



PROJECT LOCATION
1509 Bernal Avenue

City of Burlingame

Design Review

Item No. 9c
Design Review Study

Address: 1509 Bernal Avenue

Meeting Date: August 12, 2019

Request: Application for Design Review for a new, two-story single family dwelling and a detached garage.

Applicant and Designer: James Chu, Chu Design Associates

APN: 026-034-100

Property Owner: Ljs LLC

Lot Area: 6,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot. The applicant proposes to demolish the existing single-story house with a detached garage in the rear yard. A new, two-story house with a detached garage is proposed on the site.

The proposed new house and detached garage will have 3,378 SF (0.56 FAR) of floor area where 3,420 SF (0.57 FAR) is the maximum allowed (including front-facing covered porch exemptions).

There are a total of 13 existing trees on the property, two of which are protected sized. With this application, four existing trees are proposed to be removed, none of which are protected sized. The applicant submitted an arborist report prepared by Ellyn Shea, Consulting Arborist, dated December 10, 2018, which includes recommendations for tree removal and pruning.

There will be a total of five bedrooms in the proposed main dwelling. A total of three on-site parking spaces are required, two of which must be covered. The detached garage provides two covered parking spaces (20' x 20' clear interior dimensions) and an uncovered parking space is provided in the driveway leading to the garage. 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 and detached garage (C.S. 25.57.010 (a) (1)).

1509 Bernal Avenue

Lot Area: 6,000 SF

Plans date stamped: July 18, 2019

	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	21'-6" 20'-0"	16'-7" (block average) 20'-0"
Side Setback (left): (right):	11'-0" 5'-0"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	33'-6" 43'-6"	15'-0" 20'-0"
Lot Coverage:	2,151 SF 35.4%	2,400 SF 40%
FAR:	3,378 SF 0.56 FAR	3,420 SF ¹ 0.57 FAR
# of bedrooms:	5	---
Off-Street Parking:	2 covered (20' x 20') 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')
Building Height:	30'-0"	30'-0"

¹ $(0.32 \times 6,000 \text{ SF}) + 1,100 \text{ SF} + 400 = 3,420 \text{ SF} (0.57 \text{ FAR})$

Summary of Proposed Exterior Materials:

- **Windows:** simulated true divided lites, dual glazed aluminum clad wood with wood trim.
- **Doors:** wood doors on house; wood garage door.
- **Siding:** wood horizontal siding.
- **Roof:** composition shingle roofing.
- **Other:** stone base veneer.

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. James Chu, Chu Design Associates, designer and applicant
Ljs LLC, property owner

Attachments:

Application to the Planning Commission
Arborist Report, prepared by Ellyn Shea, Consulting Arborist, dated December 10, 2018
Notice of Public Hearing – Mailed August 2, 2019
Area Map