase from 4 to 5 (office qualifies as a potential bedroom). Three parking spaces, two of which must be covered, are required on-site for the main dwelling. Two covered spaces (20'-0" x 20'-0", clear interior dimensions) are provided in the new detached garage; one uncovered parking space (9' x 18') is provided in the driveway. Therefore, the project complies with off-street parking requirements. All other Zoning Code requirements have been met.

The existing first floor contains a 9'-0" plate height. The applicant is requesting a Special Permit for a 10'-9" plate height on the first floor at the rear of the house (where 9'-0" is the maximum allowed) (C.S. 25.10.035 (6)).

The proposed project includes an 890 SF basement which consists of game room, storage room, and a mechanical room. Because the top of the finished floor above the basement is less than 2'-0" above existing grade, 700 SF of the basement area is exempt from floor area (600 SF basement exemption and 100 SF lower floor exemptions applied).

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 first story plate height (10'-9" first story plate height proposed where 9'-0" is the maximum allowed) (C.S. 25.10.035(6)).

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**720 Newhall Road****Lot Area:** 8,213 SF**Plans date stamped:** August 12, 2022

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>Front Setbacks</b> (1 <sup>st</sup> flr): (2 <sup>nd</sup> flr):	35'-1" -	39'-4" (to front porch) 39'-4"	15'-0" 20'-0"
<b>Side Setbacks</b> (left, 1 <sup>st</sup> flr): (2 <sup>nd</sup> flr): (right, 1 <sup>st</sup> flr): (2 <sup>nd</sup> flr):	3'-1" - 15'-10" -	no change 8'-7" 12'-5" 10'-8"	4'-0" 4'-0" 4'-0" 4'-0"
<b>Rear Setbacks</b> (1 <sup>st</sup> flr): (2 <sup>nd</sup> flr):	36'-9" -	60'-4" 64'-9"	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,566 SF 31%	2,560 SF 31%	3,285 SF 40%
<b>FAR:</b>	2,566 SF 0.31 FAR	4,128 SF 0.50 FAR	4,128 SF <sup>1</sup> 0.50 FAR
<b># of bedrooms:</b>	4	5	---
<b>Off Street Parking:</b>	2 covered (to be demolished) 1 uncovered (9' x 18')	2 covered (20' x 20' clear interior) 1 uncovered (9' x 18')	2 covered (18'x18' clear interior) 1 uncovered (9' x 18')
<b>Building Height:</b>	20'-6"	28'-8"	30'-0"
<b>Plate Height</b> (1 <sup>st</sup> flr): (2 <sup>nd</sup> flr):	8'-0" -	9'-10" <sup>2</sup> 8'-0"	9'-0" 8'-0"
<b>Declining Height Envelope:</b>	complies	complies	C.S. 25.10.055

<sup>1</sup> (0.32 x 8,213 SF) + 1,100 SF + 400 SF = 4,128 SF (0.50 FAR)<sup>2</sup> Special Permit required for 10'-9" first floor plate height.**Summary of Proposed Exterior Materials:**

- **Windows:** aluminum clad wood windows
- **Doors:** stained wood front entry door
- **Siding:** painted horizontal siding
- **Roof:** standing seam metal roof
- **Other:** stone steps and front porch, painted wood beam, trims, column and railings.

**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.

Fazia Ali  
Assistant Planner

c. Carlos Rojas, applicant and architect  
John and Kimberley Ohlund, property owners

Attachments:

Application to the Planning Commission

Special Permit Application

Notice of Public Hearing – Mailed September 2, 2022

Area Map