



# City Comparisons - Detailed Tables

## (Single Family Design Review & Parking)

City	Single Family Design Review (SFDR) Threshold	Review Level <sup>1</sup>			DR Guide	Objective Criteria
		Staff	ZA	PC		
<b>Burlingame</b>	<ul style="list-style-type: none"> <li>▶ New Homes</li> <li>▶ Second Story Additions</li> <li>▶ Increase in Single Story Plate Height above 9 Ft.</li> <li>▶ Construction of a new Attached Garage</li> <li>▶ Reconstruction of 50% or more of Exterior Walls</li> </ul>			X	Yes	Second Story Step Backs & Declining Height Envelope (i.e., Daylight Plane)
<b>San Mateo</b>	<ul style="list-style-type: none"> <li>▶ New Two-Story Homes</li> <li>▶ Reconstruction of 50% or more of a home</li> <li>▶ Second-story additions to single-story homes</li> <li>▶ Small Second-story additions to two-story homes (from 50-200 sq. ft.), do not require a public hearing if consistent with DR Guidelines. Notice is mailed and project is approved if no comments are received within 10 days</li> </ul>		X		Yes	Daylight Plane

<sup>1</sup> PC- Planning Commission; ZA – Zoning Administrator; RDRC - Residential Design Review Committee



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		Staff	RDRC	PC												
San Carlos	<ul style="list-style-type: none"> <li>▶ New Residences</li> <li>▶ 1<sup>st</sup> or 2<sup>nd</sup> story additions that result in residences greater than 3,000 sq. ft. of floor area (including garage), on lots less than 7,500 sq. ft.</li> <li>▶ 1<sup>st</sup> or 2<sup>nd</sup> story additions which meet or exceed FARs based upon average cross slope as follows:</li> </ul> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Cross Slope</th> <th>FAR</th> </tr> </thead> <tbody> <tr> <td>0-4.9%</td> <td>0.40</td> </tr> <tr> <td>5-19.9%</td> <td>0.30</td> </tr> <tr> <td>20-29.9%</td> <td>0.25</td> </tr> <tr> <td>30+%</td> <td>0.20</td> </tr> </tbody> </table> <p>*The Residential Design Review Committee is comprised of 3 appointed members: (PC, citizen, and design professional)</p>	Cross Slope	FAR	0-4.9%	0.40	5-19.9%	0.30	20-29.9%	0.25	30+%	0.20		X*		Yes	<ul style="list-style-type: none"> <li>▶ Upper Story Step-backs of at least 4 feet for at least 70%</li> <li>▶ Minimum porch projection or recession of five feet - area of no less than 40 sq. ft.</li> <li>▶ Minimum window trim 1 inch in depth, or minimum recessed window of 2 inches</li> <li>▶ Street facades can run no more than 25 continuous feet without a window, projection, offset or recess of the building wall at least one foot in depth.</li> <li>▶ Side elevations - at least one vertical &amp; horizontal plane break of at least 3 feet each.</li> </ul>
Cross Slope	FAR															
0-4.9%	0.40															
5-19.9%	0.30															
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	SFDR when combined with other PC entitlements			X	Yes	Yes – see above
San Carlos (cont.)	<ul style="list-style-type: none"> <li>▶ 1<sup>st</sup> or 2<sup>nd</sup> story additions which do not meet or exceed FARs based upon average cross slope identified for RDRC review</li> <li>▶ Accessory structures, decks, covered patios</li> <li>▶ <u>SFDR in Hillside Overlay</u> – same thresholds (lots with 10% slope or greater)</li> </ul>	X			Yes	<p>Yes – see above</p> <p><u>Hillside Overlay – Criteria:</u></p> <ul style="list-style-type: none"> <li>▶ 25% of lot + slope of lot (not to exceed 85%) shall stay in natural state</li> <li>▶ 20 foot maximum height of downhill building elevation – 5 foot step back to next building elevation</li> <li>▶ Under floor maximum of 6 ft. in height</li> </ul>



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<b>Redwood City</b>	<ul style="list-style-type: none"> <li>▶ New Homes</li> <li>▶ Second Story Additions &amp; Remodels</li> </ul>		X		No	Second Story Step Backs
<b>Belmont</b>	<ul style="list-style-type: none"> <li>▶ New Dwellings, or</li> <li>▶ New Gross Floor Area of 400 sf or more, or</li> <li>▶ Grading:               <ul style="list-style-type: none"> <li>○ 500 or more cy combined cut / fill, or</li> <li>○ 6,000 or more SF disturbed area, or</li> <li>○ Any grading which will require removal or endanger a protected tree, as defined, or</li> </ul> </li> <li>▶ Tree Removal / Excessive pruning associated with any Planning Commission entitlement for single family or duplex residential development, or</li> <li>▶ Encroachments associated with any Planning Commission entitlement for single family or duplex residential development (encroachments subject only to recommendation to City Council)</li> </ul>			X	Yes	No



