



PROJECT LOCATION
829 Maple Avenue

City of Burlingame

Design Review Amendment

Item No. 8e
Regular Action Item

Address: 829 Maple Avenue

Meeting Date: November 12, 2019

Request: Application for Design Review Amendment for a previously approved application for Design Review for first and second story additions (major renovation) to an existing one-story house and Special Permits and Conditional Use Permits for an accessory structure.

Applicant and Architect: Gary Diebel, AIA | Diebel and Company Architects

APN: 029-033-070

Property Owner: Aidani Santos

Lot Area: 5,919 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)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive.

History and Amendment to Design Review: An application for Design Review for first and second story additions (major renovation) to an existing one-story house with a new detached garage at 829 Maple Avenue was approved by the Planning Commission on August 13, 2018 (see attached August 13, 2018 Planning Commission Meeting Minutes). A building permit was issued on May 28, 2019 and construction is underway.

Following the approval of the design review application and issuance of the building permit, the property owners decided to make some modifications to their plans and are requesting an amendment to their approval. The following changes are proposed:

- New second floor deck (uncovered) – the applicant is proposing to add a 65 SF (5' deep by 13' wide) deck above the first floor bedroom at the rear of the house; the deck would be accessed from a second floor bedroom;
- New skylight between the dormers on the left side elevation; and
- Removal of a front bedroom window on the first floor.

The applicant submitted a letter of explanation, dated October 23, 2019, providing an overview of all of the proposed changes and further detail about the proposed roof deck design. Plans have also been submitted showing the originally approved and proposed floor plans and building elevations, date stamped October 25, 2019.

Description of Previously Approved Project: Located on an interior lot, the subject property had a one-story house with an attached garage that contained 1,250 SF (0.21 FAR) of floor area and two bedrooms. The approved project was considered a major renovation since more than 50% of the existing exterior walls were proposed to be demolished. Additions included a front covered porch (122 SF) and a new second story (864 SF). The approval included demolishing the existing attached garage and building a new detached garage at the rear 40% of the lot. The total floor area of the project increased to 3,083 SF (0.52 FAR) where 3,394 SF (0.57 FAR) is the maximum allowed.

The number of potential bedrooms increased from two to four. Two parking spaces, one of which must be covered, are required on site. The new detached garage provides two covered parking spaces (20'-2" wide x 34'-2" deep clear interior dimensions) and one uncovered space (9' x 20') is provided in the driveway. All other Zoning Code requirements were met.

The applicant requested Special Permits and Conditional Use Permits for the proposed accessory structure (detached garage) which are listed below. No changes are being proposed to the new detached garage. The following applications were approved by the Planning Commission on August 13, 2018:

Main Dwelling

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

Accessory Structure

- Special Permit for detached garage exempt from setbacks located within rear 40% of the lot (C.S. 25.26.035 (d));
- Special Permit for accessory structure exceeding 28 feet in depth (44'-6½" proposed) (C.S. 25.26.035 (e));
- Conditional Use Permit for accessory structure exceeding 600 SF in size (864 SF proposed) (C.S. 25.60.010 (b));
- Conditional Use Permit for a half bathroom in an accessory structure (C.S. 25.60.010 (j));
- Conditional Use Permit for glazed openings (left side door 9'-3" from rear property line proposed) within 10-feet of rear property line (C.S. 25.60.010 (i)); and
- Conditional Use Permit for glazed openings (clerestory windows 10'-3" above grade and skylights 12'-4" above grade proposed) more than 10-feet above grade (C.S. 25.60.010 (i)).

829 Maple Avenue

Lot Size: 5,919 SF

Plans date stamped: July 27, 2018 and October 25, 2019

	EXISTING	APPROVED 07/27/18 Plans	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	17'-0"	16'-1" (to porch)	16'-1" (block average)
(2nd flr):	n/a	20'-0"	20'-0"
Side (left):	4'-6"	4'-6" (to addition)	4'-0"
(right):	4'-11"	13'-6" (to addition)	4'-0"
Rear (1st flr):	48'-5"	41'-0" (to rear porch)	15'-0"
(2nd flr):	n/a	48'-6"	20'-0"
Lot Coverage:	1,343 SF 22.7%	2,340 SF 39.5%	2,368 SF 40%
FAR:	1,250 SF 0.21 FAR	3,083 SF 0.52 FAR	3,394 SF ¹ 0.57 FAR
# of bedrooms:	2	4	---
Off-Street Parking:	existing attached garage proposed to be demolished	2 covered (20'-2" wide x 34'-2" deep clear interior dimensions) ² 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	18'-4"	26'-9 ⁵ / ₈ "	30'-0"
DH Envelope:	not applicable	complies	C.S. 25.26.075

¹ (0.32 x 5,919 SF) + 1100 SF + 400 SF = 3,394 SF (0.57 FAR)

² Clear interior dimension for depth is as measured from the interior garage door to the wall of the proposed half-bath.

Staff Comments: With the proposed changes, there is no increase to lot coverage or the floor area ratio.

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: That the proposed 65 SF second floor deck incorporates into the approved Craftsman design of the main dwelling and that the deck size of under 100 SF does not impact privacy of neighboring properties. That the architectural style, mass and bulk of the addition (featuring gable roofs and dormers, composition roofing, proportional plate heights, wood corbels and gable brackets, and aluminum clad windows) is compatible with the variety of styles that define the character of the neighborhood and that the windows and architectural elements of the proposed structure are placed so that the structure respects the interface with the structures on adjacent properties, therefore 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 July 27, 2018, sheets A0.1 through A2.3, A3.4, A3.5, A3.1, A3.4, A3.5, L1.1 and L2.1 and date stamped October 25, 2019 sheets A2.4, A2.5, A3.2, and A3.3;
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 basement, 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;
5. 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;
6. 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;

7. 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;
8. 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;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at the 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:

10. 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;
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.

'Amelia Kolokihakaufisi
Associate Planner

- c. Gary Diebel, AIA, applicant and designer
Aidani Santos, property owner

Attachments:

August 13, 2018 Planning Commission Minutes
Applicant Letter of Explanation (with photos), dated October 23, 2019
Application to the Planning Commission
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed November 1, 2019
Area Map