



**PROJECT LOCATION**  
1613 Coronado Way



# City of Burlingame

Design Review

Item No. 8e  
Regular Action Item

**Address:** 1613 Coronado Way

**Meeting Date:** February 11, 2019

**Request:** Application for Design Review for a second story addition to an existing single-family dwelling.

**Applicant and Designer:** Jerry Deal, Jerry Deal Associates

**APN:** 025-203-130

**Property Owner:** Gregory Button

**Lot Area:** 5,500 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 single-story house with an attached one-car garage contains 1,917 SF (0.34 FAR). The proposed project includes adding a new second story that would increase the floor area to 2,858 SF (0.52 FAR), where 2,860 SF (0.52 FAR) is the maximum allowed as per the zoning code. The proposed project is 2 SF below the maximum allowed FAR.

The existing house is nonconforming in lot coverage, in part due to existing trellises along the right side and rear of the house (2,544 SF, 46.3% existing where 2,200 SF, 40% is the maximum allowed). With this application, a portion of the existing trellis (5 SF) would be removed, which would reduce the lot coverage to 2,539 SF (46.1%). A variance for lot coverage is not required in this case because there is no increase in lot coverage proposed with this application (Code Section 25.54.020).

The existing house contains three bedrooms and with the proposed project the number of bedrooms would increase to four (storage room on second floor does not qualify as a bedroom since it is only accessible through the master bedroom). Two parking spaces, one of which must be covered, are required for a four-bedroom house. The existing garage (10'-10" x 34'-8" clear interior dimensions) provides one covered parking space. One uncovered parking space (9'-0" x 20'-0") is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other zoning code requirements have been met. The applicant is requesting the following application:

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

**1613 Coronado Way**

**Lot Size:** 5,500 SF

**Plans date stamped:** January 15, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b>SETBACKS</b>			
<b>Front (1<sup>st</sup> flr):</b>	15'-0"	no change	15'-0" or block average
<b>(2<sup>nd</sup> flr):</b>	NA	35'-4½"	20'-0" or block average
<b>Side (left):</b>	4'-0"	no change	4'-0"
<b>(right):</b>	4'-0"	no change	4'-0"
<b>Rear (1<sup>st</sup> flr):</b>	28'-6"	no change	15'-0"
<b>(2<sup>nd</sup> flr):</b>	NA	42'-5"	20'-0"



**1613 Coronado Way****Lot Size:** 5,500 SF**Plans date stamped:** January 15, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b>Lot Coverage:</b>	2,544 SF <sup>1</sup> 46.2%	2,539 SF <sup>2</sup> 46.1%	2,200 SF 40%
<b>FAR:</b>	1,917 SF 0.34 FAR	2,858 SF 0.52 FAR	2,860 SF <sup>3</sup> 0.52 FAR
<b># of bedrooms:</b>	3	4	---
<b>Off-Street Parking:</b>	1 covered (10'-10" x 34'-8") 1 uncovered (9' x 20')	no change	1 covered (10' x 20') 1 uncovered (9' x 20')
<b>Building Height:</b>	15'-3"	28'-1"	30'-0"
<b>DH Envelope:</b>	complies	complies	CS 25.26.075

<sup>1</sup> Existing non-conforming lot coverage.<sup>2</sup> Variance not required since there is no increase in lot coverage.<sup>3</sup> (0.32 x 5,500 SF) + 1100 SF = 2,860 SF (0.52 FAR)**Staff Comments:** None.

**Design Review Study Meeting:** At the Planning Commission Design Review Study meeting on November 26, 2018, the Commission had several 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 November 26, 2018 Planning Commission Minutes). Please refer to the attached meeting minutes for a complete list of concerns expressed by the Planning Commission.

The applicant submitted a response letter dated January 24, 2019, and revised plans date stamped January 15, 2019, for responses to the Commission's comments and a detailed summary of changes made to the project since the design review study meeting.

Planning staff would note that with the revised plans, the master bathroom and storage room on the second floor was enlarged by 132 SF, increasing the proposed FAR to 2,858 SF where 2,860 SF is the maximum allowed. In addition, by changing the roof configuration from a sloped roof to a flat roof, the overall building height decreased by 1'-1", from 29'-2" to 28'-1".

**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 addition (featuring flat roofs, proportional plate heights, a combination of stucco and horizontal and vertical wood siding, roof eave fascia, and aluminum clad wood windows with wood trim) is compatible with the existing house and 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, 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 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 15, 2019, sheets A-1 through A-7, L1, SF, GBM and BMP;
2. that the planters and landscape privacy screening on the second floor deck shall be installed as shown on the Proposed Second Floor Plan and shall be maintained in proper working order to sustain the privacy screening; that the building permit shall include a planting and irrigation plan for the planters located on the second floor deck;
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 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 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, 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 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.

Ruben Hurin  
Planning Manager

- c. Jerry Deal, applicant and designer  
Gregory Button, property owner

Attachments:

November 26, 2018 Planning Commission Minutes  
Applicant's Response Letter, dated January 24, 2019  
Application to the Planning Commission  
Planning Commission Resolution (Proposed)  
Notice of Public Hearing – Mailed February 1, 2019  
Area Map