

City of Burlingame

Design Review

Item No. 8d
Action Calendar

Address: 1700 Devereux Drive

Meeting Date: May 11, 2015

Request: Design Review for a major renovation and first and second story addition.

Applicant and Architect: Robert Wehmeyer, Wehmeyer Design
Property Owner: Stephen and Kimarie Matthews
General Plan: Low Density Residential

APN: 025-223-130
Lot Area: 5,500 SF
Zoning: R-1

Environmental Review Status: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

Project Description: The existing house is one-story with an attached garage. The property contains three bedrooms and two bathrooms with 1,719 SF of floor area. The applicant proposes a major renovation and first and second story addition to the existing house. The first floor will be expanded at the front of the house and a new porch will be added, along with a 965 SF second story addition. The total proposed floor area is 2,803 SF (0.51 FAR), where 2,860 SF (0.52 FAR) is the maximum allowed.

The proposed addition will increase the number of bedrooms on site from three to four. The parking requirement does not change, with one covered parking space (10' wide by 20' deep) and one uncovered space (9' wide by 20' deep) required. The existing attached garage is non-conforming because it is deficient in depth at only 17'1". The finished floor level of the garage is lower than the finished floor of the house and is also lower than the adjacent grade on the right side yard, immediately adjacent to the garage; therefore there are currently two sets of stairs in the garage (one into the house and one to the side yard). The proposed project includes eliminating the existing stairs from the garage to the side yard and reconfiguring the stairs into the house. These changes will result in a covered space that is 12'-6" wide by 20'-8" deep, which will bring the space into conformity with the code required dimensions, thereby eliminating the need for a parking variance. All other Zoning Code requirements have been met. The applicant is requesting the following application:

- Design Review for a first and second story addition to a single family dwelling (CS 25.57.010 (a) (2)).

1700 Devereux Drive

Lot Area: 5,500 SF

Plans date stamped: April 24, 2015

| | EXISTING | PROPOSED | ALLOWED/REQ'D |
|--|-----------------|---------------------|----------------------------------|
| SETBACKS | | | |
| Front (1st flr): (2nd flr): | 14'-11" N/A | 15'-6" 22'-1" | 15'-5" (block average) 20'-0" |
| Side (left- interior): (right- corner): | 2'-8"* 5'-4" | 9'-2" 8'-4" | 6'-0" 6'-0" |
| Rear (1st flr): (2nd flr): | 36'-5" N/A | No change 39'-5" | 15'-0" 20'-0" |

| | EXISTING | PROPOSED | ALLOWED/REQ'D |
|----------------------------|--|--|---|
| Lot Coverage: | 1,754 SF 31.8% | 1,917 SF 34.8% | 2,200 SF 40% |
| FAR: | 1,719 SF 0.31 FAR | 2,803 SF 0.51 FAR | 2,860 SF ¹ 0.52 FAR |
| # of bedrooms: | 3 | 4 | --- |
| Off-Street Parking: | 1 covered (16' x 17'-1" clear interior)* & 1 uncovered (9' x 20') | 1 covered (12'-6" x 20'-8" clear interior) & 1 uncovered (9' x 20') | 1 covered (10' x 20' clear interior) & 1 uncovered (9' x 20') |
| Height: | 19'-1" | 26'-10" | 30'-0" |
| DH Envelope: | N/A | Complies | CS 25.26.075 |

*Existing non-conforming

¹ (0.32 x 5,500 SF) + 1,100 SF = 2,860 SF (0.52 FAR).

Staff Comments: See attached memos from the Chief Building Official, Fire Division, Engineering Division, Parks Division, and Stormwater Division.

Design Review Study Meeting (April 13, 2015): At the Planning Commission Design Review Study meeting on April 13, 2015, the Commission had some comments and suggestions regarding this project and voted to place this item on the regular action calendar when all information has been submitted and reviewed by the Planning Division (see attached April 13, 2015 Planning Commission Minutes).

The applicant submitted revised plans date stamped April 24, 2015 and a response letter dated April 22, 2015 to address the Planning Commission's questions and comments. The plans include the following changes:

- Garage plate height was lowered (from 10'-6" to 8'-6");
- Existing plate height for the house was shown incorrectly at 8'-6", but it is currently 8'-3" and will be increased to 8'-6"- revised plans reflect this change/correction;
- Garage has been modified to increase the non-conforming parking space depth in order to provide the required 20' clearance - this modification now eliminates the need for a parking variance;
- Second floor deck size has been reduced by 125 SF (from 265 SF to 140 SF);
- Deck side walls revised from curved to stepped side wall;
- Increased prominence of exposed rafter detail;
- Siding material on first floor has been changed from wood siding to wood singles, except for horizontal band of wood siding retained on lower portion of first floors;
- Lower floor roof has been extended on front elevation to fill space where deck was previously located;

- Landscape plan has been revised to increase landscaping in the front of the property; and
- Second floor roof has been flattened on the top ridge to level off even with the ridge over the bedrooms.

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.

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 April 24, 2015, sheets A0.0 through A9.0 and landscape sheet L1.0;
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 first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that the conditions of the Building Division's March 25, 2015 and February 18, 2015 memos, the Parks Division's February 23, 2015 memo, the Fire Division's February 27, 2015 memo and the Storm water Division's February 17, 2015 memo shall be met;
5. 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;
6. 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;
7. 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;

8. 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;
9. 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;
10. 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:

11. 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;
12. 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;
13. 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
14. 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.

Catherine Barber
Senior Planner

cc: Robert Wehmeyer, Wehmeyer Design, applicant and design

Attachments:

Applicant's Response Letter, dated April 22, 2015
April 11, 2015 Planning Commission Minutes
Application to the Planning Commission
Staff Comments
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed May 1, 2015
Aerial Photo