



**PROJECT LOCATION**  
1034 Morrell Avenue

**City of Burlingame**  
*Design Review and Special Permit*

**Item No. 9b**  
**Design Review Study**

**Address:** 1034 Morrell Avenue

**Meeting Date:** November 25, 2019

**Request:** Application for Design Review and Special Permit for declining height envelope for a first floor remodel and second story addition to an existing single family dwelling.

**Applicant and Designer:** Mia Zinni, Mark Zinni Architects, LTD.

**APN:** 029-024-030

**Property Owner:** Michael Boros

**Lot Area:** 5,760 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The existing one-story house with a detached garage is located on an interior lot, contains 1,606 SF (0.27 FAR) of floor area, and has two bedrooms. The applicant is proposing a first floor remodel and second story addition to the existing house. The house and detached garage will have 2,813 SF (0.48 FAR) of floor area where 3,284 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 not protected sized. All existing trees are proposed to be retained with no new trees proposed.

There will be a total of four bedrooms in the house (tv room on the second floor qualifies as a bedroom). Planning staff would note that the study room on the first floor will be open to the entry so that it does not qualify as a bedroom; the designer will make this adjustment before the action meeting. A total of two on-site parking spaces are required, one of which must be covered. The existing detached garage is nonconforming in width and length (less than 18' provided) for a two-car garage. Since only one covered parking space is required for the four-bedroom house and there are no improvements proposed to the detached garage, a Variance is not required for the nonconforming length of the covered parking space. One 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 first floor remodel and second story addition to an existing single family dwelling (C.S. 25.57.010 (a) (2)); and
- Special Permit for declining height envelope (19 SF extends beyond the declining height envelope along the right side of the house) (C.S. 25.26.035 (c)).

**1034 Morrell Avenue**

**Lot Area: 5,760 SF**

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

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>Front Setback (1st flr):</b> <b>(2nd flr):</b>	18'-7 1/4" n/a	18'-7 1/4" 20'-6 1/2"	18'-6" (block average) 20'-0"
<b>Side Setback (left):</b> <b>(right):</b>	6'-5 7/8" 13'-7 1/2"	6'-5 7/8" 13'-7 1/2"	4'-0" 4'-0"
<b>Rear Setback (1st flr):</b> <b>(2nd flr):</b>	47'-10 3/8" 47'-10 3/8"	47'-10 3/8" 47'-10 3/8"	15'-0" 20'-0"
<b>Lot Coverage:</b>	1,653 SF 28.6%	1,653 SF 28.6%	2,304 SF 40%

**1034 Morrell Avenue****Lot Area: 5,760 SF****Plans date stamped: October 29, 2019**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWED/REQUIRED</b>
<b>FAR:</b>	1,606 SF 0.27 FAR	2,813 SF 0.48 FAR	3,284 SF <sup>1</sup> 0.57 FAR
<b># of bedrooms:</b>	2	4	---
<b>Off-Street Parking:</b>	1 covered (10' x 17'-9" clear interior dimensions) 1 uncovered (9' x 20')	no change	1 covered 1 uncovered
<b>Building Height:</b>	18'-3"	29'-3 1/2"	30'-0"
<b>DH Envelope:</b>	n/a	Does not comply, requesting special permit <sup>2</sup>	CS 25.26.075

<sup>1</sup> (0.32 x 5,760 SF) + 1,100 SF + 341 = 3,284 SF (0.57 FAR)

<sup>2</sup> Special Permit required for declining height envelope (19 SF extends beyond the declining height envelope along the right side of the house).

**Summary of Proposed Exterior Materials:**

- **Windows:** Wood frame aluminum clad simulated true divided lights.
- **Doors:** Painted wood entry door; wood garage door.
- **Siding:** Painted smooth stucco.
- **Roof:** Terracotta tiles.

**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.

Fahteen Khan  
Consultant Planner

- c. Mia Zinni, Mark Zinni Architects, LTD., designer and applicant  
Michael Boros, property owner

**Attachments:**

Application to the Planning Commission

Special Permit Application

Notice of Public Hearing – Mailed November 15, 2019

Area Map