



PROJECT LOCATION
1319 Capuchino Avenue

City of Burlingame

Design Review

Item No. 9e
Design Review Study

Address: 1319 Capuchino Avenue

Meeting Date: August 26, 2019

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

Applicant and Designer: James Chu, Chu Design Associates

APN: 026-086-090

Property Owner: Patrick Gilson

Lot Area: 6,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The applicant is proposing to demolish an existing one-story single family dwelling and detached garage to build a new, two-story single family dwelling with a detached garage. The proposed house will have a total floor area of 3,311 SF (0.55 FAR) where 3,335 SF (0.56 FAR) is the maximum allowed (including a 126 SF covered front porch exemption).

The new single family dwelling will contain four bedrooms. Two parking spaces, one of which must be covered, are required on-site. One covered parking space is provided in the detached garage (14'-4" x 20'-4" 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.

The applicant submitted an arborist report, which was prepared by Kielty Arborist Services, dated June 20, 2019 (attached). At the time the report was prepared, it included an evaluation of four existing trees, including a 12.3-inch diameter Coast live oak, an 8.4-inch diameter Acacia, a 48-inch diameter Redwood, and a 28-inch diameter Silver maple (street tree). Since then, the existing Redwood tree was removed with a Protected Tree Removal Permit, which was issued by the Parks Division in July 24, 2019. The arborist report notes that the Redwood tree had poor form and that a past topping had resulted in a codominant tree subject to breaking. The applicant is proposing to remove the remaining existing trees on the subject property, which are not of protected size. The arborist report recommends removal of these trees due to their poor form. The existing street tree will remain and will be protected as recommended on the arborist report.

The proposed Landscape Plan shows a total of seven, 24-inch box landscape trees to be planted throughout the site.

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)).

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1319 Capuchino Ave**Lot Area:** 6,000 SF**Plans date stamped:** August 26, 2019

	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	18'-6" 20'-0"	18'-3" (block average) 20'-0"
Side Setback (left): (right):	6'-6" 9'-6"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	27'-3" 41'-0"	15'-0" 20'-0"
Lot Coverage:	2,155 SF 36%	2,400 SF 40%
FAR:	3,311 SF 0.55 FAR	3,335 SF 0.56 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (14'-4" x 20'-4" clear interior) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior) 1 uncovered (9' x 20')
Building Height:	27'-4"	30'-0"
DH Envelope:	Complies ²	CS 25.26.075

¹ $(0.32 \times 6,000) + 1,100 \text{ SF} + 315 \text{ SF} = 3,335 \text{ SF} (0.56) \text{ FAR}$

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

Summary of Proposed Exterior Materials:

- **Windows:** wood casement windows, full divided lite with wood trim and dual glazing.
- **Doors:** wood and full divided light clad wood doors on house; wood garage door.
- **Siding:** vertical barn siding.
- **Roof:** standing seam metal roof.
- **Other:** stucco chimney, wood columns, and wood outriggers.

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. Patrick Gilson, property owner
James Chu, Chu Design Associates, applicant and designer

Attachments:

Application to the Planning Commission
Arborist Report, prepared by Kielty Arborist Services, dated June 20, 2019
Notice of Public Hearing – Mailed August 16, 2019
Area Map