



PROJECT LOCATION
1629 Howard Avenue

City of Burlingame

Design Review

Item No. 9b
Design Review Study

Address: 1629 Howard Avenue

Meeting Date: January 28, 2019

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

Applicant and Architect: Adam Bittle, Architecture Allure

APN: 028-316-280

Property Owners: Peter and Judith Cittadini TR

Lot Area: 5,011 SF

General Plan: Low Density Residential

Zoning: R-1

Background: The subject property is located within the Burlingame Park No. 2 subdivision. Based upon documents that were submitted to the Planning Division by a Burlingame property owner in 2009, it was indicated that the entire Burlingame Park No. 2, Burlingame Park No. 3, Burlingame Heights, and Glenwood Park subdivisions may have historical characteristics that would indicate that properties within this area could be potentially eligible for listing on the National or California Register of Historical Places. Therefore, for any property located within these subdivisions, a Historic Resource Evaluation must be prepared prior to any significant development project being proposed to assess whether the existing structure(s) could be potentially eligible for listing on the National or California Register of Historical Places.

A Historic Resource Evaluation was prepared for this property by Page & Turnbull, Inc., dated April 9, 2018. The results of the evaluation concluded that it is not eligible for individual listing on the California Register of Historical Resources under any criteria. Therefore, the proposed project may be categorically exempt from the California Environmental Quality Act per Section 15303 (a) of the CEQA Guidelines, which states that construction of a limited numbers of new, small facilities or structures, including one-single family 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-family residences as part of the project.

Project Description: The applicant is proposing to demolish an existing one-story single family dwelling and detached garage to build a new, two-story single family dwelling and detached one-car garage. The proposed house and detached garage will have a total floor area of 2,944 SF (0.58 FAR) where 2,944 SF (0.58 FAR) is the maximum allowed.

A total of two off-street parking spaces, one of which must covered, are required for the proposed four-bedroom house. The new detached garage will provide one code-compliant covered parking space (10' x 20' clear interior dimensions); one uncovered parking space (9' x 20') is provided in the driveway. All other Zoning Code requirements have been met. The applicant is requesting the following application:

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

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1629 Howard Avenue**Lot Area:** 5,011 SF**Plans date stamped:** January 18, 2019

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr):	16'-8½"	15'-0"
(2nd flr):	20'-7"	20'-0"
Side (left):	13'-7¾"	4'-0"
(right):	4'-7¼"	4'-0"
Rear (1st flr):	29'-0"	15'-0"
(2nd flr):	29'-0"	20'-0"
Lot Coverage:	1846 SF 36.8%	2004 SF 40%
FAR:	2944 SF 0.58 FAR	2944 SF ¹ 0.58 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	29'-0"	30'-0"
DH Envelope:	complies	CS 25.26.075

¹ (0.32 x 5,011 SF) + 1,100 SF + 240 SF = 2,944 SF (0.58 FAR)

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.

Ruben Hurin
Planning Manager

- c. Adam Bittle, Architecture Allure, applicant and architect
Peter and Judith Cittadini TR, property owners

Attachments:

Application to the Planning Commission
Notice of Public Hearing – Mailed January 18, 2019
Aerial Map

Separate Attachments:

Historical Resource Evaluation conducted by Page & Turnbull, Inc., dated April 9, 2018