

PROJECT LOCATION
1453 Bernal Avenue



City of Burlingame

Design Review

Item No. 9a
Design Review Study

Address: 1453 Bernal Avenue

Meeting Date: August 26, 2019

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

Applicant and Designer: Tim Raduenz, Form + One Design

APN: 026-044-070

Property Owners: Josh and Lisa Friedman

Zoning: R-1

General Plan: Low Density Residential

Lot Area: 5,997 SF

Background: The subject property is not located within the Burlingame Park No. 2, Burlingame Park No. 3, Burlingame Heights, and Glenwood Park subdivisions, which would require that a Historic Resource Evaluation be prepared prior to any significant development project being proposed to assess whether the existing structure(s) could be potentially eligible for listing on the National or California Register of Historical Places.

During the processing of the current Design Review application for the proposed site, a letter was submitted to the City of Burlingame Planning Division, date stamped May 14, 2019, which indicated that this property located in the Easton Addition may have characteristics that could qualify it as potentially eligible for listing on the National or California Register of Historical Places. Therefore, an Historic Resource Evaluation was required to be prepared for this property.

The Historic Resource Evaluation was prepared by Page & Turnbull, Inc. and is dated July 12, 2019 (attached). The results of the evaluation concluded that 1453 Bernal Avenue does not appear to be individually eligible for listing in the National or California Registers under any criteria.

A Design Review application was submitted for the adjacent lot at 1457 Bernal Avenue at the same time as the application for the subject site. The Historic Resource Evaluation for 1457 Bernal Avenue found that this existing property is potentially eligible for listing in the National or California Registers. Currently, the adjacent lot at 1457 Bernal Avenue is still proposed to be developed, but the project will be scheduled on a future hearing date because additional information and evaluation is necessary in the development of that property.

Site Description: There are two existing interior and adjacent lots that each have their own address and Assessor's Parcel Number (APN). Lot 7 is on the left and has the address of 1453 Bernal Avenue; Lot 6 is on the right and has the address of 1457 Bernal Avenue.

San Mateo County Assessor's Appraisal reports dated 1948 state that the house on 1457 Bernal Avenue was built in 1908, and that originally there was a four-car garage at 1453 Bernal Avenue to service the main dwelling at 1457 Bernal Avenue. A portion of the four-car garage on 1453 Bernal Avenue was converted to a two-story house in approximately 1948.

Both lots are accessed from a single existing curb cut in front of 1453 Bernal Avenue, which leads to the parking garage attached to the single family dwelling on that lot. There is no covered parking on site at 1457 Bernal Avenue and therefore is considered to be existing nonconforming.

For the purpose of development, these qualify as two independent and existing R-1 zoned lots. There are no existing structures that straddle the common property line and that are proposed to be demolished, which would require a Conditional Use Permit to be developed independently as re-emerging lots.

Project Summary: For the subject property at 1453 Bernal Avenue, the applicant is proposing to demolish the existing single family dwelling and attached garage and to build a new, two-story single family dwelling with a detached garage. The proposed house will total 3,413 SF (0.57 FAR) where 3,415 SF (0.57 FAR) is the maximum allowed.

There will be a total of four bedrooms in the proposed main dwelling (office does not qualify as a bedroom since it is open to the hallway). A total of two on-site parking spaces are required, one of which must be covered. The detached garage provides one covered parking spaces (10' x 20') and an uncovered parking space (9' x 20') is provided in the driveway leading to the garage. To access the proposed detached garage, the applicant is proposing to remove the existing curb cut at 1453 Bernal Avenue and to replace it with a curb cut that is on the far left side of the property.

The applicant submitted an arborist report, which was prepared by Kielty Arborist Services, dated May 22, 2019 (attached). The arborist report includes an evaluation of the trees on both 1453 and 1457 Bernal Avenue, as well as the street trees in front of these properties. The existing street trees will remain. The arborist report notes that the existing trees on the private properties are in fair to good condition.

With regards to the proposed project site at 1453 Bernal Avenue, there is one protected-size tree, a 28.7-inch diameter Magnolia tree, located towards the front of the site. A Protected Tree Removal Permit was tentatively approved on August 5, 2019, with the condition that the Magnolia tree can be removed only if the Planning Commission agrees that the project cannot be altered to save the tree. The City Arborist notes that the tree is in good health and is not located in the footprint of the proposed project.

Planning Staff notes that an updated Landscape Plan was not submitted with the latest set of revised plans. Staff has copied a previously submitted Landscape Plan, date stamped June 27, 2019, that shows a total of three, 24-inch box landscape trees to be planted throughout the site, where a total of three trees are required.

All other Zoning Code requirements have been met. The applicant is requesting the following application:

- Design Review for one new, two-story single family dwelling and detached garage (CS 25.57.010);

1453 Bernal Avenue (Lot 7)

Lot Area: 5,997 SF

Plans date stamped: August 12, 2019

	PROPOSED	ALLOWED/ REQUIRED
SETBACKS		
Front (1st flr):	23'-11"	21'-9" is the block average
(2nd flr):	29'-5"	21'-9"
Side (left):	10'-0"	4'-0"
(right):	4'-0"	4'-0"
Rear (1st flr):	42'-0"	15'-0"
(2nd flr):	42'-8"	20'-0"
Lot Coverage:	2,163 SF 36%	2,399 SF 40%
FAR:	3,413 SF 0.57 FAR	3,415 SF ¹ 0.57 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')

	PROPOSED	ALLOWED/ REQUIRED
Building Height:	29'-0"	30'-0"
Declining Height Envelope:	complies	CS 25.26.075

¹ $(0.32 \times 5,997 \text{ SF}) + 1,100 + 400 \text{ SF} = 3,415 \text{ SF} (0.57 \text{ FAR})$

Summary of Proposed Exterior Materials:

- **Windows:** (not noted on plans) windows will be fiberglass clad wood with simulated true divided lites; wood trim.
- **Doors:** (not noted on plans) wood doors; wood garage door.
- **Siding:** horizontal wood siding with mitered corners on the first floor and board and batten wood siding on the second floor.
- **Roof:** diamond shaped asphalt shingles.
- **Other:** wood porch columns and 6 x 6 wood brackets.

Staff Comments: See the Parks Division comments, dated July 17, 2019, that state the Protected Tree Removal Permit will only be approved if the Planning Commission determines that it cannot be retained.

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.

Erika Lewit
Senior Planner

Attachments:

Application to the Planning Commission
 Certified Arborist Report, prepared by Kielty Arborist Services, dated May 22, 2019
 Protected Tree Removal Permit Application, dated August 5, 2019
 Parks Division Comments, dated July 17, 2019
 Letter from a neighbor to review history of the property, date stamped May 14, 2019
 Emails and letters from neighbors, date stamped August 17, 19, 20, 21, and August 22, 2019
 Notice of Public Hearing – Mailed August 16, 2019
 Area Map

Separate Attachments:

Historical Resource Evaluation conducted by Page & Turnbull, Inc., dated July 12, 2019