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## (Single Family Design Review & Parking)

City	Parking - New Homes	Parking Upgrade Triggers	Considerations	Exception (s)
Burlingame	<p>▶ 4 Bedroom Homes – 2 spaces total (one covered &amp; one uncovered)</p> <p>▶ 5 Bedroom Homes – 3 spaces total (two covered and one uncovered)</p> <p>Covered = (garage or carport)</p> <p>1 space - 10' width x 20' length</p> <p>2 space - 20' width x 20' length</p> <p>Uncovered – 9'width x 20' length</p>	<p>▶ Addition: Results in 4 bedrooms (2 spaces required)</p> <p>▶ Addition: Results in 5 bedrooms (3 spaces required)</p>	<p>No Tandem Parking</p> <p>Garage or Carport for additions – conforms at 18' width x 20' length for two cars</p> <p>Uncovered parking may extend into right-of-way (inner edge of sidewalk, curb or street depending on street improvements)</p>	Variance



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San Mateo	<ul style="list-style-type: none"> <li>▶ SFD under 3,000 sq. ft.* – 2 spaces (covered in garage)</li> <li>▶ SFD 3,000-3,749 sq. ft.* – 3 spaces (2 garage spaces &amp; 1 uncovered space)</li> <li>▶ SFD above 3,750 sq. ft.* – 3 spaces (2 garage spaces &amp; 1 uncovered) + one uncovered space/750 sq. ft. of additional floor area*</li> </ul> <p><i>*floor area does not include garage, and uninhabitable accessory structures</i></p>	<ul style="list-style-type: none"> <li>▶ Same as standards for new homes</li> </ul>	To be determined (code unclear)	Variance



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San Carlos	<p>▶ Single Family Home – 2 covered spaces (garage or carport)</p> <p>Covered = (garage or carport)</p> <p>1 space - 10' width x 20' length</p> <p>2 space - 20' width x 20' length</p>	<p>▶ Per the San Carlos Zoning Ordinance Non-conformities chapter - Additions can occur without parking upgrades provided that new dwelling units are not created.</p>	<p>Tandem Parking allowed</p> <p>Homes constructed before 1954 may convert parking to living space if one off-street parking space is provided</p> <p>Garage or Carport for additions – conforms at</p> <p>16' width x 20' length for two cars</p>	Variance
	Hillside Overlay	Same as above	Garage setback of 5 feet allowed to reduce grading	



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City	Parking New Homes	Parking Upgrade Triggers	Considerations	Exception (s)
Redwood City	<ul style="list-style-type: none"> <li>▶ Single Family Home containing 4 bedrooms or less – 2 covered spaces (garage or carport)</li> <li>▶ Single Family Home containing more than 4 bedrooms – 2 covered spaces + 0.5 spaces for each additional bedroom (rounds up)</li> <li>▶ Accessory Unit - 1 covered space</li> </ul> <p>Covered = (garage or carport)</p>	<ul style="list-style-type: none"> <li>▶ Additions permitted without parking upgrade, provided that:               <ul style="list-style-type: none"> <li>○ Addition does not occupy current parking area</li> <li>○ The home will have no more than 3 bedrooms after the addition</li> <li>○ The home will include no more than 2,000 sq. ft. after the addition</li> <li>○ Driveway has 10 feet in width unless legally established with less width</li> </ul> </li> </ul>	<p>Home that is legal non-conforming for parking size or location may be enlarged if: 1) the site has an adequate number of total spaces; 2) the enlargement would not occupy existing parking spaces; and 3) 10-foot driveway width is maintained</p>	<p><u>Use Permit</u></p> <p>May exceed 2,000 sq. ft. and not upgrade parking if CUP is approved with standards:</p> <ul style="list-style-type: none"> <li>○ No more than 3 bedrooms</li> <li>○ No bedrooms are added</li> <li>○ No accessory dwelling on site</li> <li>○ No more than 200 sq. ft. is added</li> </ul>





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Belmont	<ul style="list-style-type: none"> <li>▶ Single Family Home - 4 spaces 2 covered in garage + 2 uncovered in driveway</li> <li>▶ Accessory Unit (2nd Unit) (home must have 4 spaces)</li> <li>Covered - (20' width x 20' length)</li> <li>Uncovered – (17' width x 18' length)</li> </ul>	<ul style="list-style-type: none"> <li>▶ 600 or more square feet of gross floor area is added to the dwelling</li> <li>▶ Any floor area modification proposed to a home that is currently 3,000 square feet or larger, or that results in a dwelling becoming 3,000 square feet or larger</li> <li>▶ Any floor area modification proposed to a dwelling that currently has four or more bedrooms, or that results in an increase in the number of bedrooms from three or fewer to four or more</li> <li>▶ Two or more bedrooms are being added to such dwelling, regardless of whether any existing bedrooms are eliminated</li> </ul>	Garage of 17' width and 18' length conforming for additions – garage floor area reserve required.	Variance