

# City of Burlingame

*Design Review*

Item No. 10d  
Design Review Study

**Address:** 1528 Bernal Avenue

**Meeting Date:** May 22, 2023

**Request:** Application for Design Review for a new, two-story single-unit dwelling and detached garage.

**Applicant and Property Owner:** 1528 Bernal Ave. LLC, Rich Sargent

**APN:** 026-033-190

**Designer:** James Chu, Chu Design Associates Inc.

**Lot Area:** 6,000 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The subject property is an interior lot that contains an existing single-unit dwelling with a detached garage. The applicant is proposing to demolish the existing dwelling and detached garage and build a new, two-story single-unit dwelling, detached garage, and accessory dwelling unit (ADU) (connected to the detached garage). The proposed floor area is 3,269 SF (0.54 FAR) where 3,272 SF (0.55 FAR) is the maximum allowed (includes covered porch and ADU exemptions).

The new single-unit dwelling would contain five bedrooms. Per C.S. 25.48.030(L)(3)(a), no parking is required for the ADU because it is located within one-half mile walking distance of public transit. In addition, per C.S. 25.48.030(L)(5), when an existing garage is demolished in conjunction with construction of an ADU, those off-street parking spaces are not required to be replaced. Therefore, the proposed project has no covered parking requirement. One uncovered parking space (9' x 18') is required to remain on site and is provided in the driveway. One covered parking space (11'-0" x 20'-0" clear interior dimensions) is provided in the detached garage. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

### *Accessory Dwelling Unit*

This project includes demolishing the existing detached garage in conjunction with the construction of a new 337 SF accessory dwelling unit. Per State law, review of the ADU application is administrative only and is not reviewed by the Planning Commission. Staff has determined that the ADU complies with the ADU regulations. The detached ADU is exempt from lot coverage and floor area regulations.

The applicant is requesting the following application:

- Design Review for a new, two-story single-unit dwelling and detached garage (C.S.25.68.020(C)(1)(a)).

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**1528 Bernal Avenue****Lot Area:** 6,000 SF**Plans date stamped:** May 1, 2023

	PROPOSED	ALLOWED/REQ'D
<b>Front Setbacks (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	21'-10" 26'-10"	20'-0" (block average) 20'-0" (block average)
<b>Side Setbacks (right):</b> <b>(left):</b>	5'-0" 11'-0"	4'-0" 4'-0"
<b>Rear Setbacks (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	36'-2" 35'-2"	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,194 SF 37%	2,400 SF 40%
<b>FAR:</b>	3,269 SF 0.54 FAR	3,272 SF <sup>1</sup> 0.55 FAR
<b># of bedrooms:</b>	5	---
<b>Off-Street Parking:</b>	1 covered (11' x 20' clear interior) 1 uncovered (9' x 18')	0 covered <sup>2</sup>  1 uncovered (9' x 18')
<b>Building Height:</b>	28'-9"	30'-0"
<b>Plate Height: (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	9'-0" 8'-0"	9'-0" 8'-0"
<b>Declining Height Envelope:</b>	complies	CS 25.10.055(A)(1)

<sup>1</sup> (0.32 x 6,000 SF) + 1100 SF + 252 SF = 3,272 SF (0.55 FAR)

<sup>2</sup> Per C.S. 25.48.030(L)(5), when an existing garage is demolished in conjunction with construction of an ADU, those off-street parking spaces are not required to be replaced.

**Summary of Proposed Exterior Materials:**

- **Windows:** simulated true divided casement windows with wood trim
- **Doors:** wood
- **Siding:** stucco and rustic vertical wood siding
- **Roof:** composition shingle and metal
- **Other:** stainless steel railings, wood columns, wood trim

**Staff Comments:** None.

**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.

Brittany Xiao  
Assistant Planner

- c. Rich Sargent, applicant and property owner  
James Chu, Chu Design Associates Inc., designer

Attachments:

Application to the Planning Commission  
Notice of Public Hearing – Mailed May 12, 2023  
Area Map