



PROJECT LOCATION
1350 Columbus Avenue

City of Burlingame
Design Review and Variance

Item No. 8d
Regular Action Item

Address: 1350 Columbus Avenue

Meeting Date: February 11, 2019

Request: Application for Design Review and Lot Coverage Variance for a first and second story addition to an existing single family dwelling.

Applicant and Architect: Gary Diebel, AIA | Diebel and Company Architects

APN: 027-152-310

Property Owners: Rich Schoustra and Holly Rogers

Lot Area: 6,000 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: Located on an interior lot, the subject property contains an existing two-story house and a detached garage with 2,761 SF (0.46 FAR) of floor area and has four bedrooms. The applicant is proposing a 329 SF first floor addition at the rear of the house and to demolish and rebuild the second floor (832 SF). Because there is no permanent direct access to the attic, this area is exempt from floor area. The existing lot coverage is nonconforming at 2,455 SF (40.9%) where 2,400 SF (40%) is the maximum allowed. Improvements may be proposed to a single-family structure so long as there is no increase to the existing nonconforming lot coverage. An increase to nonconforming lot coverage requires approval of a Variance. With the proposed project, the existing nonconforming lot coverage (2,455 SF, 40.9%) will increase by 323 SF (2,778 SF, 46.3%). Overall, the total floor area will increase to 3,325 SF (0.55 FAR) where 3,356 SF (0.56 FAR) is the maximum allowed. The proposed project is 31 SF under the maximum allowed floor area.

With this application, there is no increase to the number of existing bedrooms; four bedrooms are proposed. Two parking spaces, one of which must be covered, are required on site. The existing detached garage provides one covered parking space (11'-1" x 17'-1" clear interior dimensions) and one uncovered space (9' x 20') is provided in the driveway. The interior depth of the garage is nonconforming and no changes are proposed to the garage. 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 applications:

- Design Review for a first and second story addition to an existing single-family dwelling (C.S. 25.57.010 (a) (2)); and
- Lot Coverage Variance (2,455 SF (40.9%) existing; 2,778 SF (46.3%) proposed; where 2,400 (40%) SF is the maximum allowed) (C.S. 25.26.065 and C.S. 25.50.080 (d)(3)).

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1350 Columbus Avenue**Lot Size:** 6,000 SF**Plans date stamped:** January 18, 2019 and February 1, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	17'-5"	no change	21'-0" (block average)
(2nd flr):	30'-2"	27'-3"	21'-0" (block average)
Side (left):	3'-0"	4'-0" (to addition)	4'-0"
(right):	8'-5"	no change	4'-0"
Rear (1st flr):	26'-2" (to deck)	35'-6" (to addition)	15'-0"
(2nd flr):	45'-7"	43'-7" (to addition)	20'-0"
Lot Coverage:	2,455 SF 40.9%	2,778 SF 46.3%	2,400 SF 40%
FAR:	2,761 SF 0.46 FAR	3,325 SF 0.55 FAR	3,356 SF ¹ 0.56 FAR
# of bedrooms:	4	4	---
Off-Street Parking:	1 covered (11'-1" x 17'-1" clear interior dimensions) + 1 uncovered (9' x 20')	no change	1 covered (9' x 18' for existing garages) + 1 uncovered (9' x 20')
Building Height:	25'-0½"	25'-0½"	30'-0" above average top of curb
DH Envelope:	encroachment on left side; non-conforming	complies	C.S. 25.26.075

¹ (0.32 x 6,000 SF) + 1100 SF + 336 SF = 3,356 SF (0.56 FAR)

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on January 28, 2019, the Commission voted to place this item on the regular action calendar when all information has been submitted and reviewed by the Planning Division (see attached January 28, 2019 Planning Commission Minutes).

Overall, the Commission felt that the proposed additions and design are incorporated well with the existing house and looks like it was part of the original house. There was general support for the Variance request for lot coverage due to the lot sloping downward from the front to the rear of the lot. The Commission noted that if there was no slope, the rear uncovered deck would not count towards lot coverage and the proposed first floor addition would be within the maximum allowed lot coverage for the property. Also, the Commission wanted clarification on which windows were to remain and a note added to the plans identifying the proposed window material.

The applicant submitted revised plans and a letter of response to the Planning Commission dated January 31, 2019 (see attachments). The architect added clarifying notes to the plans regarding the window material. No changes were made to the design of the proposed project.

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 proposed structure (featuring a combination of hip and gable roofs, proportional plate heights, aluminum clad windows with simulated true divided lites, stucco siding, wood corbels, and wood columns) is compatible with the 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.

Required Findings for Variance: In order to grant a Variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

Suggested Findings for Lot Coverage Variance: That the subject property sloping downward from the front to the rear of the lot establishing the finished floor at 2'-1" above grade at the front of the house and transitioning to 4'-4" above grade at the rear of the house creates an exceptional and extraordinary circumstance. That if the subject property had no slope, the existing 351 SF uncovered rear deck would have a finished floor that is 25 inches above grade and therefore not count towards lot coverage (improvements that exceed 30 inches above grade count in lot coverage). Hence, the proposed 329 SF first floor addition would be in compliance with lot coverage regulations. The proposed first floor addition will not be detrimental or injurious to property or improvements in the vicinity as it complies with setback regulations, is designed and will be finished with materials to match the existing house. Therefore the proposed project may be found to be compatible with the required Variance 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 18, 2019, sheets A0.1- A2.4, A2.8-A3.2, A3.6-A4.1, L1.0 and date stamped February 1, 2019, sheets A2.5, A2.6, A3.3, and A3.4;
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 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;
5. 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;
6. 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;
7. 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;
8. 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;
9. 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:

10. 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;
11. 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;
12. 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
13. 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.

Associate Planner

- c. Gary Diebel, AIA, applicant and architect
Rich Schoustra and Holly Rogers, property owners

Attachments:

January 28, 2019 Planning Commission Minutes

Architect Response Letter to the Commission, dated January 31, 2019

Letters of Support from Neighbors

Application to the Planning Commission

Letter of Explanation submitted by the property owner, date stamped December 10, 2018

Letter of Explanation submitted by the project architect, date stamped December 10, 2018

Variance Application

Planning Commission Resolution (proposed)

Notice of Public Hearing – Mailed February 1, 2019

Area Map