

PROJECT LOCATION
475 ½ Rollins Road



City of Burlingame

Design Review and Variance

Item No. 9a
Design Review Study

Address: 475 ½ Rollins Road

Meeting Date: January 14, 2019

Request: Application for Design Review and Front Setback Variance for a new, two-story single family dwelling with a detached garage.

Applicant and Architect: Brad Gunkel, Gunkel Architecture

APN: 029-185-050

Property Owners: Amy Chung and Francis Kim

Lot Area: 6,762 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The existing vacant parcel is triangular in shape. The parcel has no street frontage (it is surrounded by private properties). Access to the parcel is from Rollins Road through an easement that was granted in 2016 across the parcel at 473 Rollins Road. The site at 473 Rollins Road is developed with a duplex and is zoned R-3. The access easement is 10-foot wide and extends from Rollins Road, down the length of the right side of the parcel at 473 Rollins Road, to the subject site.

The properties adjacent to the subject site (to the north) and abutting Rollins Road are zoned R-3 and the remaining properties adjacent to the subject site (to the southwest and southeast), facing Dwight Road and Lexington Way, are zoned R-1. The subject property has a 5 foot wide PG&E easement that runs the length of the 120.24-foot (rear or southeast) property line.

Before designing a dwelling for this property, the architect approached the Planning Division about determining required setbacks. The zoning code defines the front of a lot as: the lot line abutting upon a street right of way. Based on the fact that this is a triangular-shaped parcel with no street frontage, and that the north side abuts a multi-family (R-3) zoning while the southwest and southeast sides abut single-family (R-1) zoning, the Planning Division established the following:

- The front property line is the 112.49-foot long property line at the southwest side of the property (shared with R-1 properties);
- The rear property line is the 120.24-foot long property line at the southeast side of the property (shared with R-1 properties);
- The left side property line is the 164.65-foot long property line at the north side of the property (shared with R-3 properties); and
- There is no right side property line for the triangular-shaped parcel.

The proposed new two-story single family dwelling, detached garage, and attached accessory dwelling unit (ADU) will have 3,336 SF (0.53 FAR) where 3,664 SF (0.54 FAR) is the maximum allowed [areas in the dwelling with a ceiling height greater than 12 feet (162 SF) and the floor area of the ADU (507 SF) are included in this total].

The applicant is requesting a Front Setback Variance to the second floor. The proposed setback from the front (southwest) property line to the second floor is 15'-0", where a minimum of 20'-0" is required. The applicant has submitted a Variance application to explain the physical hardships associated with the existing lot (see attachments).

With this application, there will be four (4) bedrooms in the main dwelling (located on the second floor) and one (1) bedroom in the attached ADU (located on the first floor). A total of two parking spaces, one of which must be covered, are required for the main dwelling. Per C.S. 25.59.060(g)(2)(ii), the proposed ADU does not require any on-site parking because the property is located within one-half (0.5) mile of a major transit stop (Burlingame Caltrain Station).

The proposed detached garage provides one required covered parking space (10' x 20' interior dimensions). Planning Staff notes that the garage has additional interior space, but that the second space in the garage is not counted as code-compliant parking because it does not meet the minimum width for a covered parking space.

(8'-3" proposed where 10'-0" is required). The second required code compliant parking space for the project is uncovered and located in the driveway leading to the garage. With the two proposed on-site parking spaces (one covered, one uncovered), this project meets the code requirements for off-street parking.

There is a protected size tree (36-inch diameter redwood tree), located along the left side (north) property line. The applicant applied for a Protected Tree Removal Permit in February 2018 and as part of this permit process, was required to submit a Certified Arborist Report for the tree (see attachments). After review of the report, the City Arborist notes in comments dated November 21, 2018 (see attachments) that he is recommending against removal of the protected size tree.

The City Arborist states that the tree has an aesthetic value and provides privacy to surrounding properties. The City Arborist notes that the tree is in fair health and that the construction measures detailed in the Certified Arborist Report, including root barriers and increasing the side setback to walls nearest to the tree to maintain a tree-protection zone and to minimize trimming, can be implemented in order to retain the tree. The applicant has submitted an email from the property manager for 453 Rollins Road (see attachments), which shares the property line closest to the protected size tree, in support of the tree being removed. All other Zoning Code requirements have been met. The applicant is requesting the following applications:

- Design Review for a new, two-story single family dwelling and detached garage (CS 25.57.010(a)(1)); and
- Front Setback Variance to the second floor (15'-0" proposed where 20'-0" is the minimum required) (CS 25.26.072(b)(1)).

