

City of Burlingame

Design Review and Special Permit

Address: 1129 Killarney Lane

Meeting Date: October 25, 2021

Request: Application for Design Review and Special Permit for attached garage for a new, two-story single family dwelling and attached garage.

Applicant and Designer: Chu Design Associates, James Chu
Property Owner: Robert Gilson
General Plan: Low Density Residential

APN: 025-232-560
Lot Area: 5,002 SF
Zoning: R-1

Project Description: The subject property is an interior lot containing an existing split-level single family dwelling with an attached garage totaling 1,874 SF (0.37 FAR) of floor area. The level above the garage is 307 SF and currently contains an unpermitted accessory dwelling unit (ADU). The applicant is proposing to demolish the entire second floor above the garage, remove and reconstruct approximately 49% of the exterior first floor walls and add a new second floor. The project proposes a total floor area of 2,681 SF (0.53 FAR) where 2,700 SF (0.53 FAR) is the maximum allowed. Given the level of demolition and reconstruction proposed, staff is considering this a new house.

There are a total of three bedrooms in the existing house, two in the main house and one in the unpermitted ADU. With this application, the number of bedrooms would increase to four bedrooms. Two parking spaces are required for a four-bedroom house, one of which must be covered. The proposed project includes reconstructing the existing garage which would measure 10'-0" x 20'-0" (clear interior dimensions) and provides the required covered parking for the four-bedroom house; an uncovered parking space (9' x 20') is provided in the driveway. Therefore, the project complies with off-street parking requirements.

Staff notes that the existing house is nonconforming with a 2'-0" right side set back; the reconstruction of the attached garage would bring the right side building (garage) wall into conformance with a 4'-0" side setback. The first floor addition and reconstruction would also bring the garage forward towards the street near the front of the house. The existing front setback to the garage door is 47'-0" and the new front setback to the garage door would be 26'-0", where the minimum front setback to a single car garage door is 25'-0". Although the existing house contains an attached garage, a Special Permit for an attached garage is required because the application includes building a new attached garage in a new location at the front of the house. All other zoning code requirements have been met. The applicant is requesting the following application:

- Design Review for a new, two-story single family dwelling and attached garage (C.S. 25.57.010 (a) (1)); and
- Special Permit for attached garage (C.S. 25.26.035 (a)).

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1129 Killarney Lane**Lot Area:** 5,002 SF**Plans date stamped:** October 4, 2021

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Front (1st flr): (attached garage): (2nd flr):	20'-0" 47'-0" 47'-0"	20'-5" 26'-0" 35'-0"	20'-4" (block average) 25'-0" (single car garage) 20'-4"
Side (left): (right):	4'-11" 2'-11" ¹	4'-11" 4'-0"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	27'-6" 27'-6"	24'-9" 29'-0"	15'-0" 20'-0"
Lot Coverage:	1,607 SF 32.1%	1,934 SF 38.6%	2,000 SF 40%
FAR:	1,874 SF 0.37 FAR	2,681 SF 0.53 FAR	2,700 SF ² 0.53 FAR
# of bedrooms:	3	4	---
Off Street Parking:	1 covered (10'-6" x 20') 1 uncovered (9' x 20')	1 covered (10'-6" x 20') ³ 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	21'-11"	27'-2"	30'-0"
Declining Height Envelope:	complies	complies	C.S. 25.26.075

¹ Existing, nonconforming right side setback, measuring 2'-11" where 4'-0" is required.² $(0.32 \times 5,002 \text{ SF}) + 1,100 \text{ SF} = 2,700 \text{ SF}$ (0.53 FAR)³ Special Permit for an attached garage.**Summary of Proposed Exterior Materials:**

- **Windows:** Aluminum clad wood casement windows with simulated true divided lites with spacers in between the glass.
- **Doors:** Wood front entry door with glass opaque and wood raised panel garage door.
- **Siding:** 1 x 3 vertical barn siding.
- **Roof:** Composition shingle roofing.
- **Other:** 6x wood outriggers.

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.

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.

Catherine Keylon
Senior Planner

c. James Chu, Chu Design Associates, applicant and designer

Attachments:

Application to the Planning Commission
Special Permit Application
Notice of Public Hearing – Mailed October 15, 2021
Area Map