



PROJECT LOCATION
132 Elm Avenue

City of Burlingame
*Design Review, Special Permits, and
Conditional Use Permits*

Item No. 9a
Design Review Study

Address: 132 Elm Avenue

Meeting Date: September 9, 2019

Request: Application for Design Review and Special Permit for Declining Height Envelope for a new, two-story single family dwelling and detached garage and Special Permits and Conditional Use Permits for accessory structures.

Applicant and Architect: John Stewart, Stewart Associates

APN: 028-274-190

Property Owners: Cyndi and Bob Gilson

Lot Area: 12,175 SF

General Plan: Low Density Residential

Zoning: R-1

Background: The subject property is located within the Burlingame Park No. 3 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 March 1, 2019. The results of the evaluation concluded that 132 Elm 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, pool shed, and gazebo. The applicant is proposing to demolish all existing structures and construct a new, two-story house that includes a 516 SF basement. Also proposed is a 967 SF detached four-car garage and a 224 SF pool structure. The existing swimming pool will be demolished and replaced with a new swimming pool. The proposed house and two accessory structures will total 5,382 SF (0.44 FAR) where 5,396 SF (0.44 FAR) is the maximum allowed (including basement exemption).

The new single family dwelling will contain four bedrooms. Two off-street parking spaces, one of which must be covered, are required for a four-bedroom house. The detached garage provides four covered parking spaces (40'-6" x 20'-0" clear interior). Therefore, the project is in compliance with off-street parking requirements.

The applicant is requesting approval of several Conditional Use Permits and Special Permits for the proposed detached garage and pool structure (see list of requested applications on the following page).

The lot slopes downward from the front property line to the rear property line by more than 12 feet along the left side and by nearly 14 feet along the right side. Therefore, the applicant is also requesting a Special Permit for the second floor to extend beyond the declining height envelope along the left side of the house by 140 SF (5'-6" x 25'-5"). All other Zoning Code requirements have been met.

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The applicant is requesting the following applications:

- Design Review for a new, two-story single family dwelling and detached garage (C.S. 25.57.010 (a)(1));
- Special Permit for Declining Height Envelope encroachment along the left side of the house (140 SF, 5'-6" x 25'-5" extends beyond DHE) (C.S. 25.26.035 (c));
- Special Permits for detached garage exceeding a width of 28 feet (42 feet proposed) and the pool structure exceeding a depth of 28 feet (32 feet proposed) (C.S. 25.26.035 (e));
- Conditional Use Permit for two accessory structures on the same lot that each exceed 120 SF in size (967 SF detached garage and 224 SF pool structure proposed) (C.S. 25.60.010 (a));
- Conditional Use Permit for an accessory structure (detached garage) exceeding 600 SF in size (967 SF proposed) (C.S. 25.60.010 (b));
- Conditional Use Permit for total accessory structures exceeding 800 SF (1,298 SF proposed) (C.S. 25.60.010 (c));
- Conditional Use Permit for a full bathroom in an accessory structure (pool structure) (C.S. 25.60.010 (j));
- Conditional Use Permit for plate height of detached garage exceeding 9'-0" (10'-0" proposed) (C.S. 25.60.010 (g)); and
- Conditional Use Permit for a pool structure that exceeds 120 SF in floor area (224 SF proposed) (C.S. 25.60.010 (n)).

132 Elm Avenue

Lot Area: 12,175 SF

Plans date stamped: August 23, 2019

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr):	34'-6" (to porch)	34'-5" (block average)
(2nd flr):	37'-7"	34'-5" (block average)
Side (left):	6'-4"	6'-0"
(right):	14'-9"	6'-0"
Rear (1st flr):	95'-9" (to deck)	15'-0"
(2nd flr):	100'-11"	20'-0"
Lot Coverage:	3,711 SF 30.5%	4,870 SF 40%
FAR:	5,382 SF 0.44 FAR	5,396 SF ¹ 0.44 FAR
# of bedrooms:	4	---

	PROPOSED	ALLOWED/REQUIRED
Off-Street Parking:	4 covered (40'-6" x 20'-0" clear interior)	1 covered (10' x 20') + 1 uncovered (9' x 20')
Building Height:	26'-1"	30'-0"
DH Envelope:	140 SF (5'-6" x 25'-5") encroachment along the left side ²	CS 25.26.075

¹ (0.32 x 12,175 SF) + 1,100 SF + 400 SF = 5,396 SF (0.44 FAR)

² Special Permit required for declining height envelope along the left side of the house.

Summary of Proposed Exterior Materials:

- **Windows:** clad wood with simulated divided lites with spacers; wood trim; wood shutters
- **Doors:** wood
- **Siding:** HardiePlank lap siding with cornerboards
- **Roof:** asphalt shingle (main roof); copper (front bay windows, left side - kitchen bumpout)
- **Other:** wood railing (front elevation, second floor); wood paneled bay windows; wood lattice (below rear uncovered deck); thin brick veneer chimneys; copper gutters and downspouts

Staff Comments: The Landscape Plan on sheet L1.0 shows the outline of a previously proposed trellis attached to the pool structure; this trellis is no longer proposed. Also on the same sheet, an uncovered parking space is shown to the right side of the proposed detached garage. Parking spaces that do not lead directly to a garage or carport are not allowed. Applicant will be directed to remove trellis outline and uncovered parking space symbol from plans before returning to the Planning Commission.

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 Conditional Use Permit: In order to grant a Conditional Use Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.52.020, a-c):

- (a) The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience;
- (b) The proposed use will be located and conducted in a manner in accord with the Burlingame general plan and the purposes of this title;
- (c) The planning commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this title and to assure operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses on adjoining properties in the general vicinity.

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.

'Amelia Kolokihakaufisi
Associate Planner

- c. John Stewart, Stewart Associates, applicant and architect
Cyndi and Bob Gilson, property owners

Attachments:

Application to the Planning Commission
Letter of Explanation, date stamped June 18, 2019
Photos of Neighboring Properties
Special Permit Application – Declining Height Envelope
Special Permit Applications – Accessory Structures
Conditional Use Permit Applications – Accessory Structures
Notice of Public Hearing – Mailed August 30, 2019
Area Map

Separate Attachments:

Historical Resource Evaluation conducted by Page & Turnbull, Inc., dated March 1, 2019