



PROJECT LOCATION
1212 Balboa Avenue

City of Burlingame

Design Review

Item No. 9b
Design Review Study

Address: 1212 Balboa Avenue

Meeting Date: September 9, 2019

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

Applicant and Designer: Jesse Geurse, Geurse Conceptual Design, Inc.

APN: 026-154-130

Property Owners: Lowell and Regina Scott

Lot Area: 6,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The applicant is proposing to demolish an existing two-story single family dwelling with an attached garage to build a new, two-story single family dwelling with a detached garage. The proposed house and garage will have a total floor area of 3,218 SF (0.53 FAR) where 3,420 SF (0.57 FAR) is the maximum allowed.

The new single family dwelling will contain four bedrooms. Two parking spaces, one of which must be covered, are required on-site. One covered parking space is provided in the new detached garage (10' x 20' clear interior dimensions) and one uncovered parking space (9' x 20') 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 application:

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

1212 Balboa Avenue

Lot Area: 6,000 SF

Plans date stamped: August 2, 2019

	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	19'-10" 25'-7"	19'-10" (block average) 20'-0"
Side Setback (left): (right):	5'-2" 11'-6"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	43'-4" 44'-11"	15'-0" 20'-0"
Lot Coverage:	2,167 SF 36.1%	2,400 SF 40%
FAR:	3,218 SF 0.53 FAR	3,420 SF 0.57 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')
Building Height:	30'-0"	30'-0"
DH Envelope:	Complies	CS 25.26.075

¹ (0.32 x 6,000) + 1,100 SF + 400 SF = 3,420 SF (0.57) FAR

Summary of Proposed Exterior Materials:

- **Windows:** Aluminum clad, simulated true divided lite wood windows
- **Siding:** Shingle lap siding
- **Roof:** Composition roof
- **Trim/Other:** Brick veneer, polymer or wood columns, wood belly band

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.

Catherine Keylon
Senior Planner

- c. Lowell and Regina Scott, property owners
Jesse Geurse, Geurse Conceptual Design, Inc., applicant and designer

Attachments:

Application to the Planning Commission
Notice of Public Hearing – Mailed August 30, 2019
Area Map