

PROJECT LOCATION
1123 Lincoln Avenue



City of Burlingame

Design Review

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| Item No. 8c Regular Action |
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Address: 1123 Lincoln Avenue

Meeting Date: May 11, 2015

Request: Design Review for first and second story additions.

Applicant and Designer): Tim Raduenz, Form + One
Property Owner: Philippe Bachman
General Plan: Low Density Residential

APN: 026-091-280
Lot Area: 5,250 SF
Zoning: R-1

Environmental Review Status: per CEQA Article 19, 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 105 feet in length. Beyond the rear property line there is a 10-foot wide Stormwater right-of-way that is owned by the City of Burlingame that runs the length of the block. The fencing for the subject property currently extends beyond the rear property line to enclose a portion (5'x 50.1') of the city-owned land. There are no permanent structures in this fenced in area of the Stormwater right-of-way that is currently used by the property owners as part of their backyard (a fence does not meet the definition of a structure). The property may use the easement as an extension of the backyard, but should Public Works need to access the Stormwater easement, it would require the property owner to remove the fence at their own expense (see January 20, 2015 email from Senior Engineer Martin Quan, attached).

The existing house is single-story with a detached single-car garage. The applicant proposes to enclose part of the existing covered porch at the front of the house and to add a second story to the house. The total proposed floor area is 2,833 SF (0.54 FAR), where 2,992 SF (0.57 FAR) is the maximum allowed (including covered porch and lower level/utility exemptions).

The proposed addition will increase the number of potential bedrooms from 2 to 4. The existing detached garage provides one covered parking space that is non-conforming in length (10' x 17'-10" where 10' x 18' is required) and there is a single uncovered parking space (9' x 20') in the driveway leading to the garage. Because the existing detached garage is not proposed to be altered with this application, the non-conforming covered parking space length can remain. The two existing parking spaces provide the requirements for on-site parking for a 4-bedroom house. All other Zoning Code requirements have been met. The applicant is requesting the following applications:

- Design Review for a second story addition (C.S. 25.57.010 (a) (2)).

1123 Lincoln Avenue
Lot Area: 5,250 SF

Plans date stamped: April 30, 2015

| | EXISTING | PROPOSED | ALLOWED/REQ'D |
|-------------------------|----------------------|-----------|-----------------------------|
| SETBACKS | | | |
| Front (1st flr): | 18'-10" ¹ | No change | 22'-5" is the block average |
| (2nd flr): | --- | 25'-10" | 22'-5" |
| Side (left): | 4'-6" | No change | 4'-0" |
| (right): | 11'-0" | No change | 4'-0" |
| Rear (1st flr): | 32'-3" | 28'-0" | 15'-0" |
| (2nd flr): | --- | 30'-3" | 20'-0" |

| | EXISTING | PROPOSED | ALLOWED/REQ'D |
|-----------------------|--|----------------------|--|
| Lot Coverage: | 1505 SF 29% | 1564SF 30% | 2100 SF 40% |
| FAR: | 1,457 SF 0.28 FAR | 2,833 SF 0.54 FAR | 2,992 SF ² 0.57 FAR |
| # of bedrooms: | 2 | 4 | --- |
| Parking: | 1 covered (10' x 17'-10") ³ 1 uncovered (9' x 20') | No change | 1 covered (10' x 17'-10") ³ 1 uncovered (9' x 20') |
| Height: | 17'-10" | 30'-0" | 30'-0" |
| DH Envelope: | --- | complies | CS 25.26.075 |

¹ Existing, non-conforming front setback.

² (0.32 x 5250 SF) + 1100 SF + 212 SF = 2,992 SF (0.57 FAR).

³ Existing, non-conforming covered parking space (17'-10" length existing where 18'-0" is required).

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.

Design Review Study Meeting: At the Planning Commission design review study meeting on January 26, 2015, the Commission had concerns 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 January 26, 2015 Planning Commission Minutes).

The applicant submitted a response letter date stamped April 29, 2015 and revised plans date stamped April 30, 2015, to address the Planning Commission's concerns. Please refer to the copy of the January 26, 2015, Planning Commission minutes included in the staff report for the full list of Planning Commission questions and comments. An abbreviated list of the Commission's comments and the responses by the applicant are listed below:

1. ***Do not see justification for the Special Permit for height; the steep pitch of the proposed house does not match the existing house or the houses in the neighborhood. The original house was a bungalow with a horizontal, low-slung roof.***

- The pitch of the main gable for the second story has been reduced from 9.5:12 to 7:12, the height has been reduced 3'-7", from 33'-7" to 30'-0", and the Special Permit request has been eliminated.
2. ***The spacing on the board and batten is very wide and could be made to look more delicate.***
 - The battens have been narrowed.
 3. ***The second story looks massive in comparison to the neighborhood and the first floor.***
 - The plate heights on the second story have been reduced from 8'-6" to 8'-0", the belly band has been lowered to make the design more proportional, and the overall height has been reduced.
 4. ***Feels like the design is very complicated and the three materials proposed for the finished design don't help.***
 - The applicant feels the proposed materials work well together and plans to bring a rendering to the Planning Commission hearing to illustrate this point.
 5. ***Will the master bathroom window be obscured for privacy?***
 - The applicant has revised the plans to show that the master bathroom window will have frosted glass; Planning Staff has added a condition of approval to require that Building Permit plans have a note on the window schedule and elevation to detail that the master bathroom window at the rear, right side of the second floor will be permanently stained or obscured.
 6. ***The existing driveway is gravel, which tends to be messy and difficult to keep up.***
 - The Landscape and site plans have been revised to show pavers.
 7. ***There was a request from the neighbor to the rear of the site for landscaping to help screen the new second floor.***
 - The Landscape plan has been revised to show 2 new screening trees at the rear of the property between the existing trees and the detached garage.

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 April 30, sheets A1.0 through A9.0, L1.0, T1.0, GN, CG, SP and Boundary Survey; and including a note on the window schedule and elevation to show that the master bathroom window at the rear, right side of the second floor will be permanently stained or obscured;
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 the conditions of the Engineering Divisions November 24, 2014 memo, the Building Division's November 19, 2014 and January 8, 2015 memos, the Parks Division's November 25, 2014 and January 15, 2015 memos, the Fire Division's November 21, 2014 memo, and the Stormwater Division's December 3, 2014 memo shall be met;
5. 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;
6. 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;
7. 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;
8. 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;
9. 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;
10. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2013 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:**

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.

Erika Lewit
Senior Planner

c. Tim Raduenz, Form + One, applicant

Attachments:

Applicant's Response to Commission's comments, dated April 29, 2015
Minutes from the January 26, 2015, Planning Commission Design Review Study Meeting
Planning Commission Application
Staff Comments
Email about Storm easement from Public Works Engineer, January 20, 2015
Letters of Support from Neighbors (4 letters)
Photographs of Neighborhood
Notice of Public Hearing –Mailed May 1, 2015
Aerial Photo