

City of Burlingame

Design Review

Item No. 8a
Regular Action

Address: 1319 Capuchino Avenue

Meeting Date: October 28, 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

Environmental Review Status: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a), which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review. In urbanized areas, up to three single-family residences may be constructed or converted under this exception.

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 3,308 SF (0.55 FAR) where 3,335 SF (0.56 FAR) is the maximum allowed (including a 200 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 nine, 24-inch box and one, 15-gallon 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:** September 23, 2019

	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	18'-3" 26'-3"	18'-3" (block average) 20'-0"
Side Setback (left): (right):	6'-6" 9'-6"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	39'-9" 39'-9"	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:	28'-6"	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 along left side of house complies with window the enclosure exception (CS 25.26.075 (b)(2)).

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad window, simulated true divided lite with wood trim and dual glazing.
- **Doors:** wood doors on house; wood garage door.
- **Siding:** shingle siding on first floor and horizontal wood siding on second floor.
- **Roof:** composition shingle roofing.
- **Other:** stucco chimney, wood columns, and wood outriggers.

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on August 26, 2019, the Commission had several comments regarding the materials, proposed plate heights, and side courtyard (see attached August 26, 2019 Planning Commission Minutes). The Commission voted to place the project on the Regular Action calendar. The neighbor located adjacent to the subject property expressed concerns about the proposed side courtyard affecting their privacy since it faced their living room and kitchen.

The applicant submitted a response letter dated October 7, 2019, and revised plans date stamped September 23, 2019, to address the Planning Commission's comments. Please refer to the copy of the August 26, 2019, Planning Commission minutes included in the staff report for the list of Planning Commission comments.

Although the designer will be available to address additional comments/questions from the Commission during his presentation at the action hearing, listed below are the summarized revisions to the project and plans provided by the applicant.

1. Applicant has redesigned the proposed project to address concerns regarding plate heights, scale, and architecture style in a predominately single story neighborhood; and
2. Applicant has removed the side courtyard on the right elevation.

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 proposed project includes a detached garage at the rear of the property, which is consistent with the garage patterns within the neighborhood. The project proposes a variety of materials including composition shingle roofing, horizontal wood and shingle siding, wood doors, and aluminum clad wood casement windows with simulated true divided lite grids and wood trim. The articulation provides visual interest on all elevations and the architectural elements of the proposed craftsman style structure compliment 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 project shall be built as shown on the plans submitted to the Planning Division date stamped September 23, 2019, sheets A.1 through A.6, N.1, and L1.0, L2.0 and L2.5;
2. 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);
3. 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;
4. 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;
5. 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;

6. 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;
7. 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;
8. 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:

9. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;
10. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
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 built according to the approved Planning and Building plans.

Michelle Markiewicz
Assistant Planner

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

Attachments:

August 26, 2019 Planning Commission Minutes
Applicant's Response Letter, dated October 7, 2019
Neighbor Letter of Concern, dated September 6, 2019
Application to the Planning Commission
Arborist Report, prepared by Kielty Arborist Services, dated June 20, 2019
Planning Commission resolution
Notice of Public Hearing – Mailed October 4, 2019
Area Map