



PROJECT LOCATION
800 Winchester Drive

City of Burlingame

Design Review and Special Permit

Item No. 8b
Regular Action Item

Address: 800 Winchester Drive

Meeting Date: February 11, 2019

Request: Application for Design Review and Special Permit to attach a new garage to an existing single family dwelling.

Applicant and Property Owners: Neel and Adrienne Patel

APN: 029-074-340

Architect: Mike Amini, Craftsmen's Guild

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.

Project Description: The existing one-story house with a detached one-car garage contains 2,196 SF (0.33 FAR) of floor area and has three bedrooms. The existing detached garage is located along the right side property line, 28 feet from the rear property line and 78 feet from the front property line. The detached garage is within the rear 41% of the lot.

The applicant is proposing a first story addition at the rear of the house, which will include the demolition of the existing detached garage and construction of a new attached one-car garage. The total proposed floor area is 2,621 SF (0.39 FAR), where 3,260 SF (0.48 FAR) is the maximum allowed. Also being proposed is demolition of an existing 150 SF arbor located along the left side property line. The proposed project is 639 SF below the maximum allowed floor area.

The proposed project includes increasing the number of bedrooms from three to four. The code requires one covered and one uncovered parking spaces for a four-bedroom house. The applicant is requesting a Special Permit for an attached garage, which will provide one covered parking space (10'-7" wide x 20' deep clear interior dimensions). The new attached garage will be setback 61'-5" from the front property line, where a minimum of 25' is required for an attached one-car garage. One uncovered parking space is provided in the driveway leading to the garage. All other Zoning Code requirements have been met. The applicant is requesting the following applications:

- Design Review for an attached garage (C.S. 25.57.010 (a)(6)); and
- Special Permit for an attached garage (C.S. 25.26.035(a)).

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800 Winchester Drive**Lot Area:** 6,750 SF**Plans date stamped:** January 30, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front:	20'-0"	No change 61'-5" to new garage	15'-0" or block average 25' to attached garage
Side (left): (right):	4'-0" 15'-11"	4'-0" (to addition) 5'-0" (to addition)	4'-0" 4'-0"
Rear:	51'-6"	35'-0"	15'-0"
Lot Coverage:	2,256 SF 33.4%	2,635 SF 39%	2,700 SF 40%
FAR:	2,196 SF 0.33 FAR	2,621 SF 0.39 FAR	3,260 SF ¹ 0.48 FAR
# of bedrooms:	3	4	---
Off-Street Parking:	1 covered (15' wide x 27' deep) 1 uncovered (9' x 20')	1 covered (10'-7" x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')

¹ (0.32 x 6,750 SF) + 1,100 SF = 3,260 SF (0.48 FAR)² Special Permit required for an attached garage (CS 25.26.035(a))

Staff Comments: The revised changes on the plans date stamped January 30, 2019 were to the roof plan and rear setback (33'-2" previously proposed, 35'-0" currently proposed). The currently proposed rear stairs have a landing that does not exceed 30 inches above grade and therefore do not count in lot coverage. There is no change to the previously proposed FAR.

Design Review Action Hearing: The proposed project was brought forth straight to an Action hearing on January 14, 2019. The Planning Commission supported the Special Permit application for an attached garage but had some concerns with the design of the proposed roof and addition at the rear of the house. They decided to continue the project and referred the applicant to meet with a Design Review Consultant (see attached January 14, 2019 Planning Commission Minutes).

Listed below were the Commissions' main concerns:

- Attached garage is not well integrated into the existing structure;
- Lack of a unified roof; and
- Current roof plan for proposed design may create drainage issues.

The applicant submitted revised plans date stamped January 30, 2019 to address the Planning Commission's comments and concerns. A discussion of the analysis of the revised project and recommendation by the design review consultant is provided in the next section.

Analysis and Recommendation by Design Reviewer: The applicant and property owner met with the design review consultant to address the Planning Commission's main concerns. Please refer to the attached design reviewer's analysis and recommendation, dated February 5, 2019, for a detailed review of the project. The design reviewer notes that the "revisions made to the initial proposal have improved the architectural style and

massing of the project.” Based on the design review analysis of the project, the design reviewer supports the proposed changes.

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.

Findings for a Special Permit: In order to grant a Special Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) The blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure’s design and with the existing street and neighborhood;
- (b) the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood;
- (c) the proposed project is consistent with the residential design guidelines adopted by the city; and
- (d) removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city’s reforestation requirements, and the mitigation for the removal that is proposed is appropriate.

Design Review and Special Permit Findings (Attached Garage): That the proposed attached garage is consistent with the garage pattern in the neighborhood that has a mix of both detached and attached garages. That the proposed front setback to the attached garage is significantly pushed towards the rear of the house which maintains the attributes of a detached garage. That the proposed garage is set back from the face of the main dwelling by 41’-5” and is single story so that the garage form is secondary to the primary street presence of the main dwelling. That the proposed design of the garage is integrated well into the existing structure and that no landscape trees are proposed to be removed for construction of the attached garage. For these reasons, the project may be found to be compatible with the design review and special permit criteria listed above.

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 30, 2019, sheets A1 through A5;
2. that any changes to the garage door material, garage façade, or to the front setback of the attached garage shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);

3. 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;
4. 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;
5. 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;
6. 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;
7. 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;
8. 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:

9. 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;
10. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (garage façade, garage door material) to verify that the project has been built according to the approved Planning and Building plans.

'Amelia Kolokihakaufisi
Associate Planner

c. Mike Amini, Craftsmen's Guild, applicant and designer
Neel and Adrienne Patel, property owners

Attachments:

January 14, 2019 Planning Commission Minutes

Design Review Analysis, dated February 5, 2019

Application to the Planning Commission

Special Permit Application

Neighborhood examples of houses with attached garages, date stamped December 6, 2018

Planning Commission Resolution (proposed)

Notice of Public Hearing – Mailed February 1, 2019

Area Map