



PROJECT LOCATION
1629 Howard Avenue

City of Burlingame

Design Review

Item No. 8c
Regular Action Item

Address: 1629 Howard Avenue

Meeting Date: February 15, 2019

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

Applicant and Architect: Adam Bittle, Architecture Allure

APN: 028-316-280

Property Owners: Peter and Judith Cittadini TR

Lot Area: 5,011 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), which states that construction of a limited number 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, up to three single-family residences may be constructed or converted under this exception.

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 April 9, 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.

Project Description: The applicant is proposing to demolish an existing one-story single family dwelling and detached garage to build a new, two-story single family dwelling and detached one-car garage. The proposed house and detached garage will have a total floor area of 2,944 SF (0.58 FAR) where 2,944 SF (0.58 FAR) is the maximum allowed.

A total of two off-street parking spaces, one of which must covered, are required for the proposed four-bedroom house. The new detached garage will provide one code-compliant covered parking space (10' x 20' clear interior dimensions); one uncovered parking space (9' x 20') is provided in the driveway. All other Zoning Code requirements have been met. The applicant is requesting the following application:

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

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1629 Howard Avenue**Lot Area:** 5,011 SF**Plans date stamped:** February 12, 2019

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr):	16'-8½"	15'-0"
(2nd flr):	20'-7"	20'-0"
Side (left):	13'-7¾"	4'-0"
(right):	4'-7¼"	4'-0"
Rear (1st flr):	29'-0"	15'-0"
(2nd flr):	29'-0"	20'-0"
Lot Coverage:	1846 SF 36.8%	2004 SF 40%
FAR:	2944 SF 0.58 FAR	2944 SF ¹ 0.58 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	28'-6"	30'-0"
DH Envelope:	complies	CS 25.26.075

¹ (0.32 x 5,011 SF) + 1,100 SF + 240 SF = 2,944 SF (0.58 FAR)

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on January 28, 2019, 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 January 28, 2019 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 and revised plans, date stamped February 12, 2019, to address the Commission's comments and suggestions. The applicant's letter provides a detailed summary of changes made to the project since the design review study meeting.

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 structure, featuring wood shingle siding, articulated first and second floor walls, proportional plate heights, aluminum clad wood windows with simulated true divided lites, wood trim, wood corbels and brackets, composition shingle roofing, stone cladding, and sloping roofs with gable ends is compatible with the existing character of the neighborhood; 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; and that the proposed landscape plan incorporates plants, hedges and trees at locations so that they help to provide privacy and compatible with the existing neighborhood, 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 February 12, 2019, sheets A1 through A7, SU-1, and L-1;
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 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;
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. 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.

Ruben Hurin
Planning Manager

- c. Adam Bittle, Architecture Allure, applicant and architect
Peter and Judith Cittadini TR, property owners

Attachments:

January 28, 2019 Planning Commission Minutes
Applicant's Response Letter, dated February 12, 2019
Application to the Planning Commission
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed February 15, 2019
Aerial Map

Separate Attachments:

Historical Resource Evaluation conducted by Page & Turnbull, Inc., dated April 9, 2018