

City of Burlingame

Design Review

Item No. 9c
Design Review Study

Address: 133 Clarendon Road

Meeting Date: April 22, 2019

Request: Application for Design Review for a first and second story addition to an existing single-family dwelling.

Property Owner: Matthew Rossen

APN: 029-273-070

Applicant and Designer: Jesse Geurse

Lot Area: 7,875 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The existing two-story house with a detached one-car garage contains 2,661 SF (0.34 FAR) of floor area. The proposed project includes a rear addition to both the first and second story that would increase the floor area to 3,486 SF (0.44 FAR), where 4,005 SF (0.51 FAR) is the maximum allowed (including a 12.57 SF covered front porch exception). The proposed project is 825 SF below the maximum allowed FAR.

The existing house contains five bedrooms and the proposed project is decreasing to four bedrooms. Two parking spaces, one of which must be covered, are required for a four-bedroom house. The existing garage (18'-6" x 18'-6" clear interior dimensions) qualifies as a non-conforming two-car garage. One uncovered parking space (9'-0" x 20'-0") 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 first and second story addition to an existing single-family dwelling (C.S. 25.57.010 (a)(2)).

133 Clarendon Road

Lot Size: 7,875 SF

Plans date stamped: March 27, 2019

| | EXISTING | PROPOSED | ALLOWED/REQUIRED |
|--|--------------------------|------------------------------------|-----------------------------------|
| Front Setback (1st flr): (2nd flr): | 19'-8 1/2" n/a | no change 32'-11" | 15'-0" or block average 20'-0" |
| Side Setback (left): (right): | 6'-1 1/2" 11'-9" | 5'-11" (to addition) 13'-8 1/2" | 4'-0" 4'-0" |
| Rear Setback (1st flr): (2nd flr): | 85'-9 1/2" 94'-7 1/2" | 77'-6 1/2" 76'-8 1/2" | 15'-0" 20'-0" |
| Lot Coverage: | 1,864 SF 23.7 % | 2,032 SF 25.8 % | 3,150 SF 40 % |
| FAR: | 2,661 SF 0.34 FAR | 3,486 SF 0.44 FAR | 4,005 SF ¹ 0.51 FAR |

¹ (0.32 x 7,875 SF) + 1,100 SF + 385 SF = 4,005 SF (0.51 FAR)

133 Clarendon Road**Lot Size:** 7,875 SF**Plans date stamped:** March 27, 2019

| | EXISTING | PROPOSED | ALLOWED/REQUIRED |
|----------------------------|---|--|--|
| # of bedrooms: | 5 | 4 | --- |
| Off-Street Parking: | 2 covered (18'-6" x 18'-6" clear interior) ² 1 uncovered (9' x 20') | 2 covered (18'-6" x 18'-6" clear interior) 1 uncovered (9' x 20') | 1 covered (10' x 20' clear interior) 1 uncovered (9' x 20') |
| Building Height: | 29'-7 1/4" | 29'-7 1/4" | 30'-0" |
| DH Envelope: | complies | complies | CS 25.26.075 |

² The existing detached garage measures 18'-6" x 18'-6", which qualifies as a non-conforming two-car garage.

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. Matthew Rossen, property owner
Jesse Geurse, applicant and designer

Attachments:

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