

City of Burlingame

Design Review

**Item No. 8a
Action Item**

Address: 225 Dwight Road **Meeting Date:** April 27, 2015
Request: Design review for a first and second story addition to an existing single family dwelling.
Applicant and Designer: Jesse Geurse, Geurse Conceptual Design, Inc. **APN:** 029-254-300
Property Owner: Sinhad and Medina Begic **Lot Area:** 10,395
General Plan: Low Density Residential **Zoning:** R-1

Project Description: The subject property is 10,395 SF and is an L-shaped lot with a 50' x 50' portion that wraps around the rear of the adjacent property to the right (223 Dwight Road). The existing house is one-story with 5 bedrooms (includes office) and 3 bathrooms. There is a detached two-car garage located at the rear of the property. The applicant proposes a first and second story addition. The first floor addition will add 68 SF at the front of the house expanding the front porch and foyer. The new second floor will total 1,372 SF. The total proposed floor area is 4,824 SF (0.46 FAR), where 4,826 SF (0.46 FAR) is the maximum allowed.

The proposed addition will increase the number of potential bedrooms from 5 to 7. The existing detached garage provides two covered parking spaces (20' x 20') and there is a single uncovered parking space (9' x 20') in the driveway leading to the garage. The three existing parking spaces meet the code requirements for on-site parking for a 7-bedroom house.

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

- Design Review for a second story addition (C.S. 25.57.010 (a) (2)).

Address

Lot Area: 10,395 SF

Plans date stamped: April 15, 2015

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	24'-10"	24'-6"	15'-0" (block average- 24'6")
(2nd flr):	N/A	39'-1"	
Side (left):	4'-8"	No change	4'-0"
(right):	11'-2"	No change	4'-0"
Rear (1st flr):	36'-0"	No change	15'-0"
(2nd flr):	N/A	52'-1"	20'-0"
Lot Coverage:	3,080 SF 29.6%	3,148 SF 30.2%	4,158 SF 40%
FAR:	3,421 SF 0.21 FAR	4,824 SF 0.46 FAR	4,826 SF ¹ 0.46 FAR
# of bedrooms:	5	7	---
Parking:	2 covered (20' x 20') 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')
Height:	20'-1"	29'-10"	30'-0"
DH Envelope:	complies	complies	CS 25.26.075(b)(2) applied to the right side

¹ (0.32 x 10,395 SF) + 1100 SF + 400 SF = 4,826 SF (0.46 FAR)

Staff Comments: See attached memos from the Chief Building Official, Fire Division, Engineering Division, Parks Division, and Stormwater Division. This project was originally scheduled for the April 13, 2015 meeting. The applicant requested a continuance to the April 27, 2015 meeting and withdrew the plans submitted for the April 13, 2015 meeting.

Action Meeting (March 23, 2015): At the March 23, 2015 Planning Commission meeting the revised plans dated February 27, 2015 were reviewed. On balance the Planning Commission noted that the massing of the proposed addition was done well. However Commissioners expressed concern that the rear deck was too large and would provide a gathering space for a large number of people, which could have noise impacts on surrounding neighbors. The Commission voted 6-0-1-0 (Commissioner Terrones recused) to deny the project without prejudice. Denial without prejudice means that the applicant may submit a similar application at any time in the future for consideration.

The applicant submitted revised plans date stamped April 15, 2015. The plans include a reduced second floor deck. The second floor deck that was reviewed at the March 23rd meeting was 380 SF in area and the proposed deck is 109 SF in area, representing a 271 SF reduction. The portion of the deck at the rear of the bedroom has been removed and the deck off of the recreation room has been reduced in width and depth. The table below provides a summary of the deck sizes from the original to the current proposal. In addition, the previous plans included two new screening trees along the right side property line; the revised plans now include one screening tree along the right side property line.

PLANS	SQUARE FOOTAGE	DIMENSIONS
DSR Study 2/9/15	493 SF	18' x 22' (off rec room) 12'-2" x 8 (off bedroom)
Action Mtg 3/23/15	380 SF	14' x 22' (off rec room) 6' x 12' (off bedroom)
Current Mtg 4/27/15	109 SF	6'-5" x 17' (off rec room)

Design Review Study Meeting (February 9, 2015): At the Planning Commission Design Review Study meeting on February 9, 2015, the Commission had some comments and suggestions regarding this project and voted to place this item on the regular action calendar when all information has been submitted and reviewed by the Planning Division (see attached February 9, 2015 Planning Commission Minutes).

The applicant submitted a response letter and revised plans date stamped February 27, 2015, to address the Planning Commission's questions and comments.

The designer's response letter notes that the following changes have been made to the project:

- front window to the right of the entrance has been increased in width from 2' to 2'-6";
- the rear second floor deck has been reduced in depth by 4' and the deck area that wraps around the recreation room, along the left side, was removed; and
- three (3) screening trees were added along the rear property line and two (2) screening trees were added along the right side property line (species to be selected in consultation with the neighbor-noted on plans).

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.

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 April 15, 2015, sheets T.0- through AD.2;
2. 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);
3. that any changes to the size or envelope of first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that the conditions of the Building Division's January 14, 2015 and November 26, 2014 memos, the Parks Division's January 15, 2015 and December 2, 2014 memos, the Engineering Division's December 4, 2014 memo, the Fire Division's December 3, 2014 memo and the Storm water Division's December 14, 2014 memo shall be met;
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;
6. 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;
7. 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;
8. 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;
9. 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;
10. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2013 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:

11. 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;
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.

Catherine Barber
Senior Planner

c. Jesse Geurse, applicant and designer

Attachments:

Applicant's Response Letter, dated April 20, 2015
Applicant's Response Letter, dated February 27, 2015
February 9, 2015 Planning Commission Minutes
March 23, 2015 Planning Commission Minutes
Letter submitted by Mary & Richard Griffith, dated March 18, 2015
Letter submitted by A Concerned Neighbor, date stamped March 18, 2015
Letters submitted (via email) by Mr. and Mrs. Farney, dated February 6, March 13 and April 9, 2015
Letter submitted (via email) by Mary-Helen and Kevin McMahon, dated March 17, 2015
Application to the Planning Commission
Photographs of Neighborhood
Staff Comments
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed April 3, 2015
Aerial Photo