



**PROJECT LOCATION**  
1425 Bernal Avenue

# City of Burlingame

## Design Review

Item No. 9a  
Design Review Study

**Address:** 1425 Bernal Avenue

**Meeting Date:** February 25, 2019

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

**Property Owner:** Raymond Wong  
**Applicant and Designer:** James Chu  
**General Plan:** Low Density Residential

**APN:** 026-054-030  
**Lot Area:** 6,000 SF  
**Zoning:** R-1

**Project Description:** The subject property is an interior lot with one and two-story houses within the vicinity. The site abuts two-story houses on both sides of the subject property.

The applicant is proposing to demolish an existing split level single family dwelling and attached garage and build a new, two-story single family dwelling with a detached garage. The proposed house will have a total floor area of 3,414 SF (0.57 FAR) where 3,420 SF (0.57 FAR) is the maximum allowed (including a 159 SF covered front porch exemption).

The new single family dwelling will contain five bedrooms. Three parking spaces, two of which must be covered, are required on-site. Two covered parking spaces are provided in the detached garage (20' x 20' clear interior dimensions) and one uncovered parking space (9' x 20') 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 new, two-story single family dwelling and detached garage (C.S. 25.57.010 (a)(1)).

**1425 Bernal Avenue**

**Lot Area:** 6,000 SF

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

	PROPOSED	ALLOWED/REQUIRED
<b>Front Setback (1st flr):</b> <b>(2nd flr):</b>	21'-7" (to porch) 23'-3"	21'-6" (block average) 21'-6" (block average)
<b>Side Setback (left):</b> <b>(right):</b>	10'-0" 4'-0"	4'-0" 4'-0"
<b>Rear Setback (1st flr):</b> <b>(2nd flr):</b>	32'-8" 47'-0"	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,315 SF 38.6 %	2,400 SF 40%
<b>FAR:</b>	3,414 SF 0.57 FAR	3,420 SF <sup>1</sup> 0.57 FAR
<b># of bedrooms:</b>	5	---
<b>Off-Street Parking:</b>	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')
<b>Building Height:</b>	29'-11"	30'-0"
<b>DH Envelope:</b>	complies	CS 25.26.075

<sup>1</sup> (0.32 x 6,000) + 1,100 SF + 400 SF = 3,420 SF (0.57) FAR

**Staff Comments:** None.

**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.

Michelle Markiewicz  
Assistant Planner

- c. Raymond Wong, property owner  
James Chu, applicant and designer

Attachments:

Application to the Planning Commission  
Notice of Public Hearing – Mailed February 15, 2019  
Area Map