



PROJECT LOCATION
1523 Willow Avenue

City of Burlingame
Design Review, Special Permit and Variances

Item No. 9a
Design Review Study

Address: 1523 Willow Avenue

Meeting Date: May 11, 2015

Request: Application for Design Review, Special Permit for declining height envelope and Variances for side setback and parking for a first and second story addition to an existing single family dwelling.

Applicant and Designer: Peter Suen
Property Owners: Kevin Lange and Betty Chen
General Plan: Low Density Residential

APN: 028-141-230
Lot Area: 5586 SF
Zoning: R-1

Project Description: The existing one-story house and attached two-car garage contains 1,611 SF (0.29 FAR) of floor area and has three bedrooms. The applicant is proposing to add 614 SF on the first floor and add a new 673 SF second floor along the right side of the house. With the proposed project, the floor area will increase to 2,877 SF (0.52 FAR) where 2,887 SF (0.52 FAR) is the maximum allowed. The proposed project is 10 SF below the maximum allowed FAR and is therefore within 1% of the maximum allowed FAR.

The existing first floor wall along the right side property line is not parallel with the side property line; it was originally built at a slight angle. The project includes extending the first floor wall along the right side in line with the wall of the existing house and adding a second floor over the right and center portions of the house. The applicant is requesting a Side Setback Variance for the first and second floor addition along the right side property line (3'-7" proposed where 4'-0" is the minimum required). The applicant is also requesting a Special Permit for declining height envelope for the proposed second story along the right side of the house (49 SF extends beyond the declining height envelope). Staff would note that because the house wall of the existing house and proposed addition is not parallel to the property line, the second floor extends 2'-3" beyond the declining height envelope at the front of the house and 0'-7" at the rear of the house.

With this project the number of bedrooms is increasing from three to five, which requires two covered and one uncovered parking spaces to current code dimensions. The existing two-car garage is nonconforming in width (17'-6" existing clear interior dimensions where 18'-0" is the minimum required for an existing garage). The applicant is requesting approval of a Parking Variance for existing substandard parking space width. One uncovered space (9' x 20') is provided in the driveway. All other Zoning Code requirements have been met. The proposed project requires the following applications:

- Design Review for a first and second story addition (C.S. 25.57.010 (a) (2));
- Special Permit for declining height envelope for the proposed second story addition along the right side of the house (49 SF extends beyond the declining height envelope) (C.S. 25.26.075 (a));
- Side Setback Variances to extend the first floor wall along the right side property line and for the second floor addition (3'-7" proposed where 4'-0" is the minimum required) (C.S. 25.26.072 (c) (1)); and
- Parking Variance for existing substandard parking space width for a two-car garage (17'-6" clear interior dimensions existing and proposed where 18'-0" is the minimum required for an existing garage (C.S. 25.70.030 (a) (3)).

1523 Willow Avenue

Lot Area: 5,586 SF

Plans date stamped: April 30, 2015

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr): (2nd flr):	16'-5" n/a	23'-8" 23'-8" to balcony 27'-0" to house	23'-8" (block average) 23'-8"
Side (left): (right):	4'-0" 4'-0"	no change 3'-7" ¹	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	28'-0" n/a	28'-0" 51'-0"	15'-0" 20'-0"
Lot Coverage:	1711 SF 30.6%	2204 SF 39.4%	2234 SF 40%
FAR:	1611 SF 0.29 FAR	2877 SF 0.52 FAR	2887 SF ² 0.52 FAR
# of bedrooms:	3	5	---
Off-Street Parking:	2 covered (17'-6' x 20'-6") ³ 1 uncovered (9' x 20')	2 covered (17'-6' x 20'-6") ⁴ 1 uncovered (9' x 20')	2 covered (18' x 18' clear interior) 1 uncovered (9' x 18')
Height:	16'-8"	23'-5"	30'-0"
DH Envelope:	n/a	49 SF extends beyond DHE ⁵	Special Permit required

- ¹ Side Setback Variances to extend the first floor wall along the right side property line and for the second floor addition (3'-7" proposed where 4'-0" is the minimum required)
- ² (0.32 x 5586 SF) + 1100 SF = 2887 SF (0.52 FAR).
- ³ Existing nonconforming covered parking space width.
- ⁴ Parking Variance for existing substandard parking space width for a two-car garage (17'-6" clear interior dimensions existing and proposed where 18'-0" is the minimum required for an existing garage).
- ⁵ Special Permit for declining height envelope for the proposed second story addition along the right side of the house (49 SF extends beyond the declining height envelope).

Staff Comments: See attached memos from the Building, Parks, Fire, Engineering and Stormwater Divisions.

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.

Required Findings for a Special Permit: In order to grant a Special Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) The blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood;
- (b) the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood;
- (c) the proposed project is consistent with the residential design guidelines adopted by the city; and
- (d) removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements, and the mitigation for the removal that is proposed is appropriate.

Required Findings for Variance: In order to grant a variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

Ruben Hurin
Senior Planner

c. Peter Suen, applicant and designer

Attachments:

Application to the Planning Commission
Letter of Support Signed by Neighbors, dated March 31, 2015
Special Permit Application
Variance Applications
Photographs of Neighborhood
Staff Comments
Notice of Public Hearing – Mailed May 1, 2015
Aerial Photo