

City of Burlingame

Design Review

Item No. 9a
Design Review Study

Address: 520 Howard Avenue

Meeting Date: October 12, 2021

Request: Application for Design Review for a first and second story addition to an existing single family dwelling.

Applicant and Architect: James Stavoy
Property Owners: David Hackos and Lauren Cony
General Plan: Low Density Residential

APN: 029-254-200
Lot Area: 6,090 SF
Zoning: R-1

Project Description: The subject property is a corner lot at the intersection of Howard Avenue and Clarendon Road with an existing split-level house. Based on the Zoning Code definition of "lot front", the front of the lot is along Howard Avenue. The existing attached garage faces the exterior side of the lot that has frontage on Clarendon Road.

The applicant proposes a first and second story addition at the rear, right side of the existing house, which would increase the floor area from 2,428 SF (0.40 FAR) to 2,836 SF (0.47 FAR), where 2,849 SF (0.47 FAR) is the maximum allowed (including front covered porch exemptions).

With this application, there is no increase in the number of bedrooms proposed (four existing). Two off-street parking spaces, one of which must be covered, are required for the existing and proposed four-bedroom house. The existing parking on site is nonconforming in the number of spaces provided. The existing attached garage provides one code-compliant covered parking space (10' x 18' clear interior dimensions), but the driveway in front of the garage does have the length to qualify as an uncovered parking space (6'-6" existing length where 18'-0" is required). The proposed project does not increase the number of bedrooms on site and therefore the nonconforming parking condition is allowed to remain without a Variance.

The existing landscaping on site is proposed to remain, including five Laurel trees at the right side property line adjacent to the proposed addition. The code requires a total of three on-site landscape trees. 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 an existing single family dwelling (C.S. 25.57.010 (a) (2)).

520 Howard Ave
Lot Area: 6,090 SF

Plans date stamped: September 23, 2021

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr):	15'-0"	No change	15'-0" (block average)
(2nd flr):	36'-6"	No change	20'-0"
Side (left):	4'-11" ¹	No change	7'-6"
(right):	11'-9"	No change	6'-0"
Rear (1st flr):	39'-6"	27'-6"	15'-0"
(2nd flr):	39'-6"	27'-6"	20'-0"

¹ Existing and non-conforming exterior side setback.

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Lot Coverage:	1,864 SF 30.6%	1,906 SF 31.3%	2,436 SF 40%
FAR:	2,428 SF 0.40 FAR	2,836 SF 0.47 FAR	2,849 SF ² 0.47 FAR
Basement:	None ³	---	---
# of bedrooms:	4	No change	---
Off Street Parking:	1 covered ⁴ (15'-3" x 19'-2") 0 uncovered (9' x 6'-6")	No change	1 covered (10' x 18') 1 uncovered (9' x 18')
Building Height:	19'-5"	25'-6"	30'-0"
Declining Height Envelope:	complies	complies	C.S. 25.26.075

² (0.32 x 6,090 SF) + 900 SF = 2,849 SF (0.47 FAR).

³ Existing crawl space is accessed with an interior drop down ladder and new crawl space has exterior access through 30-inch height storage doors.⁴

Summary of Proposed Exterior Materials:

- **Windows:** Existing to remain and new windows are aluminum clad wood with simulated true divided lites.
- **Doors:** Wood front door and paneled wood garage door.
- **Siding:** Stucco.
- **Roof:** Clay Spanish tiles.
- **Other:** Wrought iron railings.

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.

Erika Lewit
Senior Planner

c. James Stavoy, applicant and architect

Attachments:

Application to the Planning Commission
Neighbor email dated October 5, 2021
Notice of Public Hearing – Mailed October 1, 2021
Area Map