



PROJECT LOCATION
737 Linden Avenue

City of Burlingame

Design Review and Lot Split

Item No. 8a
Regular Action Item

Address: 737 Linden Avenue

Meeting Date: January 27, 2020

Request: Application for Design Review and Tentative Map for Lot Split for construction of a new, two-story duplex on each proposed new lot (733 & 735 Linden Avenue and 737 & 739 Linden Avenue).

Applicant and Designer: James Chu, Chu Design Associates, Inc.

APN: 029-055-050

Property Owner: 737 Linden LLC

Lot Area: 7,405 SF, 733-735 Linden Avenue (Parcel 6A)
7,405 SF, 737-739 Linden Avenue (Parcel 6B)

General Plan: Medium Density Residential

Zoning: R-2

Adjacent Development: Duplex and single-family dwellings.

Environmental Review Status: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (b), which states that construction and location of limited numbers of new, small facilities or structures including a duplex or similar multi-family residential structure totaling no more than four dwelling units is exempt from environmental review. In urbanized areas, this exemption applies to apartment, duplexes and similar structures designed for not more than six dwelling units.

Current Use: Existing duplex dwelling and single family dwelling with a detached garage on one lot.

Proposed Use: Duplex dwelling on each proposed new lot (single lot split into two lots).

Allowable Use: Duplex and single-family dwellings.

Project Summary: The existing property is comprised of one lot, measures 14,810 SF and has two frontages; 107.08 feet along Linden Avenue and 107.08 feet along Carolan Avenue. The site currently contains one duplex dwelling, one single family dwelling, and a three-car detached garage. This neighborhood is made up of single family and duplex dwellings; a small commercial center is located nearby at the corner of Linden Avenue and Oak Grove Avenue.

The applicant is proposing to demolish all existing structures on the lot, subdivide the existing lot into two lots, and construct one, two-story duplex building on each newly created lot. Each building will have a different exterior design style, roof forms, and architectural features. Each unit would provide a living and dining room, kitchen, three or four bedrooms, and an attached two-car garage. Please refer to the development table on pages 3 and 4 for project compliance with the R-2 zoning regulations. Planning staff would note that there is no floor area ratio regulation for the R-2 zone. The applicant is requesting the following applications:

- Design Review for construction of a new, two-story duplex on each proposed new lot (C.S. 25.27.045); and
- Tentative Map for Lot Split of Lot 6 (14,810 SF) into two equal lots (Parcels 6A and 6B, each lot measuring 7,405 SF in area).

Lot Split: Code Section 25.27.050 (a) requires that lots of 7,000 SF to 9,999 SF must have an average width of not less than 50 feet and all such lots or parcels of land shall have frontage of not less than 55 feet on a public street.

The proposed lot split includes subdividing the existing 14,810 SF lot into two lots, each measuring 7,405 SF in area. The Tentative Map shows that the existing lot would be divided in half to create two equal 50 foot wide lots, Parcel 6A and Parcel 6B. The middle property line, which splits the lot into two lots, would be slightly angled at both ends to comply with the minimum required 55 foot street frontage (provided on Linden Avenue for Parcel 6A and on Carolan Avenue for Parcel 6B). The minimum required lot size is 5,000 SF in this area (7,405 SF proposed for each lot).

Planning staff would note that a similar lot split proposal was granted in 2017 for a similar project at 715-717 and 719-721 Linden Avenue (currently under construction).

Parcel 6A is located on the south side of the parcel and will be assigned the address of 733 and 735 Linden Avenue. Parcel 6B is on the north side of the parcel and will be assigned the address of 737 and 739 Linden Avenue.

733-735 Linden Avenue (Parcel 6A): The applicant is proposing a new, two-story duplex dwelling with two, two-car attached garages at the middle of the building that connect the two units. The proposed duplex will have a total lot coverage of 2,748 SF (37.1%) where 2,962 SF (40%) is the maximum allowed.

733 Linden Avenue will contain three bedrooms and 735 Linden Avenue will contain four bedrooms. A total of five on-site parking spaces are required, four of which must be covered. Each attached garage provides two covered parking spaces (20' x 20' clear interior dimensions) and an uncovered parking space (9' x 20') is provided in tandem with the garage. Vehicular ingress and egress to the garages will be by way of a driveway located along the left side property line on each new lot. All other zoning code requirements have been met.

737-739 Linden Avenue (Parcel 6B): The applicant is proposing a new, two-story duplex dwelling with two, two-car attached garages at the middle of the building that connect the two units. The proposed duplex will have a total lot coverage of 2,910 SF (39.3%) where 2,962 SF (40%) is the maximum allowed.

737 Linden Avenue will contain three bedrooms and 739 Linden Avenue will contain four bedrooms. A total of five on-site parking spaces are required, four of which must be covered. Each attached garage provides two covered parking spaces (20' x 20' clear interior dimensions) and an uncovered parking space (9' x 20') is provided in tandem with the garage. Vehicular ingress and egress to the garages will be by way of a driveway located along the right side property line on each new lot. All other zoning code requirements have been met.

Landscaping: The existing site contains a total of 12 trees, none of which are protected size. The applicant is proposing to remove a total of 9 trees as part of the project. Proposed landscaping and hardscaping throughout both lots is shown on sheets L1.1 and L2.1. In accordance with the City's requirements, each lot developed with a duplex dwelling is required to provide a minimum of one landscape tree for every 2,000 SF of habitable space. Based on the proposed project, a total of four landscape trees are required on each lot. Based on the Landscape Plan, there will be a total of 8 trees on the site at 733-735 Linden Avenue (one existing tree and 7 new landscape trees) and a total of four trees on the site at 737-739 Linden Avenue (one existing tree and three new landscape trees). The proposed landscaping for the project complies with the on-site reforestation requirements.