475 1/5 Rollins Road**Lot Area: 6,762 SF****Plans date stamped: December 18, 2018**

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr):	15'-0"	15'-0"
(2nd flr):	15'-0" ¹	20'-0"
Side (left):	8'-0"	7'-0"
(right):	n/a ²	n/a
Rear (1st flr):	15'-0"	15'-0"
(2nd flr):	20'-0"	20'-0"
Lot Coverage:	2,128 SF 32%	2,705 SF 40%
FAR:	3,336 SF 0.53 FAR	3,664 SF ³ 0.54 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Height:	27'-11"	30'-0"

	PROPOSED	ALLOWED/REQUIRED
Declining Height Envelope:	Complies	C.S. 25.26.075

¹ Front Setback Variance is requested for a 15'-0" setback where 20'-0" is required.

² Triangular-shaped parcel has no right side property line.

³ $(0.32 \times 6,762 \text{ SF}) + 1,100 \text{ SF} + 400 \text{ SF} = 3,664 \text{ SF}$ (0.54 FAR)

Planning Comments: Planning Staff notes that in the submitted plan set, the view from the front of the house down the left side (labeled Northwest elevation on Sheet A2.1), has the following errors that the architect will correct prior to an action hearing:

1. The side setback for the DHE shown is 7'-6", where a setback of 8'-0" is proposed to the first and second floors (setback is accurate on the proposed site plan); and
2. There is a two-story element that is visible and shaded in this view that appears to stick out beyond the main wall of the house. The left side wall of the main dwelling, first and second floors, has a consistent 8'-0" setback to the left side property line and this shaded element is a drafting error.

ADU Criteria: The proposed project includes a new, attached Accessory Dwelling Unit (ADU) on the first floor of the house. Over the course of 2016 and 2017, California State Governor Jerry Brown signed AB 2299, SB 1069, SB 229, and AB 494 into law. This legislation is intended to streamline housing production in the face of the State's ongoing housing crisis by making it easier for property owners to create an accessory unit associated with a single family dwelling. The City of Burlingame subsequently adopted revisions to its Zoning Code regulations (Municipal Code Section 25.59) to create consistency with State law.

The proposed project includes a new house and detached garage, which requires public hearings and is subject to Planning Commission discretionary review subject to the established Design Review criteria and subject to findings made for the requested Variance application. Accessory Dwelling Units that meet all the requirements of C.S. 25.59 must be approved ministerially (without discretionary public review).

As proposed, the ADU for the project at 475 ½ Rollins Road meets all of the requirements for ministerial approval listed in C.S. 25.59, including minimum lot size (6,762 SF existing lot, where 6,000 SF is the minimum lot size required), maximum unit size (507 SF proposed, where 640 SF is the maximum allowed), and compliance with lot coverage and floor area ratio maximums. The ADU is located on the first floor and the requested Front Setback Variance applies only to second floor of the main dwelling unit.

The proposed attached ADU for this project is part of the general development proposed on the lot and therefore the Planning Commission may comment on the overall architectural aesthetic of the project, which may in turn affect the ADU exterior as it relates to code requirements which state that the ADU shall be matched generally to the exterior treatment of the primary dwelling unit.

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 Variance: In order to grant a variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved

that do not apply generally to property in the same district;

- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

Erika Lewit
Senior Planner

c. Brad Gunkel, Gunkel Architecture

Attachments:

Application to the Planning Commission
Variance Application

Architect's Letter of Explanation (with Attachments A through E), date stamped December 18, 2019

Notice of Parcel Development, Sent by Owners to Neighbors (2 sheets date stamped October 26, 2018)

City Arborist Comments, dated November 21, 2018

Applicant's Response to City Arborist Comments, dated December 12, 2018

Email from Property Manager of 453 Rollins Road, dated February 9, 2018, (regarding removal of the protected size tree)

Protected Tree Removal Permit, filed February 12, 2018

Arborist Report prepared by Ned Patchett Consulting, dated May 11, 2018

Notice of Public Hearing – Mailed January 4, 2019

Area Map