



PROJECT LOCATION
1415 De Soto Avenue

City of Burlingame
Design Review and Variances

Item No. 9a
Design Review Study

Address: 1415 De Soto Avenue

Meeting Date: January 27, 2020

Request: Application for Design Review for a second story addition to an existing single family dwelling and Parking Variances to reconstruct an existing detached garage.

Applicant and Designer: Audrey Tse, InSite Design

APN: 027-165-040

Property Owners: Liza and David Levitt

Lot Area: 6,100 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: Located on an interior lot, the subject property contains an existing one-story house and a detached garage with 2,117 SF (0.35 FAR) of floor area and has four bedrooms. The applicant is proposing an interior remodel to the first floor and a 730 SF second floor addition. With the proposed project, the floor area will increase to 2,846 SF (0.47 FAR) where 3,333 SF (0.55 FAR) is the maximum allowed.

With this application, the number of bedrooms will increase from four to five. The family room on the first floor qualifies as a bedroom (is at least 70 SF in size, contains a window, and opening that is less than 50% of wall length). Therefore, three parking spaces, two of which must be covered, are required on site. The existing detached garage provides one covered parking space (14'-6" wide x 17'-6" deep clear interior dimensions) and one uncovered space (9' x 20') is provided in the driveway. The applicant is proposing to rebuild the existing detached garage, maintaining its original size, which requires approval of Variances for number of required off-street parking spaces and for a reduction in parking space dimension (depth). All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a second story addition to an existing single-family dwelling (C.S. 25.57.010 (a) (2));
- Parking Variance for number of required off-street parking spaces (one parking space proposed where two parking spaces are required) (C.S. 25.70.030 (a)(1)); and
- Parking Variance for a reduction in clear interior measurement for depth in a garage (17'-6" proposed where 20'-0" is the minimum required) (C.S. 25.70.020 (b)).

This space intentionally left blank.

1415 De Soto Avenue**Lot Size:** 6,100 SF**Plans date stamped:** January 15, 2020

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr): (2nd flr):	18'-0" (to stairs) n/a	no change 37'-0"	15'-0" 20'-0"
Side (left): (right):	4'-0" (to stairs) 12'-3"	no change no change	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	22'-4" n/a	no change 53'-10"	15'-0" 20'-0"
Lot Coverage:	2,249 SF 36.9%	no change	2,440 SF 40%
FAR:	2,117 SF 0.35 FAR	2,846 SF 0.47 FAR	3,333 SF ¹ 0.55 FAR
# of bedrooms:	4	5	---
Off-Street Parking:	1 covered (14'-6" x 17'-6" clear interior dimensions) 1 uncovered (9' x 20')	1 covered ² (14'-6" x 17'-6" clear interior dimensions) ² 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')
Building Height:	25'-0½"	25'-0½"	30'-0" above average top of curb
DH Envelope:	encroachment on left side; non-conforming	complies	C.S. 25.26.075

¹ (0.32 x 6,100 SF) + 1100 SF + 281 SF = 3,333 SF (0.55 FAR)

² Variances required for number of required off-street parking spaces and for reduction in clear interior measurement for depth in a garage.

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 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.

‘Amelia Kolokihakaufisi
Associate Planner

- c. Audrey Tse, InSite Design, applicant and designer
Liza and David Levitt, property owners

Attachments:

Application to the Planning Commission
Variance Application
Notice of Public Hearing – Mailed January 17, 2020
Area Map