



**PROJECT LOCATION**  
1244 Laguna Avenue

# City of Burlingame

## Design Review

**Address:** 1244 Laguna Avenue

**Meeting Date:** April 22, 2019

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

**Applicant and Designer:** J. Deal Associates

**APN:** 026-092-140

**Property Owners:** James and Lisa Hong

**Lot Area:** 5,500 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The subject property is located at the southeast corner of Laguna and Juanita Avenues. The narrowest portion of the lot is considered the front for zoning purposes, therefore in this case Juanita Avenue is the front. The applicant is proposing to demolish more than 50% of the exterior walls of the existing single story house. The zoning code defines substantial construction as removing/replacing more than 50% of the exterior walls, so the project is considered new construction.

The proposal is to construct a new, two-story single family dwelling, with only the existing living room (fronting on Juanita Avenue) to remain. The proposed house would have a total floor area of 2,956 SF (0.53 FAR) where 3,010 SF (0.54 FAR) is the maximum allowed. The project includes a basement/utility area that is less than 100 SF and less than two feet above grade and is therefore not counted in FAR.

The new single family dwelling would contain four bedrooms. Two parking spaces, one of which must be covered, are required on-site. The existing detached garage would remain and provides two covered parking space (17'-3" x 21' clear interior dimensions). There are two existing uncovered parking space that are only 9' x 16' where a minimum of a 20' depth is required to the inside edge of the sidewalk. However, because the parking requirement is not changing and because there are no changes proposed to the detached garage, the existing non-conforming configuration can remain. The project is considered to be 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 (existing detached garage to be retained) (C.S. 25.57.010 (a) (1)).

**1244 Laguna Avenue**

**Lot Area:** 5,500 SF

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

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>Front Setback (1st flr):</b>	15'-0"	No change	15'-0" or block average
<b>(2nd flr):</b>	N/A	30'-0"	20'-0" or block average
<b>Side (left-interior):</b>	10'-0"	4'-6"	4'-0" –interior
<b>(right-corner):</b>	6'-8" <sup>1</sup>	7'-6" (remove portion of porch to comply) 12'-0"	7'-6" -1 <sup>st</sup> flr 12'-0" – 2 <sup>nd</sup> flr
<b>Rear (1st flr):</b>	40'-0"	41'-6"	15'-0"
<b>(2nd flr):</b>	N/A	43'-0"	20'-0"

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>Lot Coverage:</b>	1,937 SF 35.2%	2,170 SF 39.4%	2,200 SF 40%
<b>FAR:</b>	1,807 SF 0.32 FAR	2,956 SF 0.53 FAR	3,010 SF <sup>2</sup> 0.54 FAR
<b># of bedrooms:</b>	2	4	---
<b>Off-Street Parking:</b>	1 covered (17'-3" x 20' clear interior) 1 uncovered (9' x 16') <sup>1</sup>	No change	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')
<b>Building Height:</b>	18'-6"	29'-9"	30'-0"
<b>DH Envelope:</b>	Complies	Complies	C.S. 25.26.075

<sup>1</sup> Existing non-conforming condition.

<sup>2</sup> (0.32 x 5,500 SF) + 900 SF + 350 SF = 3,010 SF (0.55) FAR

**Staff Comments:** See attached.

**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.

Catherine Keylon  
Senior Planner

- c. J. Deal Associates, applicant and designer  
James and Lisa Hong, property owners

Attachments:

- Application to the Planning Commission
- Staff Comments
- Notice of Public Hearing – Mailed April 12, 2019
- Area Map



COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010  
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

## APPLICATION TO THE PLANNING COMMISSION

### Type of application:

☒ Design Review ☐ Variance ☐ Parcel #: 026-092-140  
☐ Conditional Use Permit ☐ Special Permit ☐ Other: \_\_\_\_\_

PROJECT ADDRESS: 1244 LAGUNA AVENUE

☒ Please indicate the contact person for this project

### APPLICANT

project contact person ☒  
OK to send electronic copies of documents ☒

Name: J DEAL ASSOCIATES

Address: 337 BEACH ROAD, SUITE A

City/State/Zip: BURLINGAME, CA, 94010

Phone: (650) 697 -1370

Fax: \_\_\_\_\_

E-mail: office@jdealassociates.com

### ARCHITECT/DESIGNER

project contact person ☒  
OK to send electronic copies of documents ☒

Name: J DEAL ASSOCIATES

Address: 337 BEACH ROAD, SUITE A

City/State/Zip: BURLINGAME, CA, 94010

Phone: (650) 697 -1370

Fax: \_\_\_\_\_

E-mail: office@jdealassociates.com

★ Burlingame Business License #: 05755

PROJECT DESCRIPTION: First Floor remodel & second floor addition

**AFFIDAVIT/SIGNATURE:** I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: [Signature] Date: 10-8-2018

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: [Signature] Date: 10/8/18

Date submitted: \_\_\_\_\_

★ Verification that the project architect/designer has a valid Burlingame business license will be required by the Finance Department at the time application fees are paid.

