



PROJECT LOCATION
503 Howard Avenue

City of Burlingame

Design Review and Special Permit

Item No. 9b
Design Review Study

Address: 503 Howard Avenue

Meeting Date: August 12, 2019

Request: Application for Design Review for first and second story additions to an existing single family dwelling and Special Permit for a new attached garage.

Applicant and Designer: Jo Ann Gann

Property Owners: Joseph and Judith Hamilton

General Plan: Low Density Residential

APN: 029-274-250

Lot Area: 5,500 SF

Zoning: R-1

Site Description: The subject property is an interior lot with an existing single-story, single family dwelling and a detached garage. There is a 3-foot wide private easement on the property located along the left side property line. This non-exclusive easement is related to the adjacent property at 143 Dwight Road and is for ingress and egress, sewers, existing fences and encroachment of an existing garage over the subject property.

Project Description: The applicant proposes to demolish the existing single-car detached garage and build first and second story additions to the main dwelling and a new, single-car attached garage. With this project, the floor area will increase to 2,680 SF (0.49 FAR) where 2,860 SF (0.52 FAR) is the maximum allowed (including front-facing covered porch exemptions).

With this application, there is an increase in the number of bedrooms, from two to four, in the main dwelling. Two off-street parking spaces, one of which must be covered, are required for the main dwelling. The new attached garage (10' x 20' clear interior dimensions) provides one covered parking space and one uncovered parking space (9' x 20') is provided in the driveway leading to the garage. The proposed dormers on the second story slightly encroach into the declining height envelope by 25 SF, but qualify for the window enclosures exemption in Code Section 25.26.075 (b) (2). All other Zoning Code requirements have been met. The applicant is requesting the following applications:

- Design Review for first and second story additions to an existing single family dwelling (CS 25.57.010(a)(2)); and
- Special Permit for a new attached garage (CS 25.26.035(a)).

This space intentionally left blank.

503 Howard Avenue**Lot Area: 5,500 SF****Plans date stamped: July 18, 2019**

	Existing	Proposed	Allowed/ Required
Front Setback (1st flr): (2nd flr): Attached Garage:	19'-8" n/a n/a	no change 52'-0" 44'-5"	15'-0" 20'-0" 25' (single car garage)
Side Setback (left): (right):	18'-4" 2'-10" to wall ¹	4'-0" 4'-0" (to addition)	4'-0" 4'-0" (for driveway)
Rear Setback (1st flr): (2nd flr):	40'-4" n/a	16'-0" (to addition) 20'-0"	15'-0" 20'-0"
Lot Coverage:	1,717 SF 21.2%	2,142 SF 38.9%	2,200 SF 40%
FAR:	1,651 SF 0.30 FAR	2,680 SF 0.49 FAR	2,860 SF ² 0.52 FAR
# of bedrooms:	2	4	---
Off-Street Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1uncovered (9' x 20')
Building Height:	22'-0"	25'-8" (to addition)	30'-0"
Declining Height Envelope:	Existing attic space encroaches by 60 SF (4' x 15') on right side ³	Addition encroaches by 25 SF (1'-3" x 20') ⁴	C.S. 25.26.075

¹ Existing, non-conforming right side setback to the first floor (2'-10" existing where 4'-0" is required).

² (0.32 x 5,500 SF) + 1,100 SF = 2,860 SF (0.52 FAR).

³ Existing attic space encroaches into DHE, but is non-habitable space.

⁴ The proposed second story encroachment into DHE complies with window enclosure exemption (CS 25.26.075 (b) (2)).

Summary of Proposed Exterior Materials:

- **Windows:** vinyl clad wood with simulated true divided lites; wood stucco trim to match existing.
- **Doors:** wood and vinyl clad wood doors on house; wood garage door.
- **Siding:** existing stucco siding; proposed stucco siding to match existing.
- **Roof:** composition asphalt shingle roofing.
- **Other:** stucco chimney and stone base veneer.

Staff Comments: The scale on right elevations show the dormers at between 10'-7" to 11'. Scale will need to be updated to reflect the dimensions shown on floor plans, which show dormers measuring at 10' wide.

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.

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.

Michelle Markiewicz
Assistant Planner

c. Jo Ann Gann, applicant and designer

Attachments:

Application to the Planning Commission
Special Permit Application
Letter of Concern Submitted by Neighbor, received August 8, 2019
Notice of Public Hearing – Mailed August 2, 2019
Area Map