

City of Burlingame

Design Review

Item No. 8d
Regular Action Item

Address: 720 Farrington Lane

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: Kaileen Yen, Winder Gibson Architects
Property Owners: Crenshaw Whitley and Lauren Wong
General Plan: Low Density Residential

APN: 029-045-220
Lot Area: 5,193 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)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive.

Project Description: The subject property is an interior lot and contains an existing two-story single family dwelling and detached garage totaling 1,974 SF (0.38 FAR). The applicant is proposing additions to both the first and second floors of the existing two-story house. The project proposes a total floor area of 2,864 SF (0.55 FAR) where 3,100 SF (0.60 FAR) is the maximum allowed.

There are a total of two bedrooms in the existing house. With this application, the number of bedrooms would increase to four bedrooms. Two parking spaces, one of which must be covered, are required for a four-bedroom house. The detached garage measures 10'-0" x 20'-0" (clear interior dimensions) and provides the required covered parking for the four-bedroom house; an uncovered parking space (9' x 20') is provided in the driveway. All other Zoning Code requirements have been met.

The existing second story along the left side of the house encroaches into the declining height envelope due to the side of the gable end. The proposed second story addition along the left side of the house encroaches into the declining height envelope by 35 SF. However, this is an allowable encroachment per Code Section 25.26.075(b)(2) which allows for window enclosures where 1) the encroachment measures no greater than 35 SF in floor area, 2) the encroachment is no greater than 10 feet in length, and 3) at least 25 percent of the face of the enclosure between finished floor and plate line is window area. The proposed project meets the criteria under C.S. 25.06.075(b)(2) and therefore the declining height envelope encroachment is allowed without a Special Permit.

Accessory Dwelling Unit

This project includes a new detached ADU (440 SF), located next to the detached garage. Review of the ADU application is administrative only and is not reviewed by the Planning Commission. Staff has determined that the ADU complies with the ADU regulations.

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)).

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720 Farrington Lane

Lot Area: 5,193 SF

Plans date stamped: September 29, 2021

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Front Setbacks (1st flr): (2nd flr):	22'-7" 28'-0"	no change no change	15'-0" 20'-0"
Side Setbacks (left): (right):	2'-10" ¹ 9'-11"	3'-5" (to addition) 11'-1" (to addition)	3'-0" 3'-0"
Rear Setbacks (1st flr): (2nd flr):	68'-0" 72'-6"	43'-7" (to addition) 43'-7" (to addition)	15'-0" 20'-0"
Lot Coverage:	1,596 SF 30.7%	1,827 SF 35.2%	2,077 SF 40%
FAR:	1,974 SF 0.38 FAR	2,864 SF 0.55 FAR	3,100 SF ² 0.60 FAR
# of bedrooms:	2	4	---
Off Street Parking:	1 covered (10' x 19') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	26'-1"	26'-1"	30'-0"
Declining Height Envelope:	complies	complies	Window enclosure exception applied to right side C.S. 25.26.075(b)(2)

¹ Existing, non-conforming left side setback, measuring 2'-10" where 3'-0" is required.

² (0.32 x 5,193 SF) + 1100 SF + 338 SF = 3,100 SF (0.60 FAR).

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood
- **Doors:** wood front door, aluminum clad wood sliding doors, and wood siding garage door
- **Siding:** horizontal siding
- **Roof:** asphalt shingle roof
- **Other:** wood porch posts and railing, brick chimney

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on August 9, 2021, the Commission had several concerns/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 August 9, 2021 Planning Commission Minutes).

The following is a summary of the Commission's main concerns from the Design Review Study meeting:

- Rethink approach of blending traditional and contemporary styles;

- Reconsider standing seam metal roof material for the front façade; and
- Cannot support findings for compatibility of architecture with the neighborhood.

The applicant submitted a response letter (see attachments), dated September 20, 2021, and revised plans, date stamped September 29, 2021, to address the Planning Commission's concerns.

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: That the architectural style, mass and bulk of the proposed structure (featuring gable and shed roofs, asphalt shingle roof, proportional plate heights, aluminum clad wood windows and doors, wood siding, and wood details), including the design of the detached garage, is compatible with the character of the neighborhood and that the windows and architectural elements of the proposed structure are placed so that the structure respects the interface with the structures on adjacent properties. 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 plans submitted to the Planning Division date stamped September 29, 2021, sheets A0.00 through A9.12, and sheet 1 site survey;
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 for 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, in effect at time of building permit submittal, 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 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;
11. 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;
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.

'Amelia Kolokihakaufisi
Associate Planner

c. Kaileen Yen, Winder Gibson Architects, applicant and architect
Crenshaw Whitley and Lauren Wong, property owners

Attachments:

August 9, 2021 Planning Commission Minutes
Applicants Response Letter to Commission, dated September 20, 2021
Application to the Planning Commission
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed October 1, 2021
Area Map