

City of Burlingame

Design Review Amendment

Address: 722 Crossway Road

Meeting Date: April 8, 2019

Request: Application for Design Review Amendment for as-built changes to a previously approved application for Design Review for a first second story addition to an existing two-story single family dwelling with a detached garage.

Applicant and Contractor: Bill Buckleman, All Phase Builders
Designer: JoAnn, Gann, JMG Design
Property Owner: Jeannie and Noah Tyan
General Plan: Low Density Residential

APN: 029-051-240
Lot Area: 6,500 SF
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.

Current Design Review Amendment Application: As directed by the Planning Commission at its October 10, 2017 Design Review Amendment hearing, the applicant is requesting that the Commission consider four options to bring the as-built project closer to the originally approved plan. Typically options are not presented to the Commission, however in this case staff felt it was appropriate in order to move the project along to completion. Please refer to Attachment 2, date stamped March 29, 2019, for an explanation letter and sketches to show the various options being proposed and the attachment method for the eaves proposed to be added at the right side elevation.

For all proposed plans below, the existing as-built wall planes for the second floor of the right elevation will remain as is; specifically, there are two jogs in the wall/stucco, one to the left and right of the Bedroom #5 window.

Plan A:

- Two new eaves will be attached on the second floor of the right side elevation. The first eave section (shown in pink on Plan A) will extend across the wall of Bedroom #5 and the second eave section (shown in green on Plan A) will extend across the wall of the bathroom. Each installed eave section will match the depth of the eave already installed at the roof above Bedroom #5 and the bathroom on the second floor, right elevation.
- With this plan, the eaves will be the same depth, but will have two visual jogs or returns. These jogs will follow the existing jogs in the second floor right side wall.
- The end of the existing highest gable eave (shown in orange on Plan A) and the two installed new eave sections (in pink and green) will not have a matching edge that creates a single plane (like the existing eave over Bedroom #3 that extends down to the first floor on the right side (shown in blue on Plan A and circled on the last page in the as-built right side elevation photo).
- A new belly band is proposed to be installed on the wall above the window at Bedroom #5 (shown in red on Plan A), to line up with the existing belly band installed above the window at Bedroom #3, and that will wrap around the jog in the existing wall.
- Two knee braces (shown in yellow on Plan A), matching the dimensions of the existing installed knee braces, will be installed under the new eave at the wall of Bedroom #5.

Plan A, Option 1: Similar to Plan A with a new belly band proposed to be installed on the wall above the window at Bedroom #5 (shown in red on Plan A, Option 1) and that will wrap around the jog in the existing wall. In addition, the following is proposed:

- A single new eave will be attached on the second floor of the right side elevation. This eave section (shown in pink on Plan A, Option 1) will extend across the wall of Bedroom #5 and across the wall of the bathroom.
- The installed eave (shown in pink on Plan A, Option 1) will have an edge that is a single plane and therefore, the eave will have a greater depth along the bathroom wall than along the wall of Bedroom #5. In this respect, the single eave will match the style of the existing eave over Bedroom #3 that extends down to the first floor on the right side (shown in blue on Plan A, Option 1 and circled on the last page in the as-built right side elevation photo).
- Two knee braces will be installed on the right side elevation. The first (shown in yellow on Plan A, Option 1) will match the depth of the existing installed knee braces and will be installed under the new eave to the left of the Bedroom #5 window. The second brace (shown in red on Plan A, Option 1) will be deeper than the existing braces to accommodate the 26-inch eave at the bathroom wall and will be installed to the right of the jog in the wall between Bedroom #5 and the bathroom.

Plan B: Similar to Plan A with two new eaves (shown in pink and green on Plan B), two knee braces (shown in yellow on Plan B), and a new belly ban on the wall above Bedroom #5 that will wrap around the jog in the existing wall (shown in red on Plan B). In addition, the following is proposed:

- A second belly band that will wrap around the jog in the wall (shown in red on plan B), located above the first proposed belly band.

Plan C: Similar to Plan C with two new eaves (shown in pink and green on Plan B), two knee braces (shown in yellow on Plan C), and a new belly ban on the wall above Bedroom #5, and that will wrap around the jog in the existing wall (shown in red on Plan C). In addition, the following is proposed:

- A partial wood gable vent under the highest gable on the right side (shown in yellow on Plan C). The vent would be partial because it cuts off where the wall plane jogs in to the right of the gable.

History of Design Review Amendment Application: An application for Design Review for first and second story additions to an existing two-story single family dwelling with a detached garage at 722 Crossway Road was approved by the Planning Commission on February 22, 2016. The Planning Division visited the site for a final inspection of the project on September 19, 2017 and noted several as-built changes to the approved project.

