

City of Burlingame

Design Review

Item No. 7a
Consent Calendar

Address: 709 Plymouth Way

Meeting Date: August 12, 2019

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

Applicant: Luai Kaileh

APN: 029-071-120

Designer: Jesse Geurse, Geurse Conceptual Design

Lot Area: 5,400 SF

Property Owners: Ibrahim and Maha Kaileh

Zoning: R-1

General Plan: Low Density Residential

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.

Summary of Request: An application for Design Review for first and second story additions at 709 Plymouth Way was originally approved by the Planning Commission on May 29, 2018. A building permit for the project is now ready to be issued, however it was not pulled by the property owner and the approval for the project expired on June 8, 2019. The applicant is applying for approval of the same project approved by the Planning Commission in May 2018; there are no changes proposed to the originally approved project with this application.

Description of Previously Approved Project: The subject property is an interior lot with an existing single-story dwelling and an attached garage.

The applicant proposes to demolish the covered courtyard patio and some of the walls of the living room at the front of the house, and to add a front covered porch entry and a second story to the existing, single story house. The total proposed floor area is 2,820 SF (0.52 FAR), where 2,828 SF (0.52 FAR) is the maximum allowed (including the front covered porch exemption).

The existing parking on site is non-conforming, with the attached garage providing one code-compliant covered parking space (10' x 18') and no uncovered spaces in the driveway leading to the garage. The existing 3-bedroom house requires two parking spaces, one of which must be covered. With the proposed addition, the number of bedrooms on site will increase from 3 to 4 bedrooms, but the parking requirement does not change; the non-conforming parking conditions are allowed to remain because the parking requirements are not intensified with an increase to 5 or more bedrooms in the house.

The existing landscaping on site consists primarily of fruit trees and a line of mature hedges (Eugenia and Pittosporum) at the rear of the lot. Fruit trees do not meet the code definition of a landscape tree and cannot be applied towards the landscape requirement for the property, which will be 3 landscape trees with the proposed addition. Hedges can count towards the landscape requirement depending on their species, maintenance and maturity. The applicant has submitted an Arborist Report in which the Arborist recommends no additional trees be planted on site based on the size of the lot and the landscaping in place. The City Arborist has reviewed this report and agrees with this conclusion. All other Zoning Code requirements have been met.

The applicant is requesting the following application:

- Design Review for first and second story additions to an existing single family dwelling (C.S. 25.57.010 (a) (2)).

709 Plymouth Way**Lot Area: 5,400 SF****Plans date stamped: July 30, 2019**

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	14'-10" (to face of garage)	20'-0" (to new porch supports)	15'-1" (block average)
(2nd flr):	---	22'-11 "	20'-0"
Side (left):	4'-7"	No change	4'-0"
(right):	5'-8"	No change	4'-0"
Rear (1st flr):	16'-4"	No change	15'-0"
(2nd flr):	---	54'-5"	20'-0"
Lot Coverage:	2,131 SF 39.5 %	2,056 SF 38%	2,160 SF 40%
FAR:	2,106 SF 0.39 FAR	2,820 SF 0.52 FAR	2,828 SF ¹ 0.52 FAR
# of bedrooms:	3	4	---
Parking:	1 covered (10' x 18') 0 uncovered ²	No change	1 covered (9' x 18') 1 uncovered (9' x 20')
Building Height:	15'-5"	28'-0"	30'-0"
DH Envelope:	---	complies	C.S. 25.26.075

¹ (0.32 x 5,400 SF) + 1100 SF = 2,828 SF (0.52 FAR)

² Existing, non-conforming on-site parking (1 covered space existing, 10' x 18', where 2 spaces - 1 covered and 1 uncovered - are required).

Staff Comments: The Planning Division notes that this application was brought directly to the Planning Commission as a Consent Calendar Item since the same project was previously approved by the Planning Commission and there are no changes proposed to the previous approvals.

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: The design is compatible with the existing structure in that the large porch helps to centralize the mass of the proposed second story while still retaining the unique existing courtyard. The proposed attached garage is typical for the neighborhood, but the proposed front porch shifts the focus from the garage door to the house. The proposed second floor decks exceed the required setbacks from neighboring properties and are not adjacent to or oriented towards any existing neighboring outdoor gathering

areas. The varied roof lines and second floor overhangs in the design help to break up the massing and provide variety in the proposed residence. 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 July 30, 2019, sheets A.1 through AD.2, and including a Topographic and Boundary Survey;
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 basement, 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.

Erika Lewit
Senior Planner

c. Luai Kaileh, applicant

Attachments:

Applicant's Letter of Explanation, date stamped July 30, 2019
Minutes from the May 29, 2019 and May 14, 2018 Planning Commission Meetings
Application to the Planning Commission
Arborist Report, dated May 30, 2016
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed August 2, 2019
Area Map