



**PROJECT LOCATION**  
834 Crossway Road

# City of Burlingame

## Design Review Amendment

**Address:** 834 Crossway Road

**Meeting Date:** April 22, 2019

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

**Applicant and Designer:** John Nguyen, Dulon, Inc.

**APN:** 029-021-310

**Property Owner:** Tony Leung

**Lot Area:** 6,737 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.

**History and Amendment to Design Review:** An application for Design Review for a new, two-story single family dwelling with a detached garage at 834 Crossway Road was approved by the Planning Commission on July 9, 2018 (see attached July 9, 2018 Planning Commission Meeting Minutes). An FYI for revisions requested by the Planning Commission was approved on August 13, 2018 (see attached). The applicant was issued a building permit on March 26, 2019.

Following the approval of the design review application and issuance of the building permit, the property owner is requesting an amendment to their approval in order to increase the first floor plate height to 9'-1" (8'-1" previously approved). No other changes are proposed.

The applicant provided a letter of explanation, dated February 12, 2019, and plans showing the originally approved and proposed building elevations, date stamped April 16, 2019.

**Project Description:** The subject property is an interior lot bordering an R-2 zone at the left side and rear of the property. The previously approved project included demolishing an existing one-story house and detached garage and building a new, two-story single family dwelling with a detached garage. The proposed house will have a total floor area of 3,603 SF (0.53 FAR) where 3,656 SF (0.54 FAR) is the maximum allowed (including 77 SF covered porch exemption).

The new single family dwelling will contain four bedrooms. Two parking spaces, one 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 following application was approved for this project:

- Design Review for a new, two-story single family dwelling and detached garage (C.S. 25.57.010 (a)(1)).

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**834 Crossway Road****Lot Area:** 6,737 SF**Plans date stamped:** April 16, 2019

	<b>PREVIOUSLY APPROVED 07/09/18 Plans</b>	<b>AMENDED 04/16/19 Plans</b>	<b>ALLOWED/REQUIRED</b>
<b>Front Setback (1st flr):</b> <b>(2nd flr):</b>	18'-7" (to porch) 20'-1"	no change no change	18'-7" (block average) 20'-0" (block average)
<b>Side Setback (left):</b> <b>(right):</b>	4'-0" 9'-6"	no change no change	4'-0" 4'-0"
<b>Rear Setback (1st flr):</b> <b>(2nd flr):</b>	67'-0" 67'-0"	no change no change	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,355 SF 35%	no change	2,695 SF 40%
<b>FAR:</b>	3,603 SF 0.53 FAR	no change	3,656 SF <sup>1</sup> 0.54 FAR
<b># of bedrooms:</b>	4	no change	---
<b>Off-Street Parking:</b>	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')	no change	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')
<b>Building Height:</b>	26'-9"	27'-9" <sup>2</sup>	30'-0"
<b>DH Envelope:</b>	complies	complies	CS 25.26.075

<sup>1</sup> (0.32 x 6,737) + 1,100 + 400 SF = 3,656SF (0.54) FAR<sup>2</sup> Change in building height due to increase in first floor plate height from 8'-1" to 9'-1".**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.

**Suggested Findings for Design Review:** That the architectural style, mass and bulk of the addition (featuring gable roof and dormers, proportional plate heights, stucco and wood siding, and aluminum clad windows with wood trim) is compatible with the variety of styles that define the character of the neighborhood and that the windows and architectural elements of the proposed structure are placed so that the structure respects the interface with the structures on adjacent properties, therefore 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 July 3, 2018, sheets G001, A100 through A103, and L101 and date stamped April 16, 2019, sheets A3.1 through A3.4;
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 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 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;
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. 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;

12. 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
13. 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.

'Amelia Kolokihakaufisi  
Associate Planner

c. Tony Leung, property owner

Attachments:

July 9, 2018 Planning Commission Minutes  
Applicant Letter of Explanation, dated February 12, 2019  
FYI Memo – dated August 7, 2018  
Application to the Planning Commission  
Planning Commission Resolution (Proposed)  
Notice of Public Hearing – Mailed April 12, 2019  
Area Map