

PROJECT LOCATION
1528 Hoover Avenue



City of Burlingame

One Year Extension of Design Review and Special Permits

Item No. 7a
Consent Calendar

Address: 1528 Hoover Avenue

Meeting Date: May 11, 2015

Request: Application for one year extension of a previously approved application for Design Review and Special Permits for a major renovation and first and second story additions to an existing single family dwelling with an attached garage.

Applicant and Designer: Jesse Geurse

APN: 027-142-220

Property Owners: James and Jaqueline Haggarty

Lot Area: 6,100

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 CEQA Article 19, Section 15301 (e)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive.

Summary of Request: The applicant is applying for a one year extension of a previously approved application for Design Review and Special Permits for Declining Height Envelope. The project included a major renovation and first and second story additions to an existing single family dwelling with an attached garage. The project was originally approved by the Planning Commission on March 24, 2014 (March 24, 2014 Planning Commission Minutes attached). The applicant has provided reduced sets of the approved plans, date stamped February 10, 2014. There are no changes proposed to the originally approved project.

The Planning Commission approval of this application became effective on April 3, 2014. This approval is valid for a period of one year during which time a building permit must be issued. An additional one year extension may be considered by the Planning Commission. If the extension is not granted, the property owner must reapply with a new application. In her letter date stamped March 31, 2015, the property owner notes that she has been working to find a contractor for the project.

This application was placed directly on the consent calendar because it includes a request for approval of a one year extension and there are no changes to the originally approved project. If the Commission feels there is a need to discuss the application further, this item may be pulled off the consent calendar for a public hearing.

Project Description of Previously Approved Project: There is an existing two story house with an attached garage on the site. The applicant is proposing a major renovation of the existing house and first and second story additions. With the proposed additions, the floor area will be 3,047 SF (0.49 FAR) where 3,052 (0.50 FAR) is the maximum allowed on site.

The existing attached garage walls and the wall of the second floor above the garage are non-conforming because they do not meet the minimum required front setback (20'-7" is the block average). The proposed plans show that these existing walls will be retained during construction. The applicant and owners have submitted a letter, dated February 7, 2014, to acknowledge that should these non-conforming walls be demolished during construction, that the owner is responsible for applying for a Front Setback Variance and a Special Permit for an attached garage in order to re-build those walls in the same, non-conforming location.

The applicant is requesting Special Permits for declining height encroachments on both the left and the right sides. The existing second story encroaches into the declining height envelope on the left side by 44.3 SF (1'-2" x 38'-0"). The proposed second story addition matches the existing left side wall and the applicant is requesting a Special Permit for an encroachment of 5.7 SF (1'-2" x 4'-11"). The proposed second story addition on the right side of the house also encroaches into the declining height envelope at Bathroom #2. The applicant is requesting a second Special Permit for 9.3 SF (1'-3" x 7'-5") for the right side encroachment into the declining height envelope. The window enclosure at Bedroom #3 on the right side meets the window enclosure exception C.S. 25.26.075 (2) (b) and does not require a Special Permit.

The applicant is requesting the following applications:

- Design review for a second story addition (C.S. 25.57.010(a)(2)); and
- Special Permits for Declining Height Envelope (C.S.25.26.035(c)).

1528 Hoover Avenue
Lot Area: 6,100

Plans date stamped: February 10, 2014

	EXISTING	PROPOSED (February 10, 2014 plans)	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr):	20'-0" ¹	No change	20'-7" is the block average 20'-7"
(2nd flr):	18'-7" ¹	No change	
Side (left):	4'-11"	No change	4'-0"
(right):	4'-1"	No change	4'-0"
Rear (1st flr):	41'-10"	No change	15'-0"
(2nd flr):	63'-7"	41'-10"	20'-0"
Lot Coverage:	1714 SF 28%	1854 SF 30%	2440 SF 40%
FAR:	2048 SF 0.34 FAR	3047 SF 0.49 FAR	3052 SF ² 0.50 FAR
# of bedrooms:	3	4	---
Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	No change	1 covered (10' x 20') 1 uncovered (9' x 20')
Height:	19'-7"	25'-11"	30'-0"
DH Envelope:	encroaches	Special permits requested for encroachments on the left and on the right sides ³	CS 25.26.035,c

¹ The existing setbacks to the first floor attached garage and to the second story are non-conforming. These non-conforming walls are proposed to remain in place.
² (0.32 x 6100 SF) + 1100 SF = 3052 SF (0.50 FAR).
³ The applicant is requesting special permits for the left side to encroach into the declining height envelope by 5.7 SF (1'-2" x 4'-11") and for the right side to encroach into the declining height envelope by 9.3 SF (1'-3" x 7'-5").

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.

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.

Planning Commission Action to Extend Permit to April 3, 2015:

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 February 10, 2014, sheets T.0, GB.1, GB.2, BMP.1, LS.1, DM.1, DM.2, A.2, A.3, A.6 and Topographic and Boundary Survey, and date stamped March 12, 2014, sheets SP.1, A.1, A.4, A.5, A.7;
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 on the right side elevation, the left hand edge of the chimney shall be shifted to the left so that it aligns with the edge of the chimney above the roof;
4. 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;
5. that the conditions of the City Engineer's December 4, 2013 memo, the Chief Building Official's November 8, 2013, January 28 and February 14, 2014 memos, the Parks Supervisor's November 15, 2013 memo, the Fire Marshal's November 12, 2013 memo, and the Stormwater Coordinator's November 13, 2013 memo shall be met;
6. 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;

7. 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;
8. 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;
9. 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;
10. 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;
11. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2013 Edition, 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:

12. 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;
13. 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;
14. 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
15. 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 built according to the approved Planning and Building plans.

Erika Lewit
Senior Planner

c. Jesse Geurse, applicant

Attachments:

Request for One Year Extension, letter dated March 31, 2015

Approval letter for project, dated June 12, 2014

March 24, 2014 Planning Commission Regular Action Calendar Minutes

Application to the Planning Commission

Special Permit Forms for Declining Height Envelope (encroachments on the right and left sides)

Applicant's Letter- for the existing, non-conforming garage and second floor setbacks, date stamped

February 10, 2014

Staff Comments

Planning Commission Resolution (Proposed)

Notice of Public Hearing – Mailed May 1, 2015

Aerial Photo