

City of Burlingame

Amendment to Design Review

Item No. 9e
Regular Action Item

Address: 1317 Paloma Avenue

Meeting Date: November 12, 2024

Request: Application for Amendment to Design Review for as-built changes to a previously approved new, two-story single-unit dwelling and detached garage.

Applicant and Designer: Ardalan Djalali

APN: 026-085-100

Property Owner: Behzad Hadjian

Lot Area: 5,997 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 15303 (a) of the CEQA Guidelines, which states that construction of a limited number of new, small facilities or structures, including one single-unit residence, or a second dwelling unit in a residential zone, is exempt from environmental review. In urbanized areas, this exemption may be applied to the construction or conversion of up to three (3) single-unit residences as part of a project.

History and Amendment to Design Review: An application for Design Review and Special Permit for second story plate height for a new, two-story single-unit dwelling and detached garage at 1317 Paloma Avenue, zoned R-1, was approved by the Planning Commission on October 24, 2022 (see attached October 24, 2022 Planning Commission Meeting Minutes). A building permit was issued on September 6, 2023 and construction is nearing completion.

The property owner decided to make several exterior modifications during construction, which now requires an application for Amendment to the previously approved Design Review project. The Planning Commission reviewed the as-built changes at their meeting on October 15, 2024, and expressed several concerns with the requested changes. The Commission voted to continue the item with direction to the applicant (see attached October 15, 2024 Planning Commission Minutes).

The applicant initially submitted an explanation letter, dated September 27, 2024, and then a second explanation letter, dated October 27, 2024, in response to the Commission's review on October 15th. The as-built changes made to the project include:

- Eliminating the decorative trusses on all gable ends on the Front, Rear, and Left Elevations; the applicant is now proposing corbels on the gable ends.
- Eliminating the decorative window shutters (only approved on Front and Rear Elevations);
- Eliminating the decorative brackets at the front porch; and
- Eliminating the lightweight stone on the chimney and extension of the chimney on the Right Elevation. Staff would note that the project was approved with the added condition of approval which required that the chimney be extended one to two feet above the first-floor roof line.

The applicant submitted revised plans date stamped October 28, 2024, and response letter to address the Planning Commission's comments from the October 15, 2024 action meeting.

Description of Previously Approved Project: The approved project includes a new, two-story single-unit dwelling and detached garage, with a total floor area of 3,315 SF (0.55 FAR) where 3,419 SF (0.57 FAR) is the maximum allowed (includes covered porch exemption). A Special Permit for an 8'-6" plate height on the second floor (where 8'-0" is the maximum allowed) was granted with the project approval.

The new single-unit dwelling contains four bedrooms. Two parking spaces, one of which must be covered, are required for a four-bedroom house. The detached garage provides one covered parking space and one uncovered space is provided in the driveway. Staff would note that the project was originally approved with

a two-car garage, however an ADU Permit was subsequently granted which included a one-car garage and an accessory dwelling unit attached to it. The project is in compliance with off-street parking requirements.

The following applications were approved by the Planning Commission on October 24, 2022:

- Design Review for a new, two-story single-unit dwelling and detached garage (C.S. 25.68.020(C)(1)(a)); and
- Special Permit for second story plate height (8'-6" second floor plate height proposed where 8'-0" is allowed) (C.S. 25.10.030 and 25.10.035(6)).

The development table below provides information for the originally approved project. With this Design Review Amendment application, there are no changes proposed to the development standards.

1317 Paloma Avenue

Lot Size: 5,997 SF

	PREVIOUSLY APPROVED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr):	20'-2" (to covered porch) 24'-0"	20'-2" (block average) 20'-2"
Side Setback (left): (right):	12'-6" 4'-0"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	46'-7" 47'-3"	15'-0" 20'-0"
Lot Coverage:	2,148 SF 36%	2,399 SF 40%
FAR:	3,315 SF 0.55 FAR	3,419 SF ¹ 0.57 FAR
# of bedrooms:	4	---
Off-Street Parking:	2 covered (20'-4" x 20'-4" clear interior) 1 uncovered (9' x 18')	1 covered (10' x 18' clear interior) 1 uncovered (9' x 18')
Building Height:	28'-4"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-0" 8'-6" ²	9'-0" 8'-0"
DH Envelope:	complies	C.S. 25.10.055(A)(1)
Accessory Structure Plate Height:	9'-0"	9'-0"

¹ (0.32 x 5,997 SF) + 1,100 SF + 400 SF = 3,419 SF (0.57 FAR)

² Special Permit approved for second story plate height.

Summary of Previously Approved Exterior Materials:

- **Windows:** aluminum clad wood
- **Doors:** wood doors with tempered glass, aluminum and glass garage doors
- **Siding:** board and batten fiber cement, fiber cement horizontal siding
- **Roof:** asphalt composition shingles
- **Other:** decorative paint wood corbel, wood truss, wood trim, fiberglass shutter, stone chimney

Staff Comments: None. Staff would note that this application was scheduled for review at the September 23, 2024, Planning Commission meeting, however because the applicant did not attend that meeting, the application was continued to the October 15, 2024 Planning Commission meeting.

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 new, two-story single-unit dwelling and as-built changes are consistent with the General Plan designation of Low Density Residential and is in compliance with all applicable provisions of Title 25, with the exception of the second story plate height; the style of the house blends with the existing neighborhood based and the massing and variety of exterior building materials; the architectural details, such as the covered front porch, aluminum clad wood windows, board and batten fiber cement and fiber cement horizontal siding complement the architectural style of the house and is compatible with the existing character of the neighborhood.
2. The project is 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.

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 and date stamped October 28, 2024, sheets A3.1, A3.2, A3.5, A3.6, and AX.1 through AX.4;
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 (level of review to be determined by Planning staff);
3. that any changes to the size or envelope of the first or second floors 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 foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first-floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
12. 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;
13. 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
14. 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.

Fazia Ali
Assistant Planner

- c. Ardalan Djalali, Ardalan Djalali, applicant and designer
Behzad Hadjian, property owner

Attachments:

October 15, 2024, Planning Commission Minutes
Letter of Explanation, dated October 27, 2024
September 23, 2024 Planning Commission Minutes
Letter of Explanation, dated September 10, 2024
October 24, 2022, Planning Commission Minutes
Planning Commission Resolution (proposed)
Area Map