



PROJECT LOCATION
2683 Summit Drive

City of Burlingame

Design Review Amendment

Item No. 8d
Regular Action Item

Address: 2683 Summit Drive

Meeting Date: January 14, 2019

Request: Application for Design Review Amendment to change the roofing material of a previously approved Design Review project for a first and second story addition to an existing single family dwelling.

Applicant and Designer: Samaneh Nili, TRG Architects+ Interior Design

APN: 029-182-140

Property Owners: Sunil and Katherine Koshie

Lot Area: 10,164 SF

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 Section 15303 (a) of the CEQA Guidelines, which states that construction of a limited number of new, small facilities or structures, including one single-family residence, or a second dwelling unit in a residential zone, is exempt from environmental review. In urbanized areas, this exemption may be applied to the construction or conversion of up to three (3) single-family residences as part of a project.

History and Amendment to Design Review: An application for Design Review, Hillside Area Construction Permit, Special Permit for height, and Variance for front setback for a first and second story addition to an existing single family dwelling at 2683 Summit Drive, zoned R-1, was approved by the Planning Commission on February 12, 2018 (see attached February 12, 2018 Planning Commission Meeting Minutes). A building permit was issued in July 2018, and construction is underway.

With this application, the applicant is requesting to change the roofing material from composite shingle to standing seam metal. There are no other changes requested at this time. Please refer to attached explanation letter, dated December 18, 2018, for an explanation of the proposed change. This project was also reviewed by the Commission on May 14, 2018, as an FYI for removing the chimney, adding new windows, adding skylight, changing the design of the garage door and reframing the roof structure. The Commission accepted these changes.

With this application, the applicant submitted plans showing the originally approved and proposed building elevations, date stamped December 18, 2018, to show the changes to the previously approved design review project.

Project Description: The approved project is located in the Hillside Area on Summit Drive and measures 3,711 SF (0.36 FAR), where 4,352 SF (0.42 FAR) is the maximum allowed. The house is 641 SF below the maximum allowed floor area.

The single family dwelling contains four (4) bedrooms. Two parking spaces, one of which must be covered, are required on-site. The house has an existing two (2) car attached garage with (clear interior dimensions 19'-4 1/2" X 19'-5") and therefore meets the current parking code requirements. A new driveway is also proposed and accommodates an uncovered space. Therefore, the project is in conformance with off-street parking requirements. The following applications were approved by the Planning Commission on February 12, 2018.

- Design Review for a first and second story addition (C.S. 25.57.010 (a) (2));
- Variance for front setback for the second story (24'-6" proposed/approved where 46'-0" is the block average) (C.S. 25.26.072 (3));
- Special Permit for building height between thirty (30) and thirty-six (36) feet (35'-5" proposed/approved) (C.S. 25.26.060 (a) (1)); and
- Hillside Area Construction Permit (C.S. 25.61).

2683 Summit Drive**Lot Area:** 10,164 SF**Plans date stamped:** December 18, 2018

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr): (2nd flr):	24'-6" ---	24'-6" 24'-6" ¹	15'-0" or block average 46'-0" (block average)
Side (left): (right):	10'-0" 10'-0"	7' 2 3/8" 10'-0"	7'-0" 7'-0"
Rear (1st flr): (2nd flr):	35'-1 1/2" ---	35'- 1 1/2" 35'-1 1/2"	15'-0" 20'-0"
Lot Coverage:	2,430 SF 23.9%	2,444 SF 24%	4,070 SF ² 40%
FAR:	2,250 SF 0.22 FAR	3,711 SF 0.36 FAR	4,352 SF ³ 0.42 FAR
# of bedrooms:	3	4	---
Parking:	2 covered (19'-4 1/2" x 19'-5") 1 uncovered	No change	1 covered (10' x 20') 1 uncovered (9' x 20')
Height:	26'- 5 7/8"	35'-11" ⁴	30'-0"
DH Envelope:	---	complies	CS 25.26.075

¹ Variance approved for second story front setback less than the block average of 46'.² (0.40 X 10,164 SF) = 4,070 SF (40%)³ (0.32 x 10,164 SF) + 1100 SF = 4,352 SF (0.42 FAR).⁴ Special Permit approved for height greater than 30'-0".**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.

Suggested Findings for Design Review: The proposed change in roofing material, from composition shingle to standing seam metal, on the addition would maintain the existing style of the neighborhood, which contains predominantly split-level ranch style homes. The location of the garage is not changed and is compatible with the rest of the neighborhood. The design is well articulated by adding the new second-story on one side and

retaining the remainder of the house same. To break-up the massing and bulk of the house there will be a new front porch and hanging metal roof with beams. Added details such as window grids and wood bellyband provide scale and visual interest to the home. For these reasons the project may be found to be compatible with the requirements of the City's five design review criteria.

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 revised plans submitted to the Planning Division date stamped December 18, 2018, sheets A2.3a through A3.4;
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 the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. 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;
5. 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;
6. 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;
7. 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;
8. 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;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2016 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:

10. 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;
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. 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
13. 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.

Sonal Aggarwal
Contract Planner

- c. Samaneh Nilli, applicant and architect
Sunil and Katherien Koshie, property owners

Attachments:

Explanation letter submitted by architect, dated December 21, 2018
February 12, 2018, Planning Commission Minutes
Application to the Planning Commission (from original application)
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed January 04, 2019
Area Map