



**PROJECT LOCATION**  
757 Farrington Lane

# City of Burlingame

Design Review and Special Permit

Item No. 9b  
Design Review Study

**Address:** 757 Farrington Lane

**Meeting Date:** November 12, 2019

**Request:** Application for Design Review and Special Permit for declining height envelope for a new, two-story single family dwelling and detached garage.

**Applicant and Designer:** Elaine Lee, Elaine Lee Designs

**APN:** 029-044-040

**Property Owner:** Beth Taylor

**Lot Area:** 5,200 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**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 3,035 SF (0.59 FAR) of floor area where 3,164 SF (0.61 FAR) is the maximum allowed (including front-facing covered porch exemptions).

There are a total of two existing non-protected size trees on the property which will be removed as part of this project. The proposed Landscape Plan shows a total of six, 24-inch box and three, 15-gallon landscape trees to be planted throughout the site.

The applicant is requesting a Special Permit for encroachment into the declining height envelope along the right side of the second floor. The right side encroaches into the declining height envelope by 105 SF (5'-6" x 8'-1" and 3'-6" x 17'-3"). There is a stairway enclosure on the right side of the house that qualifies for the window enclosure exemption and is therefore not included in the encroachment calculation for that side.

There will be a total of four bedrooms in the proposed main dwelling (office on first floor does not qualify as a bedroom since more than 50% of one of its walls is open. A total of two on-site parking spaces are required, one of which must be covered. The detached garage provides one covered parking spaces (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 applications:

- Design Review for a new, two-story single family dwelling and detached garage (C.S. 25.57.010 (a) (1)); and
- Special Permit for declining height envelope along right side of house (right side encroaches by 105 SF) (C.S. 25.25.035 (c)).

## 757 Farrington Lane

**Lot Area:** 5,200 SF

**Plans date stamped:** October 29, 2019

	PROPOSED	ALLOWED/REQUIRED
<b>Front Setback (1st flr):</b> <b>(2nd flr):</b>	19'-11" 26'-0"	19'-9" (block average) 20'-0"
<b>Side Setback (left):</b> <b>(right):</b>	9'-11" 3'-0"	3'-0" 3'-0"
<b>Rear Setback (1st flr):</b> <b>(2nd flr):</b>	47'-2" 46'-2"	15'-0" 20'-0"
<b>Lot Coverage:</b>	1,867 SF 35.9%	2,080 SF 40%
<b>FAR:</b>	3,035 SF 0.59 FAR	3,164 SF <sup>1</sup> 0.61 FAR

<sup>1</sup> (0.32 x 5,200 SF) + 1,100 SF + 400 = 3,164 SF (0.61 FAR)

**757 Farrington Lane****Lot Area: 5,200 SF****Plans date stamped: October 29, 2019**

	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
<b># of bedrooms:</b>	4	---
<b>Off-Street Parking:</b>	1 covered (10' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
<b>Building Height:</b>	28'-0"	30'-0"
<b>DH Envelope:</b>	Does not comply, requesting special permit <sup>2</sup>	CS 25.26.075

<sup>2</sup> Special Permit required for declining height envelope along right side of house (right side encroaches by 105 SF).

**Summary of Proposed Exterior Materials:**

- **Windows:** Pella windows with simulated true divided lights.
- **Doors:** Painted wood entry door; wood garage door.
- **Siding:** Stucco and painted shingle siding.
- **Roof:** Composite shingle.
- **Columns:** Painted wood columns with painted shingle siding base.
- **Gable end vent:** Painted stool, apron and dentils

**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.

**Required 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.

Fahteen Khan  
Consultant Planner

- c. Elaine Lee, Elaine Lee Designs, designer and applicant  
Beth Taylor, property owner

Attachments:

Application to the Planning Commission  
Letter of Explanation  
Special Permit Application  
Notice of Public Hearing – Mailed November 1, 2019  
Area Map