

City of Burlingame
Design Review and Special Permits

Item No. 9a
Design Review Study

Address: 713 Howard Avenue

Meeting Date: July 11, 2022

Request: Application for Design Review and Special Permits for first and second story plate heights and second story balcony for a new, two-story single-unit dwelling and detached garage.

Applicant and Architect: Audrey Tse, Insite Design Inc.

APN: 029-272-010

Property Owners: Kevin and Christine Chung

Lot Area: 5,247 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot and currently contains a single-unit dwelling and a detached garage. The applicant proposes to demolish the existing single-unit dwelling and detached garage and build a new, two-story single-unit dwelling and detached garage. The total proposed floor area would be 3,129 SF (0.60 FAR), where 3,179 SF (0.61 FAR) is the maximum allowed (includes covered porch and basement exemptions).

The applicant is also requesting a Special Permit for a 9'-6" plate height at the first floor (where 9'-0" is the maximum allowed) and an 8'-6" plate height at the second floor (where 8'-0" is the maximum allowed). A Special Permit is also being requested for a 75 SF second story balcony at the rear of the house (Special Permit required for any second story balcony; 75 SF maximum allowed).

The proposed project includes a 600 SF basement. Because the basement does not exceed 600 SF and the top of the finished floor above the basement is less than 2'-0" above existing grade, the basement is exempt from floor area.

There would be a total of four bedrooms in the proposed dwelling. Two parking spaces, one of which must be covered, are required for a four-bedroom house. The proposed detached garage (19'-6" wide x 20'-0" deep clear interior dimensions) provides one covered parking space (the proposed garage does not qualify for a two-car garage since the interior clear width dimension is 19'-6" where 20'-0" is required for a two-car garage); one uncovered space (9'-0" x 18'-0") is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

Accessory Dwelling Unit (ADU)

This project includes building a new, 327 SF detached accessory dwelling unit at the rear of the lot (attached to the detached garage). Review of the ADU application is administrative and not reviewed by the Planning Commission. 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. Staff has determined the ADU complies with the ADU regulations.

The applicant is requesting the following applications:

- Design Review for a new, two-story single-unit dwelling and detached garage (C.S. 25.68.020(C)(1)(a));
- Special Permit for first and second story plate heights (9'-6" first floor plate height proposed where 9'-0" is allowed; 8'-6" second floor plate height proposed where 8'-0" is allowed) (C.S. 25.10.030 and 25.78.020. (A)(6)); and
- Special Permit for second floor balcony (75 SF proposed where up to 75 SF is allowed with a Special Permit) (C.S. 25.10.030 and 25.78.020(A)(7)).

713 Howard Avenue

Lot Size: 5,247 SF

Plans date stamped: July 5, 2022

	PROPOSED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr):	17'-6" (to covered porch) 20'-0"	15'-7" (block average) 20'-0"
Side Setback (left): (right):	4'-10" 10'-9"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	33'-3" 48'-5"	15'-0" 20'-0"
Lot Coverage:	2,099 SF 40%	2,099 SF 40%
FAR:	3,129 SF 0.60 FAR	3,179 SF ¹ 0.61 FAR
Off-Street Parking:	1 covered (19'-6" x 20'-0" clear interior dimensions) 1 uncovered (9' x 18')	1 covered (10' x 18') 1 uncovered (9' x 18')
Building Height:	29'-1"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-6" ² 8'-6" ²	9'-0" 8'-0"
DH Envelope:	Complies	C.S. 25.10.055(A)(1)
Second Floor Balcony:	75 SF ³ (8'-4" left side setback & 27'-4" right side setback)	75 SF (8'-0" side setbacks)

¹ (0.32 x 5,247 SF) + 1,100 SF + 400 SF = 3,179 SF (0.61 FAR)

² Special Permit for first and second story plate heights.

³ Special Permit for second floor balcony (75 SF proposed where up to 75 SF is allowed with a Special Permit).

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad with simulated true divided lites
- **Doors:** aluminum clad garage door
- **Siding:** batten and board
- **Roof:** standing seam metal roofing
- **Other:** decorative wood knee braces, wood fascia

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.

Required Findings for a Special Permit: Any decision to approve a Special Permit application in the R-1 zoning district pursuant to Chapter 25.78 shall be supported by written findings. In making such determination, the following findings shall be made:

1. 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 well-defined character of the street and neighborhood;
2. The variety of roof line, façade, exterior finish materials, and elevations of the proposed new structure or addition are consistent with the existing structure, street, and neighborhood;
3. The proposed project is consistent with the residential design guidelines adopted by the City; and
4. 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 that the mitigation for the removal that is proposed is consistent with established City policies and practices.

Fazia Ali
Assistant Planner

- c. Audrey Tse, Insite Design Inc, applicant and architect
Kevin and Christine Chung, property owners

Attachments:

Application to the Planning Commission
Special Permit Applications
Notice of Public Hearing – Mailed July 1, 2022
Area Map