This project returned the Planning Commission on October 10, 2017 for a Design Review Amendment for as-built changes (see October 10, 2017 Planning Commission minutes). For the first amendment submittal, the applicant supplied a letter of explanation and a letter of support from the neighbor to the right side of the property. The Planning Commission voted to continue the Amendment and directed the applicant to return with several options to try to bring the project closer to the originally approved plans.

The applicant sought approval for a Design Review Amendment for the following as-built changes:

Right Side/Driveway Elevation (refer to Sheets 3 and 6 of the originally approved and the as-built proposed plans)

- The gable roof line of the addition at the rear was altered so that the gable does not extend down to the end of Bedroom #5 with a shed dormer configuration at the rear, starting with Bathroom #4;
- This change in the roof line has resulted in two jogs in the exterior wall plane of this second floor elevation; one above the original gable roof at the front and one between Bedroom #5 and Bathroom #4, where previously there was a single plane of wall under the gable and a shed dormer starting at the Bathroom;
- This roof line change has resulted in the elimination of the approved wood louvre vent at the top of the rear gable addition; the approved knee braces have been installed under this roofline;
- The roof line change has resulted in the elimination of a horizontal wood trim piece beneath the gable

addition (to match the existing trim piece at the front second floor gable); the applicant is proposing to install this piece should that architectural detail be approved by the Planning Commission;

- This roof line change has resulted in a slightly wider window on the right elevation at Bedroom #5; and
- Planning Staff notes that there was an inconsistency in the originally approved plans: the approved right elevation showed a window at Bathroom #4, where the approved floor plan did not show a window in this location. The as-built project does not have a window at Bathroom #4.

Rear Elevation (refer to Sheet 6 of the originally approved and the as-built proposed plans)

- The two windows at the left side of the second floor have been reduced in length from 3' x 4' to 3' x 2'; and
- The left side of the first floor was approved with two sliding doors and two deck landings, where a single door and landing were built.

Miscellaneous

- The existing windows on the first floor are vinyl with divided lites between the glass panes. Sheet 6 of the approved plans, as well as Condition #1 of the Conditions of Approval for the project state that all the existing windows would be replaced with aluminum-clad wood windows with simulated true divided lites (muntins adhered to the outside of both interior and exterior glass); the as-built photographs show that the existing first floor windows were not replaced.

With the proposed as-built revisions, the applicant is proposing to replace all of the existing windows with aluminum clad wood windows with simulated true divided lites to be compliant with the original approval. The primary muntin pattern (already installed on the second floor) is two or three muntins across the top of the windows, and the windows being replaced on the first floor will be consistent with this pattern. This work will commence after the Commission's review of the proposed amendment.

- Due to the need for a structural post location, the dimensions of the existing Bedroom #2 were reduced, eliminating 6 SF of floor area from the total. This change did not result in any exterior changes to the elevation on the left side.

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 as-built revisions to the approved plans are consistent with the architectural details and the overall massing of the originally approved plans. That these as-built revisions do not negatively impact any of the approved, code-compliant zoning standards such as height, setbacks, declining height envelope, and floor area. That in particular the revisions made to the right side elevation maintain the orientation and massing of the second floor addition towards the rear of the property. For these reasons 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 August 11, 2015, sheets A1 through A-7, Boundary and Topographic Survey; and including the revisions shown on the plans submitted to the Planning Division date stamped March 29, 2019, Plan A, Option 1;
2. that the applicant shall apply for a revision to the approved Building permit prior to starting any demolition or construction for the approved revisions to the as-built conditions;
3. that all windows for the dwelling shall be aluminum clad wood with three-dimensional muntin bars permanently adhered to both sides of the glass and spacer bars in between the panes of glass;
4. 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);
5. 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;
6. 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;
7. 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;
8. 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;
9. 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;
10. 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;
11. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, 2013 Edition, 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:**

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.

Erika Lewit
Senior Planner

c. Bill Buckelman, All Phase Builders, applicant

Attachments 1

- Application to the Planning Commission
- Minutes from the February 8 and February 22, 2016 Design Review Meetings, and the October 10, 2017 Design Review Amendment Meeting
- Letters of Explanation (2), date stamped September 21, 2017
- Letter from neighbor at 718 Crossway Road
- Planning Commission Resolution (Proposed)
- Notice of Public Hearing – Mailed March 29, 2019
- Area Map

Attachment 2

- Contractor's letter of Explanation and options (two pages) date stamped March 29, 2019
- Attachment detail
- Sketches of the approved plans, existing elevations, proposed options, and photos