



**PROJECT LOCATION**  
329 Occidental Avenue

# City of Burlingame

## Design Review

**Address:** 329 Occidental Avenue

**Meeting Date:** February 11, 2019

**Request:** Application for Design Review for a new two-story single family dwelling and detached two-car garage.

**Applicant and Architect:** Randy Grange, TRG Architects

**APN:** 028-284-040

**Property Owners:** Joe and Julia McVeigh

**Lot Area:** 7,535 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**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 September 28, 2018. The results of the evaluation concluded that it is not eligible for individual listing on the California Register of Historical Resources under any criteria. Therefore, the proposed project may be categorically exempt from the California Environmental Quality Act per Section 15303 (a) of the CEQA Guidelines, which states that construction of a limited numbers of new, small facilities or structures, including one-single family 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-family residences as part of the project.

On April 23, 2007 the Planning Commission approved an application for Design review for a new two-story single family dwelling on this property. That application was approved for a one year extension on April 28, 2008. A building permit application for the new house was submitted to the Building Division on May 15, 2007 but it was never issued.

**Project Description:** This subject property is located on the south side of Occidental Avenue at the intersection with Burlingame Avenue. The existing house and detached garage will be demolished. The applicant is proposing to build a new, two-story single family dwelling with a two-car detached garage in the rear left corner of the property. The proposed house and detached garage would have a total floor area of 3,880 SF (0.51 FAR) where 3,905 SF (0.51 FAR) is the maximum allowed. The project is 25 SF below the maximum allowed FAR.

The project includes a new detached garage (436 SF) which provides two covered parking spaces (20' x 20' clear interior dimensions) for the proposed five-bedroom house. There is one uncovered parking space (9' x 20') provided in the driveway. All other zoning code requirements have been met. The applicant is requesting the following:

- Design Review for a new two-story single family dwelling and new detached garage (C.S. 25.57.010 (a) (1)).

**329 Occidental Avenue**

**Lot Area:** 7,516 SF

**Plans date stamped:** January 16, 2019

	PROPOSED	ALLOWED/REQ'D
<b>SETBACKS</b>		
<b>Front (1st flr):</b>	26'-8"	26'-7" (block average)
<b>(2nd flr):</b>	33'-4"	26'-7" (block average)

	PROPOSED	ALLOWED/REQ'D
<b>Side (left):</b>	10'-2"	4'-0"
<b>(right):</b>	4'-0"	4'-0"
<b>Rear (1st flr):</b>	53'-9"	15'-0"
<b>(2nd flr):</b>	63'-0"	20'-0"
<b>Lot Coverage:</b>	2,624 SF 34.9%	3,006 SF 40%
<b>FAR:</b>	3,880 SF 0.51 FAR	3,905 SF <sup>1</sup> 0.51 FAR
<b># of bedrooms:</b>	5	---
<b>Off-Street Parking:</b>	2 covered (20' x 20') 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')
<b>Building Height:</b>	29'-5"	30'-0"
<b>DH Envelope:</b>	complies	C.S. 25.26.075

<sup>1</sup> (0.32 x 7,516 SF) + 1,100 SF + 400 SF = 3,905 SF (0.51 FAR)

**Staff Comments:** See attached.

**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.

Catherine Keylon  
Senior Planner

- c. TRG Architects, Carlos Rojas, applicant and architect  
Joe and Julia McVeigh, property owners

Attachments:

Application to the Planning Commission

Staff Comments

Notice of Public Hearing – Mailed February 1, 2019

Area Map