

**City of Burlingame**  
*Design Review and Special Permits*

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

**Address:** 1369 Columbus Avenue

**Meeting Date:** April 25, 2022

**Request:** Application for Design Review and Special Permits for building height, second story plate height, and second story balcony for a new, two-story single-unit dwelling.

**Applicant and Designer:** James Chu, CHU Design Associates Inc.

**APN:** 027-153-020

**Property Owners:** Anuj Batra and Mishthi Kapoor

**Lot Area:** 6,003 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The subject property is an interior lot and currently contains a single-unit dwelling and an attached garage. The applicant proposes to demolish the existing single-unit dwelling and attached garage and build a new, two-story single-unit dwelling and detached accessory dwelling unit (ADU). The total proposed floor area would be 3,019 SF (0.50 FAR), where 3,021 SF (0.50 FAR) is the maximum allowed.

The applicant is requesting a Special Permit for building height (33'-7" proposed where 30'-0" is the maximum allowed without approval of a Special Permit). Planning staff would note that the lot slopes upward from the front property line with the finished floor proposed at 9'-6" above average top of curb.

The applicant is also requesting a Special Permit for a 9'-0" plate height at the second floor master bedroom located at the rear of the house (9'-0" proposed where 8'-0" is the maximum allowed on the second floor). A Special Permit is also being requested for a 55 SF second story balcony at the rear of the house (Special Permit required for any second story balcony; 75 SF maximum allowed).

There would be a total of four bedrooms in the proposed dwelling. Per C.S. 25.48.030.L.3.a. no parking is required for an ADU because it is located within one-half mile walking distance of public transit. Per C.S. 25.47.030.L.5. when a garage is demolished in conjunction with the construction of an ADU, those off-street parking spaces are not required to be replaced. The proposed project has no covered parking requirement and no covered parking is proposed. However, one uncovered space (9'-0" x 18'-0") is required and provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

**Accessory Dwelling Unit (ADU)**

This project includes building a new, 709 SF detached accessory dwelling unit at the rear of the lot. Review of the ADU application is administrative and not reviewed by the Planning Commission. Staff has determined the ADU complies with the ADU regulations.

The applicant is requesting the following applications:

- Design Review for a new, two-story single-unit dwelling (C.S. 25.68.010.A.1.a.);
- Special Permit for building height (33'-7" proposed where up to 36'-0" is allowed with a Special Permit) (C.S. 25.10.030 and 25.78.020.A.2.);
- Special Permit for plate height (9'-0" second floor plate height proposed where 8'-0" is the maximum allowed) (C.S. 25.10.030 and 25.78.020.A.6.); and
- Special Permit for second floor balcony (55 SF proposed where up to 75 SF is allowed with a Special Permit) (C.S. 25.10.030 and 25.78.020.A.7.).

**1369 Columbus Ave**

Lot Size: 6,003 SF

Plans date stamped: April 14, 2022

	PROPOSED	ALLOWED/REQ'D
<b>Front Setback (1<sup>st</sup> flr): (2<sup>nd</sup> flr):</b>	20'-7" (to covered porch) 30'-1"	20'-7" (block average) 20'-0"
<b>Side Setback (left): (right):</b>	5'-0" 11'-6"	4'-0" 4'-0"
<b>Rear Setback (1<sup>st</sup> flr): (2<sup>nd</sup> flr):</b>	54'-3" 58'-3"	15'-0" 20'-0"
<b>Lot Coverage:</b>	1,923 SF 32%	2,401 SF 40%
<b>FAR:</b>	3,019 SF 0.50 FAR	3,021 SF <sup>1</sup> 0.50 FAR
<b>Off-Street Parking:</b>	1 uncovered (9' x 18')	1 uncovered (9' x 18')
<b>Building Height:</b>	33'-7" <sup>2</sup>	30'-0"
<b>Plate Height:</b>	9'-0" on second floor <sup>3</sup>	8'-0"
<b>DH Envelope:</b>	Complies	C.S. 25.26.075
<b>Second Floor Balcony:</b>	55 SF <sup>4</sup> (11'-3" left side setback & 28'-9" right side setback)	75 SF (8'-0" side setbacks)

<sup>1</sup> (0.32 x 6,003 SF) + 1,100 SF = 3,021 SF (0.50 FAR)

<sup>2</sup> Special Permit for building height (33'-7" proposed where up to 36'-0" is allowed with a Special Permit).

<sup>3</sup> Special Permit for plate height (9'-0" proposed on the second floor where 8'-0" is the maximum allowed).

<sup>4</sup> Special Permit for second floor balcony (55 SF proposed where up to 75 SF is allowed with a Special Permit).

**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. James Chu, CHU Designs Associates Inc, applicant and designer  
Anuj Batra and Mishthi Kapoor, property owners

Attachments:

Application to the Planning Commission  
Special Permit Applications  
Notice of Public Hearing – Mailed April 15, 2022  
Area Map