



City Comparison - Summary Tables

Basic Summary Table – Comparison of Single Family Design Review (SFDR) & Parking ¹

City	SFDR – Main Triggers	SFDR Tier(s)	Objective Criteria	Parking New SFD (covered/uncovered)	Parking Standard Additions	DR Guide
Burlingame	<ul style="list-style-type: none"> ▶ New homes ▶ 2nd story additions ▶ Reconstruction ▶ Plate height increases 	PC	Yes	<p>4 Beds = 2 (1/1)</p> <p>5 Beds = 3 (2/1)</p>	Same – based on resulting # bedrooms	Yes
San Mateo	<ul style="list-style-type: none"> ▶ New 2-story Homes ▶ 2nd story add. to 1 story SFD ▶ Reconstruction 50% 	ZA & Staff	Yes	<p>SFD -3, 000 SF = 2 (2/0)</p> <p>SFD – 3,749 SF. = 3 (2/1)</p> <p>SFD>3,750 (0/1)/750 SF</p>	Same – based on resulting sq. ft.	Yes
Redwood City	<ul style="list-style-type: none"> ▶ New Homes ▶ 2nd Story Additions 	ZA	Yes	<p>SFD - 4 Beds = 2 (2/0)</p> <p>SFD> 4 Beds = 2 (2/0)</p> <p>+ 0.5/ bedroom (uncovered)</p>	No upgrade req. if SFD will have no more than 3 beds & 2,000 Sq. Ft	No



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San Carlos	<ul style="list-style-type: none"> ▶ New homes ▶ 1st & 2nd story add = home > 3K / lot < 7.5K ▶ 1st & 2nd story > FAR/slope 	RDRC	Yes	SFD = 2 (2/0)	Additions allowed w/o parking upgrade if no dwelling units are added	Yes
	<ul style="list-style-type: none"> ▶ 1st & 2nd story < FAR/slope ▶ Acc. Str., decks 	Staff				
	<ul style="list-style-type: none"> ▶ SFDR + other Entitlements 	PC				
Belmont (Existing)	<ul style="list-style-type: none"> ▶ New Homes or ▶ 400 SF. gross addition ▶ Grading- 500 cubic yards or – endanger tree ▶ Disturb 6,000 SF 	PC	No	SFD = 4 (2/2)	<ul style="list-style-type: none"> ▶ Add. 600+ SF ▶ Any Mods – SFD 3K or becomes 3K, 4 beds or becomes 4 beds ▶ Two beds added – regardless of # removed 	Yes



City Comparison - Summary Tables

Basic Summary Table – Comparison of Floor Area Cap

Belmont (Existing)	Redwood City	Burlingame	San Mateo	San Carlos	Millbrae	San Bruno	Atherton	Menlo Park
3,500 sq. ft. 4,500 sq. ft. (depending on zone)	None	8,000 sq. ft.	6,000 sq. ft.	None	None	None	None	None

¹ Abbreviations used in these tables:

DR Guide – Design Review Guidelines; SFD – Single Family Dwelling; add. – addition; PC – Planning Commission; ZA – Zoning Administrator; SF and sq. ft. – Square foot; beds – Bedrooms; K – 1,000; RDRC – Residential Design Review Committee; Acc. Str. – Accessory Structures; FAR – Floor Area Ratio; Mods – Modifications