

PROJECT LOCATION
812 and 816 Linden Avenue



City of Burlingame

Conditional Use Permit, Design Review, and Special Permit

Item No. 9a
Design Review Study

Address: 812 and 816 Linden Avenue

Meeting Date: August 12, 2019

Request: Application for a Conditional Use Permit for Re-emerging Lots, Design Review and Special Permit for attached garage for construction of one new, two-story single family dwelling and attached garage at 812 Linden Avenue.

Applicant and Designer: Tim Raduenz, Form + One Design
Property Owner: Greg Gambrioli

APN: 029-032-160
Zoning: R-1

Lot Area: 5,910 SF (812 Linden Avenue, Lot 22)
5,910 SF (816 Linden Avenue, Lot 21)

Current Use: Two existing lots: Lot 21 (816 Linden Avenue) with one single family dwelling and detached accessory structure and Lot 22 (812 Linden Avenue) is vacant; one detached structure straddles the property line between the two existing lots.

Proposed Use: Existing single family dwelling and detached accessory structure at 816 Linden Avenue will remain and a new single family dwelling with an attached garage is proposed at 812 Linden Avenue.

Site Description: The site on Linden Avenue is a single, 11,820 SF parcel that consists of two legally subdivided lots that are parallelograms. Lot 22 is located on the right side of the parcel and will be assigned the address of 812 Linden Avenue. Lot 21 is on the left side of the parcel and has the address of 816 Linden Avenue. The existing, two-story single family dwelling is on Lot 21 (816 Linden Avenue) and Lot 22 (812 Linden Avenue) is vacant and has been developed and used as a fenced yard for the single family dwelling at 816 Linden Avenue.

There is an existing detached structure at the rear, left side of Lot 21 (816 Linden Avenue) that was built as a garage, but appears to have been converted to living space; there is no record of permits for the conversion of this detached garage to living space. The site also contains a detached shed built at the rear of the parcel that spans the side property line between the two lots.

The site is accessed from an existing curb cut on Lot 22 (812 Linden Avenue). The driveway to the former detached garage on Lot 21 runs down the left side of Lot 22 and moves on to Lot 21 approximately 30 feet from the front property line.

The applicant has provided a Certified Arborist Report, dated April 18, 2019 and printed on sheet AR of the plans. There are a total of two protected size trees on the parcel, both located on Lot 21 (812 Linden Avenue). The trees are Palms and the applicant proposes to remove both trees. The City Arborist has indicated that Protected Tree Removal Permits will be issued for removal because the species is not native to the region.

Project Summary: The applicant is proposing to demolish the existing detached accessory structure that straddles the shared side property line and to build a new, two-story single family dwelling and attached garage on Lot 22 (812 Linden Avenue). The existing two-story single family dwelling and detached accessory structure on Lot 21 (816 Linden Avenue) will remain and only minor work is proposed to the structures on this lot as part of the proposed application.

Code Section 25.26.030(e) requires a Conditional Use Permit application for the demolition of a residential structure or an accessory structure thereto, which structure is built over or across two (2) or more legally subdivided lots, and the construction of a structure upon one or more of said lots. The applicant has submitted the required Conditional Use Permit form for the demolition of the existing detached workshop at the rear of the parcel that straddles the side property line between the existing lots.

816 Linden Avenue (Lot 21)**Lot Area: 5,910 SF****Plans date stamped: June 11, 2019**

	EXISTING	PROPOSED	ALLOWED/ REQUIRED
SETBACKS			
Front (1st flr):	6'-0"	No change	15'-0"
(2nd flr):	18'-0"	No change	20'-0"
Side (left):	4'-0"	No change	4'-0"
(right):	0'-6"	9'-6"	4'-0"
Rear (1st flr):	41'-0"	No change	15'-0"
(2nd flr):	71'-0"	No change	20'-0"
Lot Coverage:	3,018 SF ¹ 51%	2,659 SF ² 45%	2,364 SF 40%
FAR:	3,576 SF ³ 0.70 FAR	3,253 SF ⁴ 0.55 FAR	3,391 SF ⁵ 0.57 FAR
# of bedrooms:	4	No change	---
Off-Street Parking:	0 covered, detached 0 uncovered (existing garage converted to living space)	1 covered, detached ⁶ (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Height:	Existing height not known	No change	30'-0"
Declining Height Envelope:	Existing compliance not known	No change	---

¹ Existing lot coverage is non-conforming.² Proposed changes to 816 Linden Avenue will reduce the existing, non-conforming lot coverage. Because the project will reduce the non-conformity and will remove less than 50% of the existing walls the dwelling is not considered to be new and a variance is not required for the proposed lot coverage.³ Existing floor area is non-conforming.⁴ Proposed changes to 816 Linden Avenue will bring the floor area ratio into compliance with code requirements.⁵ $(0.32 \times 5,910 \text{ SF}) + 1,100 \text{ SF} + 400 = 3,391 \text{ SF}$ (0.57 FAR).⁶ Proposed changes to 816 Linden Avenue will convert the non-permitted detached living space back to covered parking.**Staff Comments:** None.**Required Findings for a Conditional Use Permit:** In order to grant a Conditional Use Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.52.020, a-c):

- (a) The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience;

- (b) The proposed use will be located and conducted in a manner in accord with the Burlingame general plan and the purposes of this title;
- (c) The planning commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this title and to assure operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses on adjoining properties in the general vicinity.

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.

Required Findings for a Special Permit: In order to grant a Special Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) The blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood;
- (b) the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood;
- (c) the proposed project is consistent with the residential design guidelines adopted by the city; and
- (d) removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements, and the mitigation for the removal that is proposed is appropriate.

Erika Lewit
Senior Planner

Attachments:

Application to the Planning Commission
Conditional Use Permit Application
Special Permit Application

Letter to surrounding neighbors from the property owner, date stamped June 7, 2019

Finish Board Materials for 812 Linden Avenue, date stamped April 4, 2019

Notice of Public Hearing – Mailed August 2, 2019

Area Map