



**PROJECT LOCATION**  
1556 Cypress Avenue

# City of Burlingame

## Design Review

Item No. 9d  
Design Review Study

**Address:** 1556 Cypress Avenue

**Meeting Date:** September 9, 2019

**Request:** Application for Design Review for a first and second story addition to an existing single family dwelling and new detached garage.

**Applicant and Designer:** Tim Raduenz, Form+One

**APN:** 028-295-080

**Property Owners:** Kasey and Bill Schuh

**Lot Area:** 7,500 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Background:** The subject property is located within the Burlingame Park No. 2 subdivision. Based upon documents that were submitted to the Planning Division by a Burlingame property owner in 2009, it was indicated that the entire Burlingame Park No. 2, Burlingame Park No. 3, Burlingame Heights, and Glenwood Park subdivisions may have historical characteristics that would indicate that properties within this area could be potentially eligible for listing on the National or California Register of Historical Places. Therefore, for any property located within these subdivisions, a Historic Resource Evaluation must 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.

A Historic Resource Evaluation was prepared for this property by Page & Turnbull, Inc., dated July 16, 2019. The results of the evaluation concluded that 1556 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under any criteria.

**Project Description:** The subject property is an interior lot and contains an existing two-story house with a detached garage. The applicant is proposing a first floor addition at the front of the house (39 SF) and at the rear of the house (174 SF). The existing second floor will be demolished and rebuilt with a new 1,398 SF second floor. The existing detached garage will be replaced with a new 461 SF detached garage in the same location on the lot. The proposed house and detached garage will total 3,898 SF (0.52 FAR) where 3,900 SF (0.52 FAR) is the maximum allowed.

With this application, the number of bedrooms will be decreasing from five to four (proposed first floor office does not qualify as a bedroom because one of its wall is open by more than 50%). Two off-street parking spaces, one of which must be covered, are required for a four-bedroom house. The detached garage provides two covered parking spaces (20'-1" x 20'-1") and an uncovered parking space is provided in the driveway leading to the garage. All other Zoning Code requirements have been met.

At the front of the house is a protected size Victorian box tree that is in fair to poor condition. An arborist report prepared by Kieley Arborist Services, dated June 27, 2019 (see attached), recommends that the tree be heavily irrigated twice a month in order to supplement missing nutrients and to improve its condition. Located at the rear right corner of the property is an Evergreen Pear tree that is in fair condition. Though it is far from the proposed work, the arborist report recommends fencing at the dripline to discourage storage of work equipment underneath the Evergreen Pear tree during project construction. In addition to the two existing on-site trees to remain, a third tree (Japanese Maple) is proposed near the rear property line.

The applicant is requesting the following application:

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

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1556 Cypress Avenue

Lot Area: 7,500 SF

Plans date stamped: August 29, 2019

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>SETBACKS</b>			
<b>Front (1st flr):</b>	19'-6"	29'-10"	20'-6" (block average)
<b>(2nd flr):</b>	42'-6"	39'-8"	20'-6" (block average)
<b>Side (left):</b>	10'-3"	No change	4'-0"
<b>(right):</b>	4'-1"	4'-1"	4'-0"
<b>Rear (1st flr):</b>	64'-10"	63'-4"	15'-0"
<b>(2nd flr):</b>	70'-5"	61'-10"	20'-0"
<b>Lot Coverage:</b>	2,330 SF 31.1%	2,543 SF 33.9%	3,000 SF 40%
<b>FAR:</b>	3,031 SF 0.40 FAR	3,873 SF 0.52 FAR	3,900 SF <sup>1</sup> 0.52 FAR
<b># of bedrooms:</b>	5	4	---
<b>Off-Street Parking:</b>	2 covered (18'-4" x 18'-4" clear interior) + 1 uncovered (9' x 20')	2 covered (20'-1" x 20'-1" clear interior) + 1 uncovered (9' x 20')	1 covered (10' x 20') + 1 uncovered (9' x 20')
<b>Building Height:</b>	25'-5"	29'-11"	30'-0"
<b>DH Envelope:</b>	not applicable	complies using window enclosure exception along right side of house (CS 25.26.075 (b)(2))	CS 25.26.075

<sup>1</sup> (0.32 x 7,500 SF) + 1,100 SF + 400 SF = 3,900 SF (0.52 FAR)

#### Summary of Proposed Exterior Materials:

- **Windows:** existing living room windows to remain/refurbished; all other existing windows to be replaced with new wood clad windows
- **Doors:** wood clad
- **Siding:** mix of stucco and horizontal wood siding
- **Roof:** diamond shaped architectural asphalt
- **Other:** wood gable end; steel railing (rear elevation, second floor master bedroom); brick chimney; decorative brackets (material unknown)

**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.

‘Amelia Kolokihakaufisi  
Associate Planner

- c. Tim Raduenz, Form+One, applicant and designer  
Kasey and Bill Schuh, property owners

Attachments:

Application to the Planning Commission  
Arborist Report, prepared by Kielty Arborist Services LLC, dated June 27, 2019  
Notice of Public Hearing – Mailed August 30, 2019  
Area Map

Separate Attachments:

Historical Resource Evaluation conducted by Page & Turnbull, Inc., dated July 16, 2019