



**PROJECT LOCATION**  
1445 Balboa Avenue

# City of Burlingame

Design Review

Item No. 9b  
Design Review Study

**Address:** 1445 Balboa Avenue

**Meeting Date:** February 10, 2020

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

**Applicant Designer:** James Chu, Chu Design Associates, Inc.

**APN:** 026-014-100

**Property Owners:** Angelo & Carrie Cosentino

**Lot Area:** 5,763 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The applicant proposes to demolish the existing one-story house and detached garage and build a new, two-story single family dwelling and detached garage. The total proposed floor area would be 3,133 SF (0.54 FAR), where 3,175 SF (0.55 FAR) is the maximum allowed.

There would be a total of four bedrooms in the proposed house. Two off-street parking spaces are required, one of which must be covered. The proposed detached garage would provide one covered parking space (10'-4" x 20'-4" clear interior dimensions) and an uncovered parking space (9' x 20') would be provided in the driveway leading to the garage.

The proposed second story encroaches into the declining height envelope along the right side of the house by 35 SF. However, this is an allowable encroachment per Code Section 25.26.075(b)(2) (window enclosure exception because 1) the encroachment measures no greater than 35 SF in floor area, 2) it has a length of 9 feet (10 feet maximum allowed) and 3) at least 25 percent of the face of the enclosure between finished floor and plate line is window area. Meeting the criteria under C.S. 25.06.075(b)(2) allows the declining height envelope encroachment without a Special Permit.

There are 11 existing trees on site ranging 3 to 18.6 inches in diameter. The proposed project includes removing eight trees, one of which is a protected size tree (18.6-inch diameter Black Acacia located at the rear of the lot). An arborist report was prepared by Kielty Arborist Services, dated December 3, 2019 (attached) and details the condition of the existing trees on site, as well as the existing street tree. The City Arborist notes that the applicant will need to apply for and obtain a Protected Tree Removal Permit to remove any trees with a circumference greater than 48 inches (or 15 inches in diameter).

The applicant is requesting the following application:

- Design Review for a two-story single family dwelling and detached garage (C.S. 25.57.01 (a) (1)).

**1445 Balboa Avenue**

**Lot Area:** 5,763 SF

**Plans date stamped:** January 31, 2020

	PROPOSED	ALLOWED/REQUIRED
<b>Front Setback (1st flr):</b> <b>(2nd flr):</b>	22'-10" 24'-10"	22'-10" (block average) 22'-10" (block average)
<b>Side Setback (left):</b> <b>(right):</b>	10'-0" 5'-6"	4'-0" 4'-0"
<b>Rear Setback (1st flr):</b> <b>(2nd flr):</b>	36'-2½" 36'-2½"	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,062 SF 35.8%	2,305 SF 40%

**1445 Balboa Avenue****Lot Area:** 5,763 SF**Plans date stamped:** January 31, 2020

	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
<b><i>FAR:</i></b>	3,133 SF 0.54 FAR	3,175 SF <sup>1</sup> 0.55 FAR
<b><i># of bedrooms:</i></b>	4	---
<b><i>Off-Street Parking:</i></b>	1 covered (10'-4" x 20'-4" clear interior dimensions) 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
<b><i>Building Height:</i></b>	30'-0"	30'-0"
<b><i>Declining Height Envelope:</i></b>	complies using window enclosure exception along right side of house (CS 25.26.075 (b)(2))	C.S. 25.26.075

<sup>1</sup> (0.32 x 5,763 SF) + 1,100 SF + 231 SF = 3,175 SF (0.55 FAR)

**Summary of Proposed Exterior Materials:**

- ***Windows:*** simulated true divided lite casement windows with wood trim.
- ***Doors:*** wood front door and wood garage door.
- ***Siding:*** stucco and vertical barn siding.
- ***Roof:*** composition shingle roofing.

**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.

Michelle Markiewicz  
Associate Planner

c. James Chu, applicant

Attachments:

Application to the Planning Commission

Arborist Report, prepared by Kielty Arborist Services LLC, dated December 3, 2019

Notice of Public Hearing – Mailed January 31, 2020

Area Map