



PROJECT LOCATION
1325 Balboa Avenue

City of Burlingame

Design Review

Item No. 8d
Regular Action Item

Address: 1325 Balboa Avenue

Meeting Date: November 12, 2019

Request: Application for Design Review for a new, two-story single family dwelling and detached garage.

Applicant and Designer: Jesse Guerse, Guerse Conceptual Designs, Inc.

APN: 026-022-090

Property Owner: 1325 Balboa, LLC

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 subject property is an interior lot. The applicant proposes to demolish the existing single-story house with a detached garage in the rear yard. A new, two-story house with a detached garage is proposed on the site. The proposed new house and detached garage will have 3,318 SF (0.55 FAR) of floor area where 3,420 SF (0.57 FAR) is the maximum allowed (including front-facing covered porch exemptions).

There are a total of two existing trees on the property, which are protected sized. With this application, the two existing trees are proposed to be removed. The applicant will need to apply for and obtain a Protected Tree Removal Permit to remove these trees. The proposed Landscape Plan shows a total of three, 24-inch box and one 15-gallon landscape trees to be planted throughout the site.

There will be a total of four bedrooms in the proposed main dwelling. A total of two on-site parking spaces are required, one of which must be covered. The detached garage provides one covered parking space (10' x 20' clear interior dimensions) and an uncovered parking space (9' x 20') is provided in the driveway leading to the garage. 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)).

1325 Balboa Avenue

Lot Area: 6,000 SF

Plans date stamped: October 28, 2019

| | PROPOSED | ALLOWED/REQUIRED |
|--|----------------------|--|
| Front Setback (1st flr): (2nd flr): | 26'-7" 25'-7" | 25'-6" (block average) 25'-6" (block average) |
| Side Setback (left): (right): | 6'-6" 12'-1" | 4'-0" 4'-0" |
| Rear Setback (1st flr): (2nd flr): | 41'-7" 41'-7" | 15'-0" 20'-0" |
| Lot Coverage: | 1,994 SF 33.2% | 2,400 SF 40% |
| FAR: | 3,318 SF 0.55 FAR | 3,420 SF ¹ 0.57 FAR |

¹ (0.32 x 6,000 SF) + 1,100 SF + 400 = 3,420 SF (0.57 FAR)

1325 Balboa Avenue**Lot Area: 6,000 SF****Plans date stamped: October 28, 2019**

| | PROPOSED | ALLOWED/REQUIRED |
|----------------------------|---|---|
| # of bedrooms: | 4 | --- |
| Off-Street Parking: | 1 covered (10' x 20') 1 uncovered (9' x 20') | 1 covered (10' x 20') 1 uncovered (9' x 20') |
| Building Height: | 24'-6" | 30'-0" |
| DH Envelope: | Complies using window enclosure exception | CS 25.26.075 |

Summary of Proposed Exterior Materials:

- **Windows:** Aluminum clad exterior simulated true divided lights.
- **Doors:** Aluminum clad doors on house; wood garage door.
- **Siding:** batten board siding and stone veneer.
- **Roof:** Asphalt roofing with standing seam roof accents
- **Columns:** Wood or pre fab composite columns
- **Other:** stone veneer cladding at base of house and at garden wall.

Staff Comments: The revised changes on the plans, date stamped October 28, 2019, do not impact the building footprint, floor area ratio, or setbacks; changes were made only to architectural details.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on October 15, 2019, the Commission had suggestions regarding this project and voted to place this item on the regular action calendar when all information has been submitted and reviewed by the Planning Division (see attached October 15, 2019 Planning Commission Minutes).

The applicant submitted a response letter and revised plans date stamped October 28, 2019, to address the Planning Commission's comments. Please refer to the attached October 15, 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 redesigned the left elevation to reduce massing by removing the second floor overhang and pushing back the façade to lessen protrusion of the second floor. Additionally, a secondary shed roof was introduced on first floor windows to break up the façade. Lastly, the front entry porch columns were extended to heighten the roof slope under the center window, which will create more roof massing and align the columns with the front left façade, and the standing seam roofing material over front right porch was removed to soften the exterior and emphasize the entry.
2. Applicant revised the spacing of the board and batten from 20 inches to 16 inches.
3. Applicant labeled the color of the standing seam on plans to be bronze or brown in color.

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/farmhouse style of the 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 October 28, 2019, sheets T.0 through L.1;
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 demolition for 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;
9. 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:

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. 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;
12. 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;
13. 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
14. 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.

Fahteen Khan
Consultant Planner

- c. Jesse Guerse, Guerse Conceptual Designs, Inc., designer and applicant
1325 Balboa LLC, property owner

Attachments:

October 15, 2019 Planning Commission Minutes
Applicant's Response Letter to the Commission, dated October 28, 2019
Application to the Planning Commission
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed November 1, 2019
Area Map