



PROJECT LOCATION
1235 Paloma Avenue

City of Burlingame

Design Review

Item No. 9a
Design Review Study

Address: 1235 Paloma Avenue

Meeting Date: June 14, 2021

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

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

APN: 026-173-300

Property Owner: Chung Lee

Lot Area: 6,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot. The applicant is proposing to demolish an existing one-story house to build a new, two-story single family dwelling and convert the existing detached garage into a new garage and Accessory Dwelling Unit (ADU). The proposed house and garage will have a total floor area of 3,256 SF (0.54 FAR) where 3,267 SF (0.54 FAR) is the maximum allowed (including 93 SF covered porch exemption).

The new single family dwelling would contain four bedrooms. Two parking spaces, one of which must be covered, are required on-site. One covered parking space is provided in the detached garage (10' x 20' clear interior dimensions); one uncovered parking space (9' x 20') is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

Accessory Dwelling Unit

This project includes converting a portion of the existing detached garage to an ADU (368 SF). Review of the ADU application is administrative only and is not reviewed by the Planning Commission. Staff has determined that the ADU complies with the ADU Ordinance.

The applicant is requesting the following application:

- Design Review for a new, single family dwelling and detached garage (C.S. 25.57.010 (a) (1)).

1235 Paloma Avenue

Lot Area: 6,000 SF

Plans date stamped: May 27, 2021

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr): (2nd flr):	18'-3 1/2" 21'-5"	18'-3 1/2" (block average) 20'-0"
Side (left): (right):	10'-6" 5'-6"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	41'-6" 40'-0"	15'-0" 20'-0"
Lot Coverage:	1,945 SF 32.4%	2,400 SF 40%

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1235 Paloma Avenue**Lot Area:** 6,000 SF**Plans date stamped:** May 27, 2021

	PROPOSED	ALLOWED/REQUIRED
FAR:	3,256 SF 0.54 FAR	3,267 SF ¹ 0.54 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')
Building Height:	26'-11"	30'-0"
DH Envelope:	complies	CS 25.26.075

¹ (0.32 x 6,000 SF) + 1,100 SF + 247 SF = 3,267 SF (0.54 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood casement windows with simulated true divided lites with wood trim
- **Doors:** wood
- **Siding:** wood, vertical barn siding
- **Roof:** composition shingles
- **Other:** wood band, wood corbels, wood outriggers

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.

'Amelia Kolokihakaufisi
Associate Planner

- c. James Chu, Chu Design Associates, Inc., applicant and designer
Chung Lee, property owner

Attachments:

Application to the Planning Commission
Notice of Public Hearing – Mailed June 4, 2021
Area Map