This space intentionally left blank.

733-735 Linden Avenue (Parcel 6A)**Lot Area:** 7,405 SF**Plans date stamped:** January 17, 2020

	PROPOSED	ALLOWED/ REQUIRED
SETBACKS		
Front (Carolan Ave)* (1st flr): (2nd flr):	15'-1½" 15'-1½"	15'-0" 15'-0"
Side (left): (right):	4'-3" 5'-0"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	18'-0½" 18'-10"	15'-0" 15'-0"
Lot Coverage:	2,748 SF 37.1%	2,962 SF 40%
Building Height:	25'-7"	30'-0"
Declining Height Envelope:	Complies with window enclosure exception	CS 25.27.075
Off-Street Parking:	5 total spaces 4 covered (10'-0" x 20'-0" each space) 1 uncovered (9' x 20') 80% covered	5 total spaces 4 covered (10'-0" x 20'-0" each space) 1 uncovered (9' x 20') 80% covered

* For setback purposes, the front of the lot for 733-735 Linden Avenue is considered to be along Carolan Avenue since it is the narrow portion of the lot (52.08 feet along Carolan Avenue and 55 feet along Linden Avenue).

Summary of Proposed Exterior Materials for 733-735 Linden Avenue:

- **Windows:** aluminum clad wood windows with simulated true divided lites; wood trim
- **Doors:** wood doors and wood garage doors
- **Siding:** shingles (733 Linden); stucco (735 Linden)
- **Roof:** composition shingles (733 Linden); clay tile (735 Linden)
- **Other:** wood porch columns with stone base veneer (733 Linden)

This space intentionally left blank.

737-739 Linden Avenue (Parcel 6B)**Lot Area:** 7,405 SF**Plans date stamped:** January 17, 2020

	PROPOSED	ALLOWED/ REQUIRED
SETBACKS		
Front (1st flr): (2nd flr):	18'-7" 23'-2½"	18'-7" (block average) 18'-7" (block average)
Side (left): (right):	4'-1½" 5'-0"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	15'-0" 15'-0"	15'-0" 15'-0"
Lot Coverage:	2,910 SF 39.3%	2,962 SF 40%
Building Height:	26'-1"	30'-0"
Declining Height Envelope:	Complies with window enclosure exception	CS 25.27.075
Off-Street Parking:	5 total spaces 4 covered (10'-0" x 20'-0" each space) 1 uncovered (9' x 20') 80% covered	5 total spaces 4 covered (10'-0" x 20'-0" each space) 1 uncovered (9' x 20') 80% covered

Summary of Proposed Exterior Materials for 737-739 Linden Avenue:

- **Windows:** aluminum clad wood windows with simulated true divided lites; wood trim.
- **Doors:** wood doors and wood garage doors
- **Siding:** 1x3 vertical barn siding and horizontal wood siding
- **Roof:** standing seam metal
- **Other:** wood porch column and wood belly trim

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission design review study meeting on January 13, 2020, the Commission provided comments and suggestions about the 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 January 13, 2020 Planning Commission Minutes). The following is a summary of the Planning Commission comments and suggestions:

- Four different designs is not a deal breaker but it is all right for the structures to look like actual duplexes with a unified design;
- Revisit Spanish style design – does not fit in with the neighborhood; and
- Consider adding yard space for the units with frontage on Linden Avenue so that they have similar yard space as the units with frontage on Carolan Avenue.

The applicant submitted revised plans to address the Planning Commission's comments, date stamped January 17, 2020. Revisions include added yard space for each unit fronting Linden Avenue which are compatible to the yard spaces for the units along Carolan Avenue. Also, the applicant has eliminated the Spanish style design and opted for a more unified design for the units on Parcel 6B (737-739 Linden Avenue).

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 architectural style, mass and bulk of the two new duplex buildings (featuring a combination of hip and gable roofs, proportional plate heights, wood shingle siding, wood siding, and stucco siding, and simulated true divide lite aluminum clad wood windows with wood trim) is compatible with the character of the neighborhood, that the attached garages, which are located in the middle of the structures and facing the side property lines, will be less visible from the street and is consistent with other existing duplex buildings in 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.

The Planning Commission is also asked to consider making a recommendation regarding the following requests to City Council:

- Tentative Map for a lot split of portion of Lot 6, Map of Corbitt Ranch Subdivision at 737 Linden Avenue.

The Planning Commission shall make its decision upon such consideration as, but not limited to, the following:

- (a) Recommendations of the city engineer;
- (b) Compatibility of proposed lots to pattern of existing lots in the neighborhood; reverse corner lots or key lots shall not be introduced into a neighborhood where such lots do not now exist;
- (c) Accessibility to safety services. The commission may consider grade of access roads or easements and require that such grade is not excessive or beyond the capacity to traverse by safety equipment;
- (d) Proposed grading and contours of the finished sites. The commission may require as a condition that the finished contour of the building site or sites reasonably conform with the neighborhood pattern where such pattern exists;
- (e) Compliance with creek lot requirements set forth in Section 26.08.075.

At the public hearing the following conditions should be considered for the project:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped January 17, 2020, sheets A.1 through A.6.2, N.1, L1.1, L2.1, and sheet 1 of 1 of the Tentative Map;
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;
5. 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;
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 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;
11. that 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

Attachments:

January 13, 2020 Planning Commission Minutes
Application to the Planning Commission
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed January 17, 2020
Area Map