

City of Burlingame

Design Review

Item No. 8a

Consent Calendar Item

Address: 124 Occidental Avenue

Meeting Date: March 11, 2024

Request: Application for Design Review for a new, two-story single-unit dwelling and detached garage.

Applicants and Property Owners: Jacob and Ellen Christie

APN: 028-316-210

Designer: James Chu, Chu Design Associates Inc.

Lot Area: 7,577.2 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 15303 (a) of the CEQA Guidelines, which states that construction of a limited number of new, small facilities or structures, including one single-unit residence, or a second dwelling unit in a residential zone, is exempt from environmental review. In urbanized areas, this exemption may be applied to the construction or conversion of up to three (3) single-unit residences as part of a project.

Background: The subject property is located within the Burlingame Park No. 2 subdivision. Based upon documents that were submitted to the Planning Division by a Burlingame property owner in 2009, it was indicated that the entire Burlingame Park No. 2, Burlingame Park No. 3, Burlingame Heights, and Glenwood Park subdivisions may have historical characteristics that would indicate that properties within this area could be potentially eligible for listing on the National or California Register of Historical Places. Therefore, for any property located within these subdivisions, a Historic Resource Evaluation must be prepared prior to any significant development project being proposed to assess whether the existing structure(s) could be potentially eligible for listing on the National or California Register of Historical Places.

A Historic Resource Evaluation was prepared for this property by Page & Turnbull, Inc., dated November 9, 2023. The results of the evaluation concluded that 124 Occidental Avenue does not appear to be individually eligible for listing in the National or California Registers under any criteria.

Project Description: The subject property is an interior lot with an existing single-unit dwelling, detached cottage, and a carport (attached to the cottage). The applicant is proposing to demolish all of the existing structures and build a new, two-story single-unit dwelling, a new detached accessory dwelling unit (ADU), and a new detached garage (attached to the ADU). The proposed floor area is 3,776 SF (0.50 FAR) where 3,798 SF (0.50 FAR) is the maximum allowed (includes covered porch and ADU exemptions).

The new dwelling would contain five bedrooms. Per C.S. 25.48.030(L)(3)(a), no parking is required for the ADU because it is located within one-half mile walking distance of public transit (0.3 miles from El Camino Real and Howard Avenue Bus Stop). In addition, per C.S. 25.48.030(L)(5), when a carport or covered parking structure is demolished in conjunction with the construction of an ADU, those off-street parking spaces are not required to be replaced. Therefore, the proposed project has no covered parking requirement. However, one covered parking space (10' x 18') is provided in the new detached garage and one uncovered parking space (9' x 18') is provided in the driveway. All other Zoning Code Requirements have been met.

Currently, the site contains no landscape trees. Based on the proposed project, a minimum of three, 24-inch box size landscape trees are required on-site. The landscape plan on sheet L.1 shows three new Swamp Myrtles (24-inch box) and one new Japanese Maple (24-inch box) to be planted throughout the lot. Therefore, the project complies with the Tree Reforestation Ordinance requirements. The existing street tree along Occidental Avenue will remain.

Accessory Dwelling Unit

This project includes building a new 822 SF detached ADU. Per State law, 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 detached ADU is exempt from lot coverage and floor area regulations.

The applicant is requesting the following application:

- Design Review for a new, two-story single-unit dwelling and detached garage (C.S. 25.68.020 (C)(1)(a)).

