

**City of Burlingame**  
*Design Review and Hillside Area Construction Permit*

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

**Address:** 1515 Los Altos Drive

**Meeting Date:** August 26, 2019

**Request:** Application for Design Review and Hillside Area Construction Permit for first and second story additions to an existing single family dwelling.

**Applicant and Architect:** Ryan Morris, Morris Architecture

**Property Owners:** Stefanie Wen and Peter Wise

**General Plan:** Low Density Residential

**APN:** 027-043-030

**Lot Area:** 9,071 SF

**Zoning:** R-1

**Project Description:** The existing two-story house with an attached two-car garage contains 3,202 SF (0.35 FAR) of floor area. The proposed project includes additions to both the first and second story that would increase the floor area to 4,000 SF (0.44 FAR), where 4,003 SF (0.44 FAR) is the maximum allowed (including a 27 SF covered front porch exception). The proposed project is 3 SF below the maximum allowed FAR.

The subject property is located in the Hillside Area and Code Section 25.61.020 of the Burlingame Municipal Code states that no new structure or any addition to all or a portion of an existing structure shall be constructed within the affected area without a Hillside Area Construction Permit. In addition, it states that review by the Planning Commission shall be based upon the obstruction by the construction of the existing distant views of nearby properties. Emphasis shall be given to the obstruction of distant views from habitable areas within a dwelling unit.

The existing house contains three bedrooms and the proposed project is increasing to seven bedrooms (office qualifies as a bedroom since it measures at least 70 SF, is enclosed and contains a window). Three parking spaces, two of which must be covered, are required for a seven-bedroom house. The existing garage (20'-2 1/2" x 20'-2 1/2" clear interior dimensions) complies with the minimum required size for a two-car garage. One uncovered parking space (9'-0" x 20'-0") is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other zoning code requirements have been met. The applicant is requesting the following applications:

- Design Review for a first and second story addition to an existing single-family dwelling (C.S. 25.57.010 (a)(2)); and
- Hillside Area Construction Permit for a first and second story addition (C.S. 25.61.020).

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1515 Los Altos Drive

Lot Area: 9,071 SF

Plans date stamped: August 5, 2019

	Existing	Proposed	Allowed/ Required
<b>Front Setback (1st flr):</b> <b>(2nd flr):</b> <b>Attached garage:</b>	33'-9" 29'-0 ¾" 18'-0 ¼"	20'-9 ¼" 21'-3 ¼" no change	20'-3" is block average 20'-3" 35'-0" to single door two-car garage <sup>1</sup>
<b>Side Setback (left):</b> <b>(right):</b>	5'-9 ½" <sup>2</sup> 2'-0" (to garage) <sup>2</sup>	no change 9'-0 ½" (to addition)	7'-0" 7'-0"
<b>Rear Setback (1st flr):</b> <b>(2nd flr):</b>	71'-9 ¾" 76'-4 ½"	no change no change	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,133 SF 23.5%	2,386 SF 26.3%	3,629 SF 40%
<b>FAR:</b>	3,2002 SF 0.35 FAR	4,000 SF 0.44 FAR	4,003 SF <sup>3</sup> 0.44 FAR
<b># of bedrooms:</b>	3	7	---
<b>Off-Street Parking:</b>	2 covered (20'-2 ½" x 20'-2 ½") 1 uncovered (9' x 20')	no change	2 covered (20' x 20') 1 uncovered (9' x 20')
<b>Building Height:</b>	23'-9 ¼"	23'-8 ¼"	30'-0"
<b>Declining Height Envelope:</b>	Existing second story encroaches into DHE <sup>4</sup>	no change	C.S. 25.26.075

<sup>1</sup> Existing, non-conforming front setback to garage door (18'-0 ¼" existing where 35'-0" is required).

<sup>2</sup> Existing, non-conforming left side setback (5'-9 ½" existing where 7'-0" is required) and non-conforming right side setback (2'-0" existing where 7'-0" is required).

<sup>3</sup> (0.32 x 9,071 SF) + 1,100 SF = 4,003 SF (0.44 FAR).

<sup>4</sup> The existing second story encroaches into DHE on the left elevation by 70 square feet. No proposed changes to further increase nonconformity.

#### Summary of Proposed Exterior Materials:

- **Windows:** vinyl clad wood with simulated true divided lites; wood stucco trim to match existing.
- **Doors:** wood and vinyl clad wood doors on house; wood garage door.
- **Siding:** existing stucco siding; proposed stucco siding to match existing.
- **Roof:** composition asphalt shingle roofing.
- **Other:** stucco chimney and stone base veneer.

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.

**Required Findings for Hillside Area Construction Permit:** Review of a Hillside Area Construction Permit by the Planning Commission shall be based upon obstruction by construction of the existing distant views of nearby properties. Emphasis shall be given to the obstruction of distant views from habitable areas within a dwelling unit (Code Sec. 25.61.060).

Michelle Markiewicz  
Assistant Planner

c. Ryan Morris, applicant and architect

Attachments:

Application to the Planning Commission  
Notice of Public Hearing – Mailed August 16, 2019  
Area Map