

City of Burlingame

Design Review

Item No. 9c
Design Review Study

Address: 1644 Lassen Way

Meeting Date: May 11, 2015

Request: Design Review for a second story addition.

Applicant and Architect: John Matthews Architects
Property Owner: Anna and John Fogelsong
General Plan: Low Density Residential

APN: 025-203-260
Lot Area: 6,000 SF
Zoning: R-1

Project Description: The existing house is one-story with an attached garage and contains three bedrooms and two bathrooms with 2,351 SF of floor area. The applicant is proposing to remodel and reconfigure the first floor and add a 639 SF second story. The total proposed floor area is 2,990 SF (0.49 FAR), where 3,020 SF (0.50 FAR) is the maximum allowed.

The existing lot coverage is non-conforming at 44.2% (2,657 SF), where 40% (2,400 SF) is the maximum allowed. There is currently a 195 SF accessory structure located in the rear yard that will be removed as part of this project. With the removal of the accessory structure the lot coverage will be reduced to 41% (2,462 SF) which is still considered non-conforming. However the project will not expand the first floor footprint and will not result in an increase in the nonconformity.

The proposed addition will increase the number of bedrooms from three to four. The parking requirement does not change, with one covered parking space (10' wide by 20' deep) and one uncovered space (9' wide by 20' deep) required. The existing garage meets the covered parking requirement and the uncovered space is provided in the driveway. All other Zoning Code requirements have been met. The applicant is requesting the following:

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

1644 Lassen Way
Lot Area: 6,000 SF

Plans date stamped: April 29, 2015

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr): (2nd flr):	14'-11" N/A	No change 31'-6"	15'-0" or block average 20'-0"
Side (left): (right):	2'-8" 5'-0"	2 nd floor - 19'-6" 2 nd floor - 8'-6"	6'-0" 6'-0"
Rear (1st flr): (2nd flr):	32'-10" N/A	No change 20'-0"	15'-0" 20'-0"
Lot Coverage:	2,657 SF* 44.2%	2,462 SF* 41%	2,400 SF 40%
FAR:	2,351 SF 0.39 FAR	2,990 SF 0.49 FAR	3,020 SF ¹ 0.50 FAR
# of bedrooms:	3	4	---

	EXISTING	PROPOSED	ALLOWED/REQ'D
Off-Street Parking:	1 covered (10' x 20' clear interior) & 1 uncovered (9' x 20')	No change	1 covered (10' x 20' clear interior) & 1 uncovered (9' x 20')
Height:	18'-0"	23'-11"	30'-0"
DH Envelope:	N/A	Complies	CS 25.26.075

*Existing non-conforming

¹ (0.32 x 6,000 SF) + 1,100 SF = 3,020 SF (0.54 FAR).

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

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.

Catherine Barber
Senior Planner

c: John Matthews Architects, applicant and architect

Attachments:

Application to the Planning Commission
Neighborhood photos
Staff Comments
Notice of Public Hearing – Mailed May 1, 2015
Aerial Photo