☐ Please mark one box above with an X to indicate the contact person for this project.

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RECEIVED

OCT - 9 2018

CITY OF BURLINGAME  
CDD-PLANNING DIV.



## ***Project Comments – Planning Application***

Project Address: **1244 Laguna Avenue, zoned R-1, APN: 026-092-140**

Description: **Request for Design Review for 1st and 2nd story addition for a single-family dwelling.**

From: Martin Quan  
Public Works Engineering

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**Please address the following comments at this time; provide a written response and revised plans with your resubmittal:**

- ~~1. Show the replacement of all curb, gutter, driveway and sidewalk fronting site, plug all existing sanitary sewer lateral connections and install a new 4" lateral, all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, and any other underground utility works within city's right-of-way. (Please call out these items to be removed and replaced on the site plan.) An encroachment permit will be required for these items.~~
- ~~2. For the construction of the basement, please provide information on groundwater levels during wet and dry seasons. A geotech report to back up assumptions for design criteria for foundation and shoring structural calculations is required. Design of backup generator for the groundwater pumps is required. Waterproofing of the basement will be required to allow for the water table to rise as no continuous groundwater pumping will be allowed.~~
3. No comments at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

4. Based on the scope of work, this is a "Type I" project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
5. Any work in the City right-of-way, such as placement of debris bin in street, work in sidewalk area, public easements, and utility easements, is required to obtain an Encroachment Permit prior to starting work. Porta potty's are not allowed to be placed in the City right-of-way.
6. Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. for all activities (including hauling).
7. All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
8. A survey by a licensed surveyor or engineer is required. The survey shall show how the property lines were determined and that the property corners were set with surveyors license numbers on durable monuments. This survey shall be attached to the construction plans. All corners need to be maintained or reinstalled before the building final. All property corners shall be maintained during construction or reestablished at the end of the project.

9. Please submit an erosion control plan. This plan shall include, but not limited to, delineation of area of work, show primary and secondary erosion control measures, protection of creek or storm drain inlets, perimeter controls, protections for construction access points, and sediment control measures.

**Reviewed By:** Martin Quan  
650-558-7245

**Date:** 2/19/19



## ***Project Comments – Planning Application***

Project Address: **1244 Laguna Avenue, zoned R-1, APN: 026-092-140**

Description: **Request for Design Review for 1st and 2nd story addition for a single-family dwelling.**

From: Rick Caro III  
Building Division

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**Please address the following comments at this time; provide a written response and revised plans with your resubmittal:**

No comment at this time.

**The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.**

- 2) On the plans specify that the roof eaves will not project within two feet of the property line 2016 CRC § Table R302.1 (1) or 2016 CBC Table 705.2. Note: I did not see on the drawing where it stated on the plan specifically, that the roof eaves **will not** project within two feet of the property line.

**7) Mechanical equipment.**

Note: Mechanical equipment shall not exceed a Maximum Outdoor Noise Level (dBA) of sixty (60) dBA Daytime (7:00 a.m. – 10:00 p.m.) or fifty (50) dBA Nighttime (10:00 p.m. – 7:00 a.m.) as measured from the property line. BMC 25.58.050. Note: Acknowledge that you are aware of this ordinance that may apply to this project.

**Reviewed By:** Rick Caro III  
650 558-7270

**Date:** February 19, 2019



CITY OF BURLINGAME  
COMMUNITY DEVELOPMENT DEPARTMENT  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010  
PH: (650) 558-7250 • FAX: (650) 696-3790  
www.burlingame.org

**Site: 1244 Laguna Avenue**

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, APRIL 22, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a new, two-story single family dwelling (existing detached garage to remain).

**1244 Laguna Avenue** zoned R-1. APN 026.092.140

**Mailed: April 12, 2019**

**PUBLIC HEARING  
NOTICE**

**CITY OF BURLINGAME  
501 PRIMROSE RD  
BURLINGAME, CA 94010**

*(Please refer to other side)*

**City of Burlingame**

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP  
Community Development Director

**PUBLIC HEARING NOTICE**

*(Please refer to other side)*

