

City of Burlingame

Amendment to Design Review and Hillside Area Construction Permit

Item No. 9b
Regular Action Item

Address: 1522 La Mesa Drive

Meeting Date: November 12, 2024

Request: Application for Amendment to Design Review and Hillside Area Construction Permit for changes to a previously approved first and second story addition to an existing single-unit dwelling.

Applicant and Designer: Jeff Guinta, Innovative Concepts

APN: 027-022-380

Property Owner: Steve Seyedin

Lot Area: 21,038 SF

General Plan: Low Density Residential

Zoning: R-1

Environmental Review Status: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive.

History and Amendment to Design Review: An application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling and an expansion of the attached garage (project considered to be substantial construction) at 1522 La Mesa Drive, zoned R-1, was approved by the Planning Commission on May 13, 2024 (see attached May 13, 2024 Planning Commission Meeting Minutes).

The property owner is proposing modifications to the previously approved project which requires an application for Amendment to Design Review and Hillside Area Construction Permit.

The owner would like to raise the finished floor of the attached two-car garage by approximately 7'-9" so it is at the same level as the first floor of the house and also shift the garage towards the right side of the property; raising the level of the garage would also decrease the slope of the driveway and make it easier for a vehicle to enter and exit the garage. Please see the applicant's explanation letter, dated August 16, 2024, for more detailed information about the proposed changes being requested (see attachments). There are no proposed changes to the building materials, architectural details, or to the site landscaping.

The following table reflects the proposed changes to the previously approved project:

	ORIGINAL APPROVAL (4/10/24 plans)	CURRENT PROPOSAL (10/14/24 plans)	ALLOWED/ REQUIRED
SETBACKS			
Front (1st flr): (2nd flr): (attached garage):	26'-0" (to porch) 26'-0" (to balcony) 39'-11"	no change no change 25'-3"	21'-6" (block average) 21'-6" (block average) 20'-0" when 2 single doors are proposed
Side (left): (right):	38'-0" 26'-7"	no change 14'-3" (to garage)	7'-0" 7'-0"

	ORIGINAL APPROVAL (4/10/24 plans)	CURRENT PROPOSAL (10/14/24 plans)	ALLOWED/ REQUIRED
Rear (1st flr): (2nd flr): (3rd flr):	95'-2" 83'-3" (to deck) 95'-5"	no change no change no change	15'-0" 20'-0" 20'-0"
Lot Coverage:	2,880 SF 13.6%	3,207 SF 15.2%	8,415 SF 40%
FAR:	5,400 SF 0.25 FAR	6,099 SF 0.29 FAR	7,832 SF ¹ 0.37 FAR
# of bedrooms:	6	no change	---
Off-Street Parking:	2 covered (22'-5" x 20'-0") 1 uncovered (9' x 18')	2 covered (24'-2" x 20'-3") 1 uncovered (9' x 18')	2 covered (18' x 18') 1 uncovered (9' x 18')
Building Height:	19'-8"	no change	20'-0" (lots with downward slope > 20%)
Plate Height (lower flr @ rear): (1st flr): (2nd flr):	7'-0" 8'-0" 8'-0"	no change no change no change	9'-0" 9'-0" 8'-0"
DH Envelope:	complies	complies	(C.S. 25.10.055(A)(1))

Description of Previously Approved Project: The subject property is an interior lot with a 28% slope and is located several feet below street level. The previously approved project included improving the lower floor, replacing the existing attached one-car garage with a new two-car attached garage, and additions to the first and second floors of the house. This project also included a new 800 SF detached accessory dwelling unit. The project was approved with a floor area of 5,400 SF (0.25 FAR) where 7,832 SF (0.37 FAR) is the maximum allowed (included covered porch and ADU exemptions).

