

City of Burlingame

Design Review

Item No. 8a
Regular Action Item

Address: 34 Dwight Road

Meeting Date: July 11, 2022

Request: Application for Design Review for a first and second story addition to an existing two-story single-unit dwelling.

Applicant and Designer: Jesse Geurse, Geurse Conception Designs, Inc.

APN: 029-301-230

Property Owners: Piotr Gorski and Suzan Nguyen

Lot Area: 5,834 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 15301 (e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition would not result in an increase of more than 50% of the floor area of the structures before the addition.

Project Description: The subject property is an interior lot containing an existing split-level house with an attached garage. The proposed project includes a single-story addition along the right side of the house and a two-story addition at the rear, left side of the house. The project also includes replacing all of the existing windows in the house with aluminum clad wood windows with simulated true divided lites and reconfiguring the front entry.

With the proposed additions, the total floor area would increase from 2,643 SF (0.45 FAR) to 2,959 SF (0.51 FAR) where 2,967 SF (0.51 FAR) is the maximum allowed (includes covered porch exemption).

The total number of bedrooms would increase from three to four. Two parking spaces, one of which must be covered, are required for a four-bedroom house. The existing attached garage provides the required covered parking space (12'-1" x 18'-6" clear interior dimensions, where 9' x 18' is required for an existing garage) and there is one uncovered parking space (9' x 20') is provided in the driveway.

The existing landscaping on site is proposed to remain. A minimum of three landscape trees are required based on the proposed FAR. Three 24-inch box size Crepe Myrtle trees are proposed in the rear yard. All other Zoning Code requirements have been met. The applicant is requesting the following application:

- Design Review for a first and second story addition to an existing single-unit dwelling (C.S. 25.68.020(C)(1)(b)).

34 Dwight Road

Lot Area: 5,834 SF

Plans date stamped: June 1 and June 24, 2022

| | EXISTING | PROPOSED | ALLOWED/REQUIRED |
|-------------------------|----------------------|--------------------|------------------|
| SETBACKS | | | |
| Front (1st flr): | 14'-3½" ¹ | No change | 15'-0" |
| (2nd flr): | 23'-2½" | No change | 20'-0" |
| Side (left): | 4'-7½" | 7'-3½" to addition | 4'-0" |
| (right): | 3'-0" ¹ | 4'-0" to addition | 4'-0" |
| Rear (1st flr): | 37'-0" | 41'-8½" | 15'-0" |
| (2nd flr): | 48'-10" | 41'-8½" | 20'-0" |

¹ Existing nonconforming front and right side setbacks.

34 Dwight Road

Lot Area: 5,834 SF

Plans date stamped: June 1 and June 24, 2022

| | EXISTING | PROPOSED | ALLOWED/REQUIRED |
|-----------------------------------|---|---|--|
| Lot Coverage: | 2,126 SF 36% | 2,281 SF 39% | 2,334 SF 40% |
| FAR: | 2,643 SF 0.45 FAR | 2,959 SF 0.51 FAR | 2,967 SF ² 0.51 FAR |
| # of bedrooms: | 3 | 4 | --- |
| Off-Street Parking: | 1 covered (12'-1" x 18'-6") uncovered (9' x 18') | No change | 1 covered (10' x 18') 1 uncovered (9' x 18') |
| Building Height: | 23'-7" | No change | 30'-0" |
| Plate Height: | 8'-4" on 1 st flr ³ 8'-4" on 2 nd flr | 9'-0" at 1 st flr addition 8'-4" at 2 nd flr addition ⁴ | 9'-0" on 1 st flr 8'-0" on 2 nd flr |
| Declining Height Envelope: | complies | complies | C.S. 25.10.055.A.1. |

² (0.32 x 5,834 SF) + 1100 SF = 2,967 SF (0.51 FAR).

³ 1st floor plate height on existing house varies; majority is at 8'-4".

⁴ Special Permit not required for second floor additions where plate height of addition matches the existing plate height up to 8'-6" above finished floor.

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood with simulated true divided lites
- **Doors:** wood front door and aluminum garage door
- **Siding:** cement plaster
- **Roof:** asphalt shingle
- **Other:** wood corbels, limestone door and widow casing at front porch

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on June 13, 2022, the Commission had several 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 June 13, 2022 Planning Commission Minutes).

The applicant submitted a response letter and revised plans (sheets SP1, A1, and A7), dated June 24, 2022, 2022, to address the Planning Commission’s comments and suggestions. Please refer to the applicant’s letter for a detailed list of the changes made to the project.

Design Review Criteria: The criteria for design review as established in Ordinance No. 2000 adopted by the City Council on December 6, 2021 are outlined as follows:

1. Consistency with any applicable design guidelines;

2. Compatibility of the architectural style with that of the existing character of the neighborhood;
3. Respect for the parking and garage patterns in the neighborhood;
4. Architectural style and consistency and mass and bulk of structures, including accessory structures;
5. Interface of the proposed structure with the structures on adjacent properties;
6. Landscaping and its proportion to mass and bulk of structural components; and
7. In the case of an addition, compatibility with the architectural style and character of the existing structure as remodeled.

Required Findings for Design Review: Any decision to approve a Major Design Review application shall be supported by written findings addressing the criteria set forth in Chapter 25.68. In making such determination, the following findings shall be made:

1. The project is consistent with the General Plan and is in compliance with all applicable provisions of Title 25, all applicable design guidelines, all other City ordinances and regulations, and most specifically, the standards established in the Design Review Criteria above, as applicable.
2. The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development; and
3. The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.

Suggested Findings for Design Review:

1. The proposed addition to an existing single-unit dwelling is consistent with the General Plan designation of Low Density Residential and is in compliance with all applicable provisions of Title 25; the proposed exterior improvements enhance the existing Spanish-style architecture; that the massing of the additions blends with the split-level construction of the existing house and does not increase the overall existing building height to the highest ridge, and that architectural details such as the stained wood garage and front doors, a stucco exterior, and the arched entry and living room window are compatible with the character of the existing dwelling and with the neighborhood.
2. The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development as shown on the proposed plans.
3. The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property because the project complies with setback, lot coverage, floor area ratio and declining height envelope requirements.

For these reasons, the project may be found to be compatible with the requirements of the City's 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 and date stamped June 1, 2022, sheets T1.0 through AD.2 and Boundary and Topographic Survey, and sheets SP1, A1, and A7 date stamped June 24, 2022;

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 the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. 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;
5. that demolition for 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, in effect at time of building permit submittal, 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; (not necessary if FAR is 200 SF + feet under max).
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; (new houses only)
12. that 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; and

13. that prior to final inspection, Planning Division staff would 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.

Erika Lewit
Senior Planner

c. Jesse Geurse, applicant and designer

Attachments:

June 13, 2022 Planning Commission Minutes
Applicant's Response Letter, dated June 24, 2021
Application to the Planning Commission
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed July 1, 2022
Area Map