



PROJECT LOCATION
730 Crossway Road

City of Burlingame
Design Review and Front Setback Variance

Item No. 8c
Regular Action Item

Address: 730 Crossway Road

Meeting Date: November 25, 2019

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

Applicant and Designer: Wehmeyer Design
Property Owner: Leslie Macchia
General Plan: Low Density Residential

APN: 029-051-270
Lot Area: 5,500 SF
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 with an attached one-car garage to build a new, two-story single family dwelling with a detached garage. The proposed house will have a total floor area of 3,146 SF (0.57 FAR) where 3,200 SF (0.58 FAR) is the maximum allowed (including a 70 SF covered front porch exception).

The applicant is requesting a Front Setback Variance for the proposed first and second stories. Based on the average of the block, the minimum required front setback to the first and second floors is 20'-8". The proposed front setbacks to the first floor and second floors are 15'-7" and 20'-1", respectively.

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 (11' x 20' 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 proposed Landscape Plan shows a total of four trees, two existing and two new 24" box size landscape trees to be planted throughout the site. No trees are proposed to be removed.

All other Zoning Code requirements have been met. The applicant requests the following applications:

- Design Review for a new, two-story single family dwelling and detached garage (C.S. 25.57.010 (a)(1)); and
- Front Setback Variance for proposed first and second floors (20'-8" minimum required based on the block average where 15'-7" and 20'-1" is proposed to the first and second floors, respectively) (C.S. 25.26.072 (b) (1) (3)).

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730 Crossway Road**Lot Size:** 5,500 SF**Plans date stamped:** November 14, 2019

	PROPOSED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr):	15'-7" ¹ 20'-1" ¹	20'-8" (block average) 20'-8" (block average)
Side Setback (left): (right):	4'-1" 9'-6"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	45'-1" 45'-1"	15'-0" 20'-0"
Lot Coverage:	2,099 SF 38.2%	2,200 SF 40%
FAR:	3,146 SF 0.57 FAR	3,200 SF ² 0.58 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (11' x 20' clear interior) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior) 1 uncovered (9' X 20')
Building Height:	27'-8½"	30'-0"
DH Envelope:	complies	CS 25.26.075

¹ Front Setback Variance for proposed first and second floors (20'-8" minimum required where 15'-7" and 20'-1" is proposed to the first and second floors, respectively).

² (0.32 x 5,500 SF) + 1,100 SF + 340 SF = 3,200 SF (0.58 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** fiberglass clad wood windows, simulated divided lite.
- **Doors:** painted wood and glass; wood with glass windows on garage door.
- **Siding:** vertical board and batten siding.
- **Roof:** composition shingles.
- **Other:** wood columns, wrought iron railing.

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission design review study meeting on October 28, 2019, the Commission had a few suggestions regarding materials, adding a gable vent at the front porch, and revising the vertical effect of the board and batten on the side elevations (see attached October 28, 2019 Planning Commission Minutes). The Commission voted to place this item on the regular action calendar when all information has been submitted and reviewed by the Planning Division.

The applicant submitted a response letter dated November 6, 2019, and revised plans date stamped November 14, 2019, to address the Planning Commission's comments. Please refer to the copy of the October 28, 2019, Planning Commission minutes included in the staff report for a detailed 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. There were no changes made to the previously proposed front setbacks to the first and second floors of the house.

1. Brick was added to the base, along the front and sides of the house, to create a base for the house;
2. Applicant felt that adding a gable vent to the front entry was not necessary because the gable provides an open space within the house, but did propose triangular roof vents at every closed gable end; and
3. A rendering was provided to demonstrate the low impact of the vertical board and batten on the side elevations.

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 articulation provides visual interest on all elevations and the architectural elements of the proposed craftsman style structure compliment the neighborhood; that the project proposes a variety of materials including vertical board and batten siding and brick veneer, composition shingle roofing, wood doors, and fiberglass clad wood windows; and that the proposed project includes a detached garage at the rear of the property, which is consistent with the garage patters within the neighborhood. For these reasons the project may be found to be compatible with the requirements of the City's five design review criteria.

Required Findings for Variance: In order to grant a Variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application 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; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

Suggested Findings for Variance: At the October 28, 2019 design review study meeting the Planning Commission noted that the lot is unique to others on the block in that the lot was reduced by 20 feet at the rear that the reduction in lot size also limits the FAR compared to adjacent properties and the proposed project is not requesting special consideration for lot coverage or FAR; that the proposed project has placed the house as far back as possible to comply with back-up area requirements for vehicles exiting the detached garage at the rear of the site; and that the variance will allow the existing front setback to remain by retaining the existing wall at the front of the house. For these reasons the project may be found to be compatible with the variance 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 project shall be built as shown on the plans submitted to the Planning Division date stamped November 14, 2019, sheets A.0.0 through A.5.0, sheets A9.0 and L1.1, and Site Survey stamped March 1, 2019;
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 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. 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;
11. 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

12. 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
Associate Planner

- c. Wehmeyer Design, applicant and designer
Leslie Macchia, property owner

Attachments:

October 28, 2019 Planning Commission Minutes
Applicant's Response Letter, dated November 6, 2019
Application to the Planning Commission
Variance Application
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed November 15, 2019
Area Map