



PROJECT LOCATION
2625 Martinez Drive

City of Burlingame

Design Review, Hillside Area Construction Permit, and Special Permit

Item No. 9a
Design Review Study

Address: 2625 Martinez Drive

Meeting Date: February 24, 2020

Request: Application for Design Review, Hillside Area Construction Permit, and Special Permit for a new two-story single family dwelling with an attached garage.

Applicant and Architect: Leonard Ng, LNAI Architecture

Property Owners: Galen Ma & Tina Shi

General Plan: Low Density Residential

APN: 025-062-080

Lot Area: 10,220 SF

Zoning: R-1

Project Description: The applicant proposes to demolish the existing one-story house and attached garage and build a new, two-story single family dwelling and attached garage. The total proposed floor area would be 4,363 SF (0.43 FAR), where 4,370 SF (0.43 FAR) is the maximum allowed.

There would be a total of five bedrooms in the proposed house. Three off-street parking spaces are required, two of which must be covered. The proposed attached garage would provide two covered parking space (20' x 20' clear interior dimensions) and an uncovered parking space (9' x 20') would be provided in the driveway leading to the garage.

The required front setback for an attached two-car garage with a double-wide door is 35'-0". However, this requirement is superseded by the Declaration of Restrictions (page 5) and Subdivision Map for Mills Estate No.7 (see attached), which allows buildings to be built to the 15'-0" front setback line. The proposed front setback to the attached garage is 20'-4" (the block average is 15'-11").

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.

There are five existing trees on site ranging five to 12 inches in diameter. The proposed project includes removing all five trees, none of which are protected sized. Four new 24-inch box size trees are being proposed on the property and one new street tree is also proposed. The property proposes to provide a mixture of shrubs and smaller tree species along the perimeter of the property.

The applicant requests the following applications:

- Design Review for a two-story single family dwelling and attached garage (C.S. 25.57.01 (a) (1) and (6));
- Hillside Area Construction Permit for a new two-story single family dwelling and attached garage (C.S. 25.61.020); and
- Special Permit for an attached garage (C.S. 25.26.035 (a)).

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2625 Martinez Drive**Lot Area:** 10,220 SF**Plans date stamped:** January 15, 2020

	PROPOSED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr): (attached garage):	18'-4" 37'-0" 20'-4"	15'-11" (block average) ¹ 20'-0" ¹ 35'-0" ¹
Side (left): (right):	7'-6¾" 7'-6"	7'-0" 7'-0"
Rear (1st flr): (2nd flr):	16'-4¼" 68'-1¾"	15'-0" 20'-0"
Lot Coverage:	4,077 SF 39.9%	4088 SF 40%
FAR:	4,363 SF 0.43 FAR	4370 SF ² 0.43 FAR
# of bedrooms:	5	---
Off-Street Parking:	2 covered (20' x 20') 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')
Building Height:	24'-6"	30'-0"
DH Envelope:	complies	CS 25.26.075

¹ Declaration of Restrictions allows buildings to be built to 15'-0" front setback line, which supersedes the R-1 front setback requirements.

² $(0.32 \times 10,220 \text{ SF}) + 1100 \text{ SF} = 4,370 \text{ SF}$ (0.43 FAR).

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad windows with dark bronze metal trim.
- **Doors:** aluminum clad doors with translucent glazing, horizontal wood siding garage door.
- **Siding:** wood siding, painted cement plaster with smooth or fine sand finish.
- **Roof:** painted cement plaster with smooth or fine sand finish.

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
Associate Planner

- c. Leonard Ng, LNAI Architecture, applicant and architect
Galen Ma & Tina Shi, property owners

Attachments:

Application to the Planning Commission
Special Permit Application
Declaration of Restrictions (page 5), dated June 3, 1957
Notice of Public Hearing – Mailed February 14, 2020
Area Map