



**PROJECT LOCATION**  
3 Cananea Place

# City of Burlingame

## Design Review and Hillside Area Construction Permit

**Address:** 3 Cananea Place

**Meeting Date:** September 14, 2020

**Request:** Application for Design Review and Hillside Area Construction Permit for a new deck and addition on the main level along the left side and rear of an existing single family dwelling.

**Applicant and Architect:** Stan Panko, Panko Architect

**APN:** 027-047-010

**Property Owner:** Proeast Properties

**Lot Area:** 8,288 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The subject property is an interior lot on the west side of a cul-de-sac. The site slopes significantly from the front property line to the rear property line, with an approximately 10-foot difference in elevation along the left side and a 5-foot difference along the right side. There is also a cross slope from left to right, with about a 13-foot change in elevation.

Given both the slope towards the rear of the lot and the cross slope, the house is one story at street level on the left side and two stories on the right side, with the attached two-car garage at street level and the main living level above (2<sup>nd</sup> floor). The house contains a total of 3,010 SF (0.36 FAR) of floor area. The applicant is proposing to remove the rear deck and expand the main living level on the left side and at the rear and also construct a new deck. Because of the slope of the lot, this main level and portions of the new deck are more than six feet above grade at the rear and therefore are considered a second story addition. The proposed project would increase the total floor area to 3,742 SF (0.45 FAR), where 3,752 SF (0.45 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.

The existing house contains four rooms which qualify as bedrooms (three bedrooms and a den). With this application, the number of bedrooms would increase to six (four bedrooms, guest room, and a den). Three off-street parking spaces, two of which must be covered, are required for this project. The interior of the existing attached garage would be remodeled and would maintain two code compliant covered parking spaces (20'-0" wide x 20'-0" deep clear interior dimensions) and two uncovered parking spaces (20' x 20') are provided in the driveway. All other Zoning Code requirements have been met. The applicant requests the following applications:

- Design Review for a new deck and addition on the main level (considered a second floor) of an existing single family dwelling (C.S. 25.57.010 (a) (2)); and
- Hillside Area Construction Permit for a new deck and addition on the main level (considered a second floor) of an existing single family dwelling (C.S. 25.61.020).

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**3 Cananea Place**  
**Lot Area: 8,288 SF**

**Plans date stamped: August 25, 2020**

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b>SETBACKS</b>			
<b>Front (main):</b>	16'-2"	No change	15'-4" (block average)
<b>(lower-garage/lower level):</b>	16'-2"	No change	20'-0"
<b>Side (left):</b>	16'-5"	7'-0" to addition	7'-0"
<b>(right):</b>	18'-6"	No change	7'-0"
<b>Rear (main):</b>	24'-4"	25'-6" to 2 <sup>nd</sup> floor deck	15'-0"
<b>(lower level):</b>	24'-4"	No change	20'-0"
<b>Lot Coverage:</b>	2,174 SF 26.2%	2,715 SF 32.7%	3,315 SF 40%
<b>FAR:</b>	3,010 SF 0.36 FAR	3,742 SF 0.45 FAR	3,752 SF 0.45 FAR
<b># of bedrooms:</b>	4	6	---
<b>Off-Street Parking:</b>	2 covered (20'-0" x 20'-0") 2 uncovered (20' x 20')	2 covered (20'-0" x 20'-0") 2 uncovered (20' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')
<b>Building Height:</b>	16'-5"	18'-5"	30'-0"
<b>DH Envelope:</b>	---	Complies	CS 25.26.075

<sup>1</sup> (0.32 x 8,288 SF) + 1100 SF = 3,752 SF (0.45 FAR).

#### Summary of Proposed Exterior Materials:

- **Windows:** All windows and doors to be replaced with Milgard Style Line (bronze exterior/white interior vinyl)
- **Doors:** Front door - glass panel with sidelights; garage doors – metal with opaque glass panels.
- **Siding:** 1 x 6 horizontal siding, stucco (around garage and lower level at rear).
- **Roof:** Composition shingle.
- **Trim:** Stainless steel cable railings with posts at rear.

**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).

Catherine Keylon  
Senior Planner

- c. Panko Architect, Stan Panko, architect and applicant  
Proeast Properties, property owners

Attachments:

Application to the Planning Commission  
Notice of Public Hearing – Mailed September 4, 2020  
Area Map