

City of Burlingame

Design Review

Item No. 10a
Design Review Study

Address: 739 Laurel Avenue

Meeting Date: November 12, 2024

Request: Application for Design Review for a new, two-story two-unit dwelling (duplex) and attached garage.

Architect: Richard Terrones, Dreiling Terrones Architecture

APN: 029-061-080

Applicant: Antonio Mora

Lot Area: 10,892 SF

Property Owner: Rajiv Gujral

Zoning: R-2

General Plan: Medium Density Residential

Current Use: Two dwelling units in two separate structures.

Proposed Use: Two dwelling units in two separate structures, attached garages, and accessory dwelling unit (ADU).

Allowable Use: Single-unit, two-unit dwellings, and ADUs.

Project Description: The subject property is zoned R-2, which allows up to two dwelling units on the lot. In addition, up to two ADUs are permitted (see information below). The subject property is an interior lot and contains two dwelling units in two separate structures. With this application, the applicant is proposing to demolish all existing structures on the lot and build a new, two-story, two-unit dwelling and attached garage, and an ADU at the rear of the lot. The two dwelling units are in two separate structures, with enclosed garages located at the rear of the front building. Each unit would provide a kitchen, living and dining rooms, and four bedrooms. The total proposed lot coverage would be 3,973 SF (36%) where 4,357 SF (40%) is the maximum allowed (ADUs are exempt from lot coverage). There is no floor area ratio regulation in the R-2 zoning district.

Units A and B are located at the front and rear of the lot, respectively, and each contains four bedrooms (Front Room does not qualify as a bedroom since it is open to the front entry). Based on the number of bedrooms in each unit, a total of four parking spaces are required, three of which must be covered (80% of required spaces must be covered). The project proposes four covered parking spaces in the garage (10' x 18' clear interior dimension provided for each space) which is attached and at the rear of Unit A. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

An Arborist Report was prepared by Kielty Arborist Services, dated July 11, 2024 (attached). The arborist report evaluates all trees on the subject property, as well as trees on adjacent properties located near the shared property lines. The arborist report also provides a Tree Protection Plan for the applicant to implement for the proposed construction. The proposed project includes removing nine non-protected trees (four to nine inches in diameter) to allow for the proposed construction. The project includes planting new trees and shrubs throughout the site, including three, 24-inch box Western Dogwood trees, two, 24-inch box Chinese Pistache trees and three, 24-inch box Western Redbud trees, a total of eight trees. Based on the proposed lot coverage, a total of four landscape trees are required. Therefore, the project complies with the tree reforestation ordinance requirements. Please refer to the arborist report for more detailed information on the existing trees and sheets L1.1 and L1.2 for proposed trees and plantings. The existing street tree is to remain.

Accessory Dwelling Unit

State law and zoning regulations allow by right (ministerial review, no public hearing) up to two detached ADUs on multi-unit residential properties (the term "multi-unit residential properties" means two or more residential units). This project includes building a new 530 SF detached ADU at the rear of the property. Review of the ADU application is administrative only and is not reviewed by the Planning Commission. Staff has determined that the ADU complies with the recently adopted ADU Ordinance.

The applicant is requesting the following application:

- Design Review for a new, two-story, two-unit dwelling and attached garage (C.S. 25.68.020 (C)(1) (a)).

739 Laurel Avenue
Lot Area: 10,892 SF

Plans date stamped: October 28, 2024

	PROPOSED		ALLOWED/REQUIRED
	Unit A	Unit B	
Front Setback (1st flr): (2nd flr):	19'-4" 20'-11"	119'-6" 128'-10"	19'-4" (block average) 19'-4" (block average)
Side Setback (left): (right):	12'-0" 5'-8"	5'-0" 11'-7"	5'-0" 5'-0"
Rear Setback (1st flr): (2nd flr):	89'-2" 131'-2"	24'-7" 20'-1"	15'-0" 15'-0"
Lot Coverage:	3,973 SF 36%		4,357 SF 40%
# of bedrooms:	4 in each unit		---
Off-Street Parking:	4 total spaces 4 covered (10' x 18' each space) 100% covered		4 total spaces 3 covered (10' x 17' each space) 1 uncovered (8'-6" x 17') 80% covered
Building Height:	26'-4"	26'-4"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-0" 8'-0"	9'-0" 8'-0"	9'-0" maximum 8'-0" maximum
DH Envelope:	complies		C.S. 25.10.055

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood windows, garage door and main door
- **Doors:** paneled wood door with aluminum clad and aluminum translucent class garage door
- **Siding:** brick tile veneer and stucco
- **Roof:** composition shingle
- **Other:** wood sill, wood header, wood fascia

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.

Fazia Ali
Assistant Planner

- c. Richard Terrones, Dreiling Terrones Architecture, architect
Antonio Mora, applicant

Attachments:

Letter of Explanation from Architect, dated April 25, 2024
Arborist Report prepared by Kielty Arborist Services, dated July 11, 2024
Area Map