



PROJECT LOCATION
1020 Toyon Drive

City of Burlingame

Design Review

Item No. 8g
Regular Action

Address: 1020 Toyon Drive

Meeting Date: January 14, 2019

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

Applicant and Property Owner: Genesis King Hwa LLC.

APN: 026-240-160

Designer: Christian Ruffat, Residential Design Solutions

Lot Area: 5,000 SF

General Plan: Low Density Residential

Zoning: R-1

Environmental Review Status: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a), which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review. In urbanized areas, up to three single-family residences may be constructed or converted under this exception.

Project Description: The subject property is an interior lot that borders a C-2 zone/R-4 Overlay at the rear. There is an existing 8'-0" wide public utility easement located on the lot along the rear property line.

The applicant is proposing to demolish an existing one-story single family dwelling and attached garage to build a new, two-story single family dwelling with a detached garage. The proposed house will have a total floor area of 2,972 SF (0.59 FAR) where 2,972 SF (0.59 FAR) is the maximum allowed (including a 108 SF covered front porch exemption).

The new single family dwelling will 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 (12'-7" x 20' clear interior dimensions) and one uncovered parking space (9' x 20') is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements.

The subject property contains a total of seven trees (single and multi-trunk), three of which are protected sized (32-inch oak tree and 48-inch multi-trunk trees along the right side property line and a 24-inch oak tree at the rear of the lot). This application includes removing the 32-inch oak and 48-inch multi-trunk trees along the right side property line and several non-protected-size trees throughout the site.

A Private Protected Tree Removal Permit will be required for removal of the protected sized trees. Condition of Approval #2 has been included to address this requirement, as well as any needed revisions to the project if the Tree Removal Permit is not approved.

The proposed Landscape Plan shows a total of three, 24-inch box landscape trees to be planted throughout the site.

All other Zoning Code requirements have been met. The applicant is requesting the following application:

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

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1020 Toyon Drive
Lot Area: 5,000 SF

Plans date stamped: December 21, 2018

	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	17'-4" (to porch) 20'-0"	17'-4" (block average) 20'-0"
Side Setback (left): (right):	5'-6" 10'-0"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	27'-0" 31'-2"	15'-0" 20'-0"
Lot Coverage:	1,968 39.4%	2,000 SF 40%
FAR:	2,972 SF 0.59 FAR	2,972 SF ¹ 0.59 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (12'-7" x 20' clear interior) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')
Building Height:	29'-1"	30'-0"
DH Envelope:	complies	CS 25.26.075

¹ (0.32 x 5,000) + 1,100 + 252 SF = 2,972 SF (0.59) FAR

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on November 13, 2018, the Commission had several concerns and suggestions regarding materials used, lowering the plate height on the first floor, and design of the front porch (see attached November 13, 2018 Planning Commission Minutes). The Commission referred the application to a design review consultant.

The applicant submitted a response letter on December 13, 2018 and revised plans date stamped December 21, 2018, to address the Planning Commission's comments.

Please refer to the copy of the November 13, 2018, Planning Commission minutes included in the staff report for the list of Planning Commission comments. Although the designer will be available to address additional comments/questions from the Commission during his presentation at the action hearing, listed below are the summarized revisions to the project and plans provided by the applicant.

1. Colors and material samples will be provided at the meeting.
2. Lowered the 1st floor plate height by 0'-6" (to 9'-6") and lowered the lower roof by 1'-0".
3. Porch columns changed to be 14" nominal. Applicant has revised front porch and entry door.

Analysis and Recommendation by Design Reviewer: The design review consultant met with the designer and property owner on November 29, 2018 to address the Planning Commission's main concerns with the project. Please refer to the attached design reviewer's analysis and recommendation, dated December 21, 2018, for a detailed review of the project. Based on the design review analysis of the project, the design reviewer recommends approval of the project as proposed.

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.

Suggested Findings for Design Review: The architectural style of the proposed new house is similar to the existing home and is consistent with the existing character of the neighborhood. The proposed project includes a detached garage at the rear of the property, which is consistent with the garage patterns within the neighborhood. The project proposes a variety of materials including composition shingles, wood shingle siding, wood doors, and aluminum wood clad windows with dual glazing. The articulation provides visual interest on all elevations and the architectural elements of the proposed craftsman style structure compliment the neighborhood; for these reasons the project may be found to be compatible with the requirements of the City's five design review criteria.

Planning Commission Action: The Planning Commission should conduct a public hearing on the application, and consider public testimony and the analysis contained within the staff report. Action should include specific findings supporting the Planning Commission's decision, and should be affirmed by resolution of the Planning Commission. The reasons for any action should be stated clearly for the record. At the public hearing the following conditions should be considered:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped December 21, 2018, sheets A1 through A8, SU-1, and L-1 through L-6;
2. that prior to issuance of a building permit, a Tree Removal Permit and arborist report shall be submitted to the City Arborist for removal of the existing 32-inch diameter oak tree along the right side property line. If a Tree Removal Permit is not approved and the City Arborist determines that the design is to accommodate the existing oak tree, the revised project will be subject to review by the Planning Commission (FYI or amendment to be determined by Planning staff);
3. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
4. that any changes to the size or envelope of the first or second floors, or garage which would include adding or enlarging a dormer (s), shall require an amendment to this permit;
5. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director; that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;

7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2016 Edition, as amended by the City of Burlingame;

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

10. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
11. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
12. prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
13. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
14. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

Michelle Markiewicz
Assistant Planner

- c. Genesis King Hwa LLC., property owner
Christian Ruffat, designer

Attachments:

November 13, 2018 Planning Commission Minutes
Response to Planning Commission comments, dated December 13, 2018
Design Review Analysis, dated December 21, 2018
Application to the Planning Commission
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed January 4, 2019
Area Map