124 Occidental Avenue

Lot Area: 7,577.2 SF

Plans date stamped: January 31, 2024

	PROPOSED	ALLOWED/REQ'D
Front Setbacks (1st flr): (2nd flr):	20'-0" 24'-5"	17'-4" (block average) 20'-0"
Side Setbacks (left): (right):	10'-3" 4'-0"	4'-0" 4'-0"
Rear Setbacks (1st flr): (2nd flr):	64'-11" 73'-5"	15'-0" 20'-0"
Lot Coverage:	2,369 SF 32%	3,031 SF 40%
FAR:	3,776 SF 0.50 FAR	3,925 SF ¹ 0.52 FAR
# of bedrooms:	5	---
Off-Street Parking:	1 covered (12' x 18' clear interior) 1 uncovered (9' x 18')	0 covered ² 1 uncovered (9' x 18')
Building Height:	29'-11"	30'-0"
Plate Height: (1st flr): (2nd flr):	9'-0" 8'-0"	9'-0" 8'-0"
Declining Height Envelope:	complies	C.S. 25.10.055(A)(1)

¹ (0.32 x 7577.2 SF) + 1100 SF + 273 SF = 3,798 SF maximum allowed (0.50 FAR)

² Because the existing garage is being demolished in conjunction with the construction of a new ADU, the covered parking spaces are not required to be replaced. (C.S. 25.48.030 (L)(5)).

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood windows with simulated true divided lites and wood trim
- **Doors:** wood entry door
- **Siding:** stucco and resawn shiplap wood siding with 6-inch exposure
- **Roof:** composition shingles
- **Other:** adhered stone veneer at front porch and chimney; wood corbels

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on February 12, 2024, the Commission complimented the design of the project and had no suggestions (see attached February 12, 2024 Planning Commission Minutes). The Commission voted to place this item on the Consent Calendar.

Design Review Criteria: The criteria for design review as established in Ordinance No. 2000 adopted by the City Council on December 6, 2021 are outlined as follows:

1. Consistency with any applicable design guidelines;
2. Compatibility of the architectural style with that of the existing character of the neighborhood;
3. Respect for the parking and garage patterns in the neighborhood;
4. Architectural style and consistency and mass and bulk of structures, including accessory structures;
5. Interface of the proposed structure with the structures on adjacent properties;
6. Landscaping and its proportion to mass and bulk of structural components; and
7. In the case of an addition, compatibility with the architectural style and character of the existing structure as remodeled.

Required Findings for Design Review: Any decision to approve a Major Design Review application shall be supported by written findings addressing the criteria set forth in Chapter 25.68. In making such determination, the following findings shall be made:

1. The project is consistent with the General Plan and is in compliance with all applicable provisions of Title 25, all applicable design guidelines, all other City ordinances and regulations, and most specifically, the standards established in the Design Review Criteria above, as applicable.
2. The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development; and
3. The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.

Suggested Findings for Design Review:

1. The proposed new single-unit dwelling is consistent with the General Plan designation of Low Density Residential and is in compliance with all applicable provisions of Title 25; the proposed dwelling is consistent with the design guidelines; that the mass and bulk of the proposed structure is in scale with the lot and in relation to neighboring properties, and that architectural details follow a simple contemporary design, including the aluminum clad wood windows, solid wood front door, wood garage door, with stucco and horizontal wood siding and stone detailing, making the project compatible with the character of the neighborhood.
2. The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development as shown on the proposed plans.

3. The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property because the project complies with setback, lot coverage, floor area ratio, building height, declining height envelope, and parking requirements.

For these reasons, the project may be found to be compatible with the requirements of the City's 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 January 31, 2024, sheets A.1 through A.7, sheet N.1, sheet AC, sheet L.1, and site survey;
2. that the detached garage shall have a minimum right side setback of 1'-6";
3. 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);
4. 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;
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 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;
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, 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:

11. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first-floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
12. 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;
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.

Brittany Xiao
Assistant Planner

- c. Jacob and Ellen Christie, applicants and property owners
James Chu, Chu Design Associates Inc., designer

Attachments:

February 12, 2024 Planning Commission Minutes
Project Application
Planning Commission Resolution (Proposed)
Notice of Public Hearing - Mailed March 1, 2024
Area Map

Separate Attachments:

Historic Resource Evaluation conducted by Page & Turnbull, Inc., dated November 9, 2023