



PROJECT LOCATION
1448 Drake Avenue

City of Burlingame
Design Review and Special Permit

Item No. 8e
Regular Action Item

Address: 1448 Drake Avenue

Meeting Date: February 25, 2019

Request: Application for Design Review and Special Permit for Declining Height Envelope for a new, two-story single family dwelling with a new detached garage.

Applicants and Property Owners: Eric and Allison Bluestein

APN: 026-042-130

Designer: RDS- Residential Design Solutions

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 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 maybe constructed or converted under this exemption.

Project Description: The subject property is a 6,000 SF interior lot with a 10-foot City right-of-way abutting the rear property line. The site has a downslope from front to rear, with an approximately 12' difference in elevation. The applicant is proposing to demolish an existing one-story house and detached garage, grade the site to reduce the slope which would result in the off-haul of approximately 210 cubic yards of material (equivalent to approximately six – 40 yard dumpsters). The project includes the construction of a new, two-story single family dwelling with a basement and detached garage. The proposed house will have a total floor area of 3,153 SF (0.53 FAR) where 3,241 SF (0.54 FAR) is the maximum allowed.

The proposed basement would be 699 SF and would be located towards the front of the house with no more than a two-foot projection above grade. Therefore, this square footage does not count in floor area. The basement contains a workout room with a full bathroom with a ceiling height of 9'-0" and an open connection to the main floor above. There would also be 370 SF of storage and a mechanical area towards the rear of the basement that would only have a ceiling height of 5'-11" and therefore does not count in floor area. As a reminder, the R-1 zoning regulations were changed last summer (as part of the ADU code updates) which now allow bedrooms and full bathrooms in basements by right (previously required approval of a Special Permit); only basements with direct exits still require a Special Permit. An additional 360 cubic yards of materials would be off-hauled with the construction of the basement.

The new single family dwelling would contain three bedrooms and a den, which could qualify as a bedroom. Two parking spaces, one of which must be covered, are required on-site. One covered parking space would be provided in the new detached garage (10'-0" x 20'-0" clear interior dimensions); one uncovered parking space (9' x 20') would be provided in the driveway. Therefore, the project is in compliance with off-street parking requirements.

The applicant is requesting approval of a Special Permit for Declining Height Envelope along the left side of the house. There is approximately 72 SF of the new second floor that would encroach into the Declining Height Envelope along the left side.

The applicant is requesting the following applications:

- Design Review for a new, two-story single family dwelling (C.S. 25.57.010 (a) (1)); and
- Special Permit for Declining Height Envelope (72 SF encroachment along left side) (C.S. 25.26.075)).

1448 Drake Avenue

Lot Area: 6,000 SF

Plans date stamped: February 13, 2019

	ORIGINAL PROPOSAL (1/14/19 plans)	REVISED PROPOSAL (2/13/19 plans)	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr): (2nd flr):	23'-9" 23'-9"	23'-1" 23'-1"	15'-0" or block average 21'-10" 20'-0" or block average
Side (left): (right):	4'-10" 9'-6"	4'-10" 9'-6"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	33'-1" 52'-0"	33'-1" 43'-0"	15'-0" 20'-0"
Lot Coverage:	2,124 SF 35.3%	2,302SF 38.3%	2,400 SF 40%
FAR:	3,203 SF 0.53 FAR	3,153 SF 0.53 FAR	3,241 SF ¹ 0.54 FAR
# of bedrooms:	4	4	---
Off-Street Parking:	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')
Building Height:	27'-0"	27'-0"	30'-0"
DH Envelope:	Special Permit ²	Special Permit ² (encroachment reduced by 23 SF)	CS 25.26.075

¹ (0.32 x 6,000 SF) + 1,100 SF + 221 SF = 3,241 SF (0.54 FAR)

² Special Permit required for Declining Height Envelope (72 SF encroachment along the left side – C.S. 25.26.075).

Staff Comments: None.

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Design Review Study Meeting: At the Planning Commission Design Review Study meeting on January 28, 2019, the Commission had some questions and comments about the project and voted to place this item on the regular action calendar when the plans are revised (see the attached January 28, 2019, Planning Commission Minutes).

The applicant submitted revised plans and a response letter dated February 13, 2019. The applicant notes that project has been revised to address the Commission's comments as follows:

- Offset front building wall;
- Reduced encroachment into declining height envelope on left side by 23 SF;
- Defined fireplace box on left elevation by adding roof break in between floors; and
- Eliminated direct exit (Special Permit requested) on the left side from the basement, changed to light well.

Please refer to the applicant's February 13, 2019 response letter for a full summary of the changes made to the plans since the January 28, 2019 Planning Commission 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 house is compatible with the existing mix of architectural styles on the block and character of the neighborhood. That the massing has been configured appropriately given the topography of the property (down sloping) and the large front setback works well with the street façade of the home, therefore the project may be found to be compatible with the requirements of the City's five design review criteria

Findings for a Special Permit: In order to grant a Special Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) The blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood;
- (b) The variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood;
- (c) The proposed project is consistent with the residential design guidelines adopted by the city; and
- (d) Removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements, and the mitigation for the removal that is proposed is appropriate.

Suggested Special Permit Findings for Declining Height Envelope: The proposed project has the left side of the second floor encroaching 72 SF into the declining height envelope, requiring a Special Permit. The architectural style that would result from a code complying project would not be compatible or true to the massing and style of a house if the second floor were offset in order to comply with Declining Height Envelope. The house, as proposed, will provide a cohesive architectural style that will complement the neighborhood, and therefore the project may be found to be compatible with the special permit 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 project shall be built as shown on the plans submitted to the Planning Division date stamped February 13, 2019, sheets A1 through A9;
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 basement, 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.

Catherine Keylon
Senior Planner

- c. Eric and Allison Bluestein, applicants and property owners
RDS/Residential Design Solutions, designer

Attachments:

- January 28, 2019 Planning Commission (Draft) Minutes
- Applicant's Response Letter (DSR Study mtg 1/28/19) – dated February 13, 2019
- Application to the Planning Commission
- Special Permit Application
 - Declining Height Envelope
- Grading Information
- Staff Comments
- Planning Commission Resolution (Proposed)
- Notice of Public Hearing – Mailed February 15, 2019
- Area Map