

City of Burlingame

Design Review Amendment

Address: 25 Arundel Road

Meeting Date: May 28, 2019

Request: Application for Design Review Amendment for changes to a previously approved first and second story addition to an existing split level, single family dwelling.

Applicant and Design: Rob Wehmeyer, Wehmeyer Design

APN: 029-291-120

Property Owners: Channing and Carrie Chen

Lot Area: 6,750 SF

General Plan: Low Density Residential

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)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

History and Amendment to Design Review: An application for Design Review for a first and second story addition to an existing split level single family dwelling at 25 Arundel Road, zoned R-1, was approved by the Planning Commission on May 22, 2017 (see attached May 22, 2017 Planning Commission Meeting Minutes). The Planning Commission granted a one year permit extension for this project on May 29, 2018.

A building permit was issued on October 30, 2018. The project is currently under construction and the applicant notes that there were several structural and safety issues that were discovered needing immediate attention in order for the proposed project to move forward. The applicant provides details in their May 1, 2019 letter. In summary, these repairs were not anticipated, however they require the property owners to reprioritize their budget. They intend to preserve the character and unique look of their approved plans for their home, but are requesting the following changes:

- Remove the bellyband;
- Remove shutters (only originally proposed on one window on the rear elevation);
- Remove wood paneling below bay window at the front;
- Remove wood brackets below bay window on east elevation;
- Change exterior material from wood siding to HardiePlank; and
- Change garage door material from wood to steel (similar style/design retained).

Project Description: The subject property is a split-level house that contains 2,233 SF (0.33 FAR) of floor area. At the rear of the property is an in-ground swimming pool along with two storage sheds. There is also a deck off of the main living level at the rear of the house. The pool and the 118 SF storage shed in the left rear corner will remain, while the second floor deck and 156 SF shed located at the right, rear side of the house are proposed to be demolished as part of this project.

The approved project includes removing a large portion of both the lower and main living levels (including the rear deck) and expanding both levels at the rear of the house, increasing the total floor area to 2,748 SF where 3,260 SF (0.48 FAR) is the maximum allowed. There is no increase in the overall height of the building.

The house remains as a 4 bedroom residence. The lower floor area appears to have been a garage area that was converted to living space at some point, so currently there is no covered on-site parking. Building Division records indicate that the house has had this configuration for decades, however the approved project includes converting that space back to a covered, code complying parking space. The covered space is 12'-7" x 20' and an uncovered 9' x 20' space is provided in the driveway, meeting the parking requirement for this 4 bedroom house. All other zoning code requirements have been met. The following application was previously approved by

the Planning Commission:

- Design Review for a first and second story addition to an existing single family dwelling (C.S. 25.57.010 (a) (2)).

25 Arundel Road

Lot Area: 6,750 SF

Plans date stamped: May 11, 2017/Revised elevations May 2, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	15'-2"	No change	15'-0" or block average
(2nd flr):	53'-0"	No change	20'-0" or block average
Side (left):	7'-11"	4'-0"	4'-0"
(right):	3'-0" ¹	4'-0"	4'-0"
Rear (1st flr):	80'-2"	66'-0"	15'-0"
(2nd flr):	70'-0"	66'-0"	20'-0"
Lot Coverage:	1,815 SF 26.8%	1,951 SF 28.9%	2,700 SF 40%
FAR:	2,233 SF 0.33 FAR	2,748 SF 0.40 FAR	3,260 SF ² 0.48 FAR
# of bedrooms:	5	5	---
Off-Street Parking:	No covered parking 1 uncovered (9' x 20')	1 covered (12'-7" x 20') 1 uncovered (9' x 20')	1 covered (10' x 20' for existing) 1 uncovered (9' x 20' for existing)
Building Height:	23'-9"	23'-9"	30'-0"
DH Envelope:	Complies	complies	C.S. 25.26.075

¹ Existing nonconforming left side setback (3'-0" existing where 4'-0" is the minimum required).

² (0.32 x 6,750 SF) + 1,100 SF = 3,260 SF (0.48 FAR)

Staff Comments: Staff notes that there were no changes to the zoning summary listed; revisions requested are architectural items but the building footprint and envelope remain unchanged from the approved plans (May 11, 2017).

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 proposed addition is located at the rear of the property and the proposed architectural style, mass and bulk of the addition is compatible with the existing house. The architectural features at the front and rear of the property are consistent and help integrate the added square footage. The proposed height remains the same and there is little impact on adjacent properties, therefore 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 amended 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 May 11, 2017, sheets A0.0 through L1.1, with revised elevations date stamped May 2, 2019;
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 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 Building Division's April 27, 2017 and February 13, 2017 memos, the Engineering Division's May 5, 2017 and February 17, 2017 memos, the Fire Division's February 14, 2017 memo, the Parks Division's February 21, 2017 memo, and the Stormwater Division's February 22, 2017 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, 2016 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 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;
12. 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;
13. 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
14. 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.

Catherine Keylon
Senior Planner

c. Channing and Carrie Chen, applicant and property owners

Attachments:

- May 22, 2017 Planning Commission Minutes
- May 29, 2018 Planning Commission Minutes
- Letter of Explanation, May 1, 2019
 - Revised elevations
 - HardiePlank information
 - Clopay Coachman garage door information
- Planning Commission Resolution (proposed)
- Notice of Public Hearing – Mailed May 17, 2019
- Area Map