With the approved project, the number of bedrooms increased to six (office on first floor qualifies as a bedroom for parking purposes). Three parking spaces, two of which must be covered, are required on-site. The new attached garage provides two parking spaces and one uncovered parking space is provided in the driveway. In addition, one uncovered space required for the detached ADU is provided in the driveway. All other Zoning Code requirements were met.

The following applications were approved by the Planning Commission on May 13, 2024:

- Design Review for a first and second story addition to an existing single-unit dwelling (considered to be substantial construction) and expansion of the attached garage (C.S. 25.68.020(C)(1)(b) and (c)); and

- Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling (C.S. 25.70.020(A)).

Summary of Previously Approved Exterior Materials:

- **Windows:** metal clad wood windows with foam molding window trim, some windows contain simulated true divided lites
- **Doors:** wood front door; wood garage doors
- **Siding:** stucco
- **Roof:** composition shingles
- **Other:** glass 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.

Suggested Findings for Amendment to Design Review:

1. The proposed location change of the attached garage is consistent with the General Plan designation of Low Density Residential and is in compliance with all applicable provisions of Title 25; the architectural style, mass and bulk of the change (contributes to the continued appearance of the interface of the property with the street as a single-story) is compatible with the proposed house and character of the neighborhood and that the structure respects the interface with the structures on adjacent properties.
2. The project will be constructed on a parcel that is adequate in shape, size, topography, and other

circumstances to accommodate the proposed development as shown on the proposed plans.

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 because the project complies with setback, lot coverage, floor area ratio, building height, and declining height envelope requirements.

For these reasons, the project may be found to be compatible with the requirements of the City's design review criteria.

Required Findings for Hillside Area Construction Permit: Any decision to approve a Hillside Area Construction Permit application pursuant to Code Section 25.20.040 and Chapter 25.70 shall be supported by written findings. In making such determination, the following findings shall be made:

1. The project is consistent with the purpose of the Hillside Overlay Zone.
2. The project complies with the development standards found in Section 25.20.040.B through I.
3. The placement of the proposed construction does not have a substantial impact on adjacent properties or on the character of the immediate neighborhood.

Suggested Findings for Hillside Area Construction Permit:

1. The proposed project is consistent with the purpose of the Hillside Overlay Zone and does not have a substantial impact on adjacent properties or on the character of the immediate neighborhood in that 1) the site is located on a steep sloping lot, which slopes downward from front to rear by approximately 46 feet, with the proposed additions located on the lower portion of the lot and with landscaping along the side property lines and trees along the rear screening the subject property, 2) that the front elevation interface with the street is similar to the existing front elevation and therefore the surrounding properties will not be impacted by the proposed additions, and 3) that the two-story portion of the house is located predominantly towards the rear and lower portion of the lot and will be mostly screened by existing and proposed landscaping, and 4) the change in location of the attached garage improves the presence of the property on the street by decreasing the mass and bulk on the front elevation therefore would minimize any impacts on long distant views.
2. The proposed project complies with the development standards found in Section 25.20.040(B) through (I) as shown on the proposed plans and installed story poles.

For these reasons, the project does not obstruct distant views from habitable areas with nearby dwelling units and therefore the project may be found to be compatible with Hillside Area Construction Permit criteria.

Planning Commission Action: The Planning Commission should conduct a public hearing on the application, and consider public testimony and the analysis contained within the staff report. Action should include specific findings supporting the Planning Commission's decision, and should be affirmed by resolution of the Planning Commission. The reasons for any action should be stated clearly for the record. At the public hearing the following conditions should be considered:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped October 14, 2024, sheets 0-1, C-1, A0 through A17, L.1 through L.3;

2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
5. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

10. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
11. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
12. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and

13. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

'Amelia Kolokihakaufisi
Associate Planner

- c. Jim Guinta, Innovative Concepts, applicant and designer

Attachments:

May 13, 2024 Planning Commission Minutes
Letter of Explanation, dated August 16, 2024
Hillside Area Construction Permit Application
Planning Commission Resolution (proposed)
Area Map