

City of Burlingame

Design Review

Item No. 9b Design Review Study
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Address: 1438 Laguna Avenue

Meeting Date: May 11, 2015

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

Applicant and Architect: Alex Nie, Nie Yang Architects
Property Owner: Yuan Tian and Ying Ding
General Plan: Low Density Residential

APN: 026-072-250
Lot Area: 4,450 SF
Zoning: R-1

Project Description: The existing house is two-stories with a detached garage. There are currently four bedrooms and two bathrooms with 2,126 SF of floor area. The applicant proposes a minor first floor addition of 9 SF and a 302 SF addition to the existing second floor. The first floor addition includes enlarging the existing laundry room and the second floor addition will add a bedroom and full bathroom at the rear of the existing second floor. The total proposed floor area is 2,432 SF (0.54 FAR), where 2,742 SF (0.61 FAR) is the maximum allowed.

The number of bedrooms will remain at four as the proposed addition will reconfigure the first floor, relocating one of the bedrooms to the expanded second floor. 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 detached garage is non-conforming because it is deficient in depth at only 17', but because it will not be modified as part of the project it may remain as is, without needing a parking variance. All Zoning Code requirements have been met.

1438 Laguna Avenue
Lot Area: 4,450 SF

Plans date stamped: April 17, 2015

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr): (2nd flr):	18' 19'-6"	No change No change	15'-0" or block average 20'-0"
Side (left- interior): (right- corner):	7'-11" 14'-10"	No change No change	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	21'-0" 33'-0"	No change 21'-0"	15'-0" 20'-0"
Lot Coverage:	1,570 SF 35.2%	No change	2,200 SF 40%
FAR:	2,126 SF 0.47 FAR	2,432 SF 0.54 FAR	2,742 SF ¹ 0.61 FAR
# of bedrooms:	4	4	---
Off-Street Parking:	1 covered (10' x 17' clear interior)* & 1 uncovered (9' x 20')	No change	1 covered (10' x 20' clear interior) & 1 uncovered (9' x 20')

	EXISTING	PROPOSED	ALLOWED/REQ'D
Height:	24'-0"	25'-7"	30'-0"
DH Envelope:	N/A	Complies	CS 25.26.075

*Existing non-conforming

¹ (0.32 x 4,450 SF) + 1,100 SF + 218 SF = 2,742 SF (0.61 FAR).

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

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.

Catherine Barber
Senior Planner

cc: Alex Nie, Nie Yang Design, applicant and architect

Attachments:

Application to the Planning Commission
Staff Comments
Notice of Public Hearing – Mailed May 1, 2015
Aerial Photo