

# City of Burlingame

Design Review

Item No. 9a  
Design Review Study

**Address:** 320 Bloomfield Road

**Meeting Date:** April 25, 2022

**Request:** Application for Design Review for a new, two-story single-unit dwelling and detached garage.

**Applicant and Designer:** Zohar Schwartz, Zohar Schwartz Design

**APN:** 029-184-010

**Property Owner:** Todd Lindstrom

**Lot Area:** 4,979 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Note:** This application was submitted prior to January 5, 2022, the effective date of the new Zoning Ordinance, and therefore was reviewed under the previous Zoning Code.

**Project Description:** The subject property is a corner lot that contains an existing one-story single-unit dwelling and detached garage. The applicant is proposing to demolish all structures on the site and build a new, two-story single-unit dwelling and new detached garage. The project includes a basement (727 SF). A new accessory dwelling unit (ADU) within the new main dwelling is proposed on the ground floor. The project proposes a total floor area of 2,713 SF (0.54 FAR) where 2,760 SF (0.55 FAR) is the maximum allowed (includes basement, lower floor, and ADU exemptions).

The new dwelling would contain four bedrooms (room in basement counts as a bedroom). Two parking spaces, one of which must be covered, are required for a four-bedroom house. The new detached garage measures 10'-6" x 22'-0" (clear interior dimensions) and provides the required covered parking for the four-bedroom house; one uncovered parking space (9' x 20') is provided in the driveway. All other Zoning Code requirements have been met.

## Accessory Dwelling Unit

This project includes an attached ADU (619 SF) that is within the new dwelling. 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 ADU regulations.

The applicant is requesting the following application:

- Design Review for a new, two-story single-unit dwelling and detached garage (C.S. 25.57.010 (a) (1)).

**320 Bloomfield Road**

**Lot Area:** 4,979 SF

**Plans date stamped:** April 15, 2022

|  | <b>PROPOSED</b>            | <b>ALLOWED/REQUIRED</b>          |
|--|----------------------------|----------------------------------|
| <b>Front Setbacks (1st flr):<br/>(2nd flr):</b>  | 15'-2"<br>21'-2" (to deck) | 15'-2" (block average)<br>20'-0" |
| <b>Side Setbacks (interior):<br/>(exterior):</b> | 11'-0"<br>7'-6"            | 4'-0"<br>7'-6"                   |
| <b>Rear Setbacks (1st flr):<br/>(2nd flr):</b>   | 20'-0"<br>20'-1" (to deck) | 15'-0"<br>20'-0"                 |
| <b>Lot Coverage:</b>                             | 1,914 SF<br>38.4%          | 1,992 SF<br>40%                  |

|                                   | PROPOSED  | ALLOWED/REQUIRED                                      |
|-----------------------------------|---|---|
| <b>FAR:</b>                       | 2,713 SF<br>0.54 FAR  | 2,760 SF <sup>1</sup><br>0.55 FAR                     |
| <b># of bedrooms:</b>             | 4   | ---   |
| <b>Off Street Parking:</b>        | 1 covered<br>(10'-6" x 22'-0")<br>1 uncovered<br>(9' x 20') | 1 covered<br>(10' x 20')<br>1 uncovered<br>(9' x 20') |
| <b>Building Height:</b>           | 27'-7"  | 30'-0"  |
| <b>Declining Height Envelope:</b> | complies  | C.S. 25.26.075  |

<sup>1</sup> (0.32 x 4,979 SF) + 900 SF + 267 SF = 2,760 SF (0.55 FAR)

#### Summary of Proposed Exterior Materials:

- **Windows:** wood
- **Doors:** wood
- **Siding:** stucco, smooth finish
- **Roof:** standing seam metal, light metal finish

**Staff Comments:** None.

**Design Review Criteria:** The criteria for design review as established in Ordinance No. 1591 adopted by the Council on April 20, 1998 are outlined as follows:

1. Compatibility of the architectural style with that of the existing character of the neighborhood;
2. Respect for the parking and garage patterns in the neighborhood;
3. Architectural style and mass and bulk of structure;
4. Interface of the proposed structure with the structures on adjacent properties; and
5. Landscaping and its proportion to mass and bulk of structural components.

'Amelia Kolokihakaufisi

Associate Planner

c. Zohar Schwartz, Zohar Schwartz Design, applicant and designer  
Todd Lindstrom, property owner

#### Attachments:

Application to the Planning Commission  
Applicant's Letter of Explanation, dated April 11, 2022  
Neighbor Letters of Support  
Notice of Public Hearing – Mailed April 15, 2022  
Area Map