

City of Burlingame
Design Review Amendment

Item No. 8d
Regular Action Item

Address: 1345 Vancouver Avenue

Meeting Date: July 11, 2022

Request: Application for Amendment to Design Review for proposed changes to a previously approved project for a new, two-story single-unit dwelling and detached garage.

Applicant and Property Owner: Jason Wong
Designer: Joseph Ho (original designer); Wilson Ng
General Plan: Low Density Residential

APN: 027-151-110
Lot Area: 6,012 SF
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 exemption.

Staff Comments: This project was originally approved prior to January 5, 2022, the effective date of the new Zoning Ordinance, and therefore was reviewed under the previous Zoning Code.

History and Amendment to Design Review: An application for Design Review and Special Permit for building height for a new, two-story single-unit dwelling and detached garage at 1345 Vancouver Avenue, zoned R-1, was approved by the Planning Commission on October 28, 2019 (see attached October 28, 2019 Planning Commission Meeting Minutes). A building permit was issued on November 19, 2020 and the project is currently under construction.

The applicant submitted revisions to their existing building permit in April 2022 which required review and approval by the Planning Commission. Staff prepared an FYI for review at the June 13, 2022 meeting. The Planning Commission called this FYI up for review and requested that this project be reviewed as a Design Review Amendment at a public hearing (see attached June 13, 2022 Planning Commission Meeting Minutes). The Commission expressed a concern with proposed changes to exterior and balcony and noted that there was no explanation given of why the changes were being proposed. They requested that the plans show the originally approved and proposed elevations on the same sheet and that the plans clearly label previously approved and proposed elevations.

Please see the applicant's explanation letter, dated June 16, 2022, for more detailed information about the proposed changes they are requesting (see attachments).

The following request is required for the proposed revisions to the approved design:

- Amendment to Design Review for proposed changes to a previously approved project for a new, two-story single-unit dwelling and detached garage (C.S. 25.57.010(a)(1)).

Description of Previously Approved Project: The originally approved project includes building a new, two-story single family dwelling and detached garage. The house and detached garage total 3,399 SF (0.57 FAR) where 3,412 SF (0.57 FAR) is the maximum allowed (including a 104 SF front covered porch exemption).

There are a total of four bedrooms in the house. A total of two off-street parking spaces are required, one of which must be covered. The detached garage provides one covered parking space (17'-6" x 20'-0" clear interior dimensions) and an uncovered parking space (9' x 20') is provided in the driveway leading to the garage.

A Special Permit for building height (33'-8" proposed where 30' is the maximum allowed without approval of a Special Permit) was also approved for the project.

The following applications were approved by the Planning Commission on October 28, 2019:

- Design Review for a new, two-story single family dwelling and detached garage (C.S. 25.57.010 (a) (1)); and
- Special Permit for building height (33'-8" proposed where 30'-0" is the maximum allowed) (C.S. 25.26.060 (a) (1)).

The following Development Table provides information for the previously approved project; there are no changes to these items with the proposed amendment application.

1345 Vancouver Avenue

Lot Area: 6,012 SF

	PROPOSED	ALLOWED/REQ'D
SETBACKS		
Front (1st flr): (2nd flr):	22'-5" 23'-5½"	22'-5" (block average)
Side (left): (right):	13'-11" 6'-4⅛"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	27'-4⅛" 43'-10⅛"	15'-0" 20'-0"
Lot Coverage:	2,195 SF 36.5%	2,405 SF 40%
FAR:	3,399 SF 0.57 FAR	3,412 SF ¹ 0.57 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (17'-6" x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	33'-8" ²	30'-0"
DH Envelope:	complies	CS 25.26.075

¹ (0.32 x 6,012 SF) + 1,100 SF + 389 SF = 3,413 SF (0.57 FAR)

² Special Permit for building height (33'-8" proposed where 30'-0" is the maximum allowed).

Staff Comments: None.

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: That the project contains a variety of materials including metal roofing, smooth stucco, wood stained doors, and aluminum windows with flat grids; that the articulation provides visual interest on all elevations and the architectural elements compliment the neighborhood; and that the proposed architectural revisions do not diminish the character of the original design and do not alter the originally approved building envelope. 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 June 20, 2022, sheets CS-1a, CS-1b, A-2.0a through A-4.0a;
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 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; 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;
5. 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;
6. 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;
7. 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;

8. 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:

9. 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;
10. 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;
11. 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;
12. 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
13. 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 build according to the approved Planning and Building plans.

'Amelia Kolokihakaufisi
Associate Planner

c. Jason Wong, applicant and property owner

Attachments:

June 13, 2022 Planning Commission Minutes
Letter of Explanation, dated June 16, 2022
List of Proposed Revisions
Application to the Planning Commission
October 28, 2019 Planning Commission Minutes
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed July 1, 2022
Area Map