



**PROJECT LOCATION**  
2711 Burlingview Drive

# City of Burlingame

*Design Review, Hillside Area Construction Permit,  
Variances and Special Permit*

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

**Address:** 2711 Burlingview Drive

**Meeting Date:** November 12, 2019

**Request:** Application for Design Review, Hillside Area Construction Permit, Variances for Front Setback, Side Setback and Parking, and Special Permit for an addition to the main level of an existing single family dwelling, to convert the existing garage to living space, and for a new lower level attached garage.

**Applicant and Designer:** Robert Wehmeyer, Wehmeyer Design

**APN:** 027-261-100

**Property Owners:** Charles and Diana Williams

**Lot Area:** 10,822 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Design Review Study Meeting (May 13, 2019):** On May 13, 2019, the Planning Commission held a design review study meeting to review the proposed project. The Commission expressed concerns with view blockage from the second story addition proposed above the main level of the house. Please refer to the attached May 13, 2019 Planning Commission Minutes for a complete list of comments and concerns expressed by the Planning Commission and members of the public.

To address the Commission's concerns and direction given for the project, the designer submitted a response letter dated September 25, 2019, and revised plans date stamped September 27, 2019. Please refer to the applicant's letter for a detailed discussion of the changes made to the project.

The previously proposed second floor addition above the main living level has been eliminated. Instead, the project now consists of the following design approach:

- Enlarging the main level of the house;
- Converting the existing attached garage to living area and enlarging this level; and
- Building a new lower level attached garage (below the existing garage).

Planning staff would note that with the revised project, previously requested Special Permits for building height and declining height envelope are no longer required. This application is being brought back as a design review study item due to the significant changes made to the project.

**Project Description:** The site is located on a sloping lot, which slopes upward from front to rear by approximately 28 feet and upward from left to right by 12 feet. The existing two-story house, consisting of a main level and an attached garage below it, contains 2,531 SF of floor area and has three bedrooms. The applicant is proposing an addition to the main level of the house, converting the existing attached garage to living area and enlarging this level, and building a new attached garage in a new lower level under the existing garage. With this application, the floor area would increase to 4,553 SF (0.42 FAR) where 4,563 SF (0.42 FAR) is the maximum allowed.

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. Story poles have been installed to reflect the proposed project; please see attached story pole certification and story pole plan.

With this application, the number of bedrooms will increase from three to five. Three off-street parking spaces, two of which must be covered, are required for this project. The proposed attached garage provides two covered parking spaces (20' x 20' clear interior dimensions) and one uncovered parking space (9' x 18'-9½") is provided in the driveway. An application for a Parking Variance is required for the uncovered parking space length. The applicant is requesting the following applications:

- Design Review for additions to an existing single family dwelling (C.S. 25.57.010 (a)(2));
- Hillside Area Construction Permit for additions to an existing single family dwelling (C.S. 25.61.020);
- Front Setback Variance to the main level, lower level and attached garage (22'-6½" and 15'-9½" proposed to the main and lower levels, respectively, where 23'-7" (block average) is the minimum required; 18'-9½" proposed to the new attached garage where 25'-0" is the minimum required for an attached garage with two single-wide doors) (C.S. 25.26.072 (b)(1) and C.S. 25.26.072 (b)(2)(B));
- Side Setback Variance (5'-1½" proposed to the main, lower and garage levels along the left side of the house where 7'-0" is the minimum required) (C.S. 25.26.072 (c));
- Parking Variance for uncovered parking space length (18'-9½" proposed where 20'-0" is the minimum required) (C.S. 25.70.020 (b)); and
- Special Permit for attached garage (C.S. 25.26.035 (a)).

**2711 Burlingview Drive****Lot Area:** 10,822 SF**Plans date stamped:** September 2, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b>SETBACKS</b>			
<b>Front (main):</b>	14'-7½" <sup>1</sup>	22'-6½" <sup>2</sup>	23'-7" (block average)
<b>(lower):</b>	n/a	15'-9½" <sup>2</sup>	23'-7" (block average)
<b>(garage):</b>	30'-7½"	18'-9½" <sup>2</sup>	25'-0" (two single doors)
<b>Side (left):</b>	5'-1½" <sup>1</sup>	5'-1½" (main level) <sup>3</sup> 5'-1½" (lower level) <sup>3</sup> 5'-1½" (garage level) <sup>3</sup>	7'-0"
<b>(right):</b>	11'-2¼"	no change	7'-0"
<b>Rear (main):</b>	63'-5½"	44'-4½"	15'-0"
<b>Lot Coverage:</b>	1958 SF 18%	3048 SF 28.1%	4329 SF 40%
<b>FAR:</b>	2531 SF 0.23 FAR	4553 SF 0.42 FAR	4563 SF <sup>4</sup> 0.42 FAR

<sup>1</sup> Existing nonconforming setbacks.

<sup>2</sup> Front Setback Variance required to the main level, lower level and attached garage (22'-6½" and 15'-9½" proposed to the main and lower levels, respectively, where 23'-7" (block average) is the minimum required; 18'-9½" proposed to the new attached garage where 25'-0" is the minimum required for an attached garage with two single-wide doors).

<sup>3</sup> Side Setback Variance required (5'-1½" proposed to the main, lower and garage levels along the left side of the house where 7'-0" is the minimum required).

<sup>4</sup> (0.32 x 10,822 SF) + 1100 SF = 4,563 SF (0.42 FAR)

**2711 Burlingview Drive****Lot Area:** 10,822 SF**Plans date stamped:** September 27, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b># of bedrooms:</b>	3	5	---
<b>Off-Street Parking:</b>	2 covered (20' x 20') 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 18'-9½") <sup>5</sup>	2 covered (20' x 20') 1 uncovered (9' x 20')
<b>Building Height:</b>	27'-1¼"	27'-1¼" to top of ridge 27'-7¼" to top of skylight	30'-0"
<b>DH Envelope:</b>	---	complies	CS 25.26.075

<sup>5</sup> Parking Variance required for uncovered parking space length (18'-9½" proposed where 20'-0" is the minimum required).

**Staff Comments:** Several letters and emails have been submitted concerning the proposed project; they are attached for review and are separated by correspondence submitted for the May 13<sup>th</sup> and November 12<sup>th</sup> Planning Commission meetings.

**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).

**Required Findings for Variance:** In order to grant a Variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

**Required Findings for a Special Permit:** In order to grant a Special Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) 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 existing street and neighborhood;
- (b) the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood;
- (c) the proposed project is consistent with the residential design guidelines adopted by the city; and
- (d) 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 the mitigation for the removal that is proposed is appropriate.

Ruben Hurin  
Planning Manager

- c. Robert Wehmeyer, Wehmeyer Design, applicant and designer  
Charles and Diana Williams, property owners

Attachments:

May 13, 2019 Planning Commission Meeting Minutes  
Applicant's Response Letter, dated September 25, 2019  
Story Pole Certification and Story Pole Plan, date stamped November 1, 2019  
Application to the Planning Commission  
Variance Applications  
Special Permit Application  
Correspondence Submitted for November 12, 2019 Planning Commission Meeting  
Correspondence Submitted for May 13, 2019 Planning Commission Meeting  
Notice of Public Hearing – Mailed November 1, 2019  
Area Map