



PROJECT LOCATION
2104 Broadway

City of Burlingame

Design Review

Item No. 7c
Consent Calendar

Address: 2104 Broadway

Meeting Date: September 9, 2019

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

Property Owners: Derek and Lesley Bowler

APN: 027-340-070

Applicant and Architect: Jeanne Davis, Davis Architecture

Lot Area: 7,500 SF

General Plan: Low Density Residential

Zoning: R-1

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.

Project Description: The existing two-story house with an attached one-car garage contains 2,392 SF (0.32 FAR) of floor area. The proposed project includes additions to both the first and second story that would increase the floor area to 3,475 SF (0.46 FAR), where 3,500 SF (0.47 FAR) is the maximum allowed (including a 184 SF covered front porch exception and 100 SF lower level exception).

The existing house contains five bedrooms (den on lower level qualifies as a bedroom) and there is no change in the number of bedrooms with the proposed project. The existing garage (15'-0" wide x 20'-11" deep clear interior dimensions) qualifies as a one-car garage. Therefore, the existing on-site parking is nonconforming in number, since only one covered parking space is provided where two covered parking spaces are required for a five-bedroom house. However, since the existing number of bedrooms is not increasing, the existing nonconforming parking may remain and no Variance is required in this case. One uncovered parking space (9'-0" x 20'-0") is provided in the driveway. All other zoning code requirements have been met. The applicant is requesting the following application:

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

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2104 Broadway**Lot Size: 7,500 SF****Plans date stamped: August 28, 2019**

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	24'-0" 24'-0"	24'-0" (to porch) 34'-0"	19'-7 1/2" (block average) 20'-0"
Side Setback (left): (right):	3'-0 1/2" 2'-8 1/2" ¹	4'-1" no change	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	80'-0" 80'-0"	68'-0" (to addition) 74'-0"	15'-0" 20'-0"
Lot Coverage:	1,719 SF 22.9%	2,166 SF 28.9%	3,000 SF 40%
FAR:	2,392 SF 0.32 FAR	3,475 SF 0.46 FAR	3,500 SF ² 0.47 FAR
# of bedrooms:	5	5	---
Off-Street Parking:	1 covered (15'-0" x 20'-11" clear interior) 1 uncovered (9' x 20')	1 covered (12'-3" x 20'-11" clear interior) 1 uncovered (9' x 20') ³	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')
Building Height:	25'-1"	29'-5 1/2"	30'-0"
DH Envelope:	Existing encroachments on right elevation	Proposed second story addition complies with DHE	CS 25.26.075

¹ Existing, nonconforming right side setback measuring 2'-8 1/2" where 4'-0" is required.

² (0.32 x 7,500 SF) + 1,100 SF = 3,500 SF (0.47 FAR)

³ Existing number of required parking spaces is nonconforming, one-covered parking spaces existing when two-covered parking spaces are required for a five-bedroom house.

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood insulated windows with simulated true divided lites.
- **Doors:** wood doors with glass lite on house; wood garage door with glass lites.
- **Siding:** painted wood siding; painted wood board & batten siding.
- **Roof:** asphalt composition shingle roofing; standing seam metal roof.
- **Other:** bluestone ledgerstone planter and stair risers

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on August 26, 2019, the Commission asked the applicant to consider adding an architectural element above the garage door and to specify the size of the trim and spacing of the batten (see attached August 26, 2019 Planning Commission Minutes). The Commission voted to place the item on the consent calendar.

The applicant submitted a response letter and revised plans, dated August 30, 2019, to address the Planning Commission's comments.

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 architectural style of the proposed first and second story addition is similar to the existing home and is consistent with the existing character of the neighborhood. The project proposes a variety of materials including asphalt composition shingle roofing, standing seam metal roof, wood board & batten siding, and aluminum clad wood windows with simulated true divided lite and wood trim. The articulation provides visual interest on all elevations and the architectural elements of the proposed structure compliments the neighborhood; 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 existing nonconforming wall and foundation, located within the right side setback at 2'-8½" where 4'-0" is required per code and measuring 33'-10½" in length, shall not be removed during construction; if any wall studs or foundation, or both, along the existing nonconforming length are removed during construction, either an application for a Side Setback Variance will be required to replace the wall at the same location or an application for a Design Review Amendment will be required showing compliance with current setback requirements;
2. that the structural plans will include the following note for the existing nonconforming wall and foundation: "Existing nonconforming wall and foundation to remain. No modifications to studs or foundation shall occur.";
3. that the project shall be built as shown on the plans submitted to the Planning Division date stamped July 30, 2019, sheets A0.1- A4.2 and sheets A3.1-A3.2 and A9.1 date stamped August 28, 2019;
4. 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);
5. that any changes to the size or envelope of the first or second floors, or garage which would include adding or enlarging a dormer (s), shall require an amendment to this permit;
6. 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; 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;

7. 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;
8. 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;
9. 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;
10. 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:

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 build according to the approved Planning and Building plans.

Michelle Markiewicz
Assistant Planner

- c. Derek and Lesley Bowler, property owners
Jeanne Davis, Davis Architecture, applicant and architect

Attachments:

August 26, 2019 Planning Commission Minutes
Applicant's Response Letter, dated August 30, 2019
Application to the Planning Commission
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed August 30, 2019
Area Map