

City of Burlingame

Design Review and Special Permit

Item No. 8b
Regular Action Item

Address: 110 Loma Vista Drive

Meeting Date: January 27, 2020

Request: Application for Design Review for a new, two-story single family dwelling and a Special Permit for an attached garage.

Designer: Denny Han, ARLA Design

APN: 027-051-250

Applicants and Property Owners: Victor and Kooyeon Song

Lot Area: 6,175 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) of the CEQA Guidelines, 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, this exemption may be applied to the construction or conversion of up to three (3) single-family residences as part of a project.

Project Description: The subject property is an interior lot. The applicant proposes to demolish the existing single-story house with an attached one-car garage and build a new, two-story house with an attached garage in its place.

The proposed new house and attached garage will have 3,061 SF (0.50 FAR) of floor area where 3,076 SF (0.50 FAR) is the maximum allowed (including front-facing covered porch exemptions).

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 attached garage provides one covered parking space (10' x 20' clear interior dimensions) and an uncovered parking space is provided in the driveway leading to the garage. Planning staff would note that since the garage space on the right side of the garage measures 19'-6" in length, it does not meet the minimum code length to qualify as a covered parking space (20'-0" minimum required). Two covered parking spaces are not required for the proposed four-bedroom house, therefore a Parking Variance is not required in this case.

The applicant is requesting a Special Permit for an attached garage and has submitted a Special Permit application to review the reasons an attached garage is compatible with the architecture of the house and with the neighborhood. 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 attached garage (C.S. 25.57.010(a)(1) and (6)); and
- Special Permit for an attached garage (C.S. 25.26.035(a)).

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110 Loma Vista Drive

Lot Area: 6,175 SF

Plans date stamped: January 15, 2020

	PREVIOUS PLANS	REVISED PLANS January 15, 2020	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr): (2nd flr): To Attached Garage:	23'-6" 26'-0" 26'-0"	No change No change No change	18'-3" (block average) 20'-0" 25'-0" to two single doors
Side (left): (right):	7'-6" 7'-6"	No change No change	7'-0" 7'-0"
Rear (1st flr): (2nd flr):	21'-6" 21'-6"	No change No change	15'-0" 20'-0"
Lot Coverage:	2,095 SF 34%	No change	2,470 SF 40%
FAR:	3,061 SF 0.50 FAR	No change	3,076 SF ¹ 0.50 FAR
# of bedrooms:	4	No change	---
Off Street Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	No change	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	27'-7"	26'-7"	30'-0"
Declining Height Envelope:	complies	complies	C.S. 25.26.075
Garage:	Attached ²	No change	Special Permit for attached garage C.S. 25.26.035(a)

¹ (0.32 x 6,175 SF) + 1,100 SF = 3,076 SF (0.50 FAR)² Special Permit requested for an attached garage.**Summary of Proposed Exterior Materials:**

- **Windows:** vinyl clad wood windows; simulated true divided lites at right side kitchen only.
- **Doors:** wood doors and metal garage door.
- **Siding:** hardi plank vertical siding 7-inch exposure and board and batten siding with 11.25-inch panel and corner boards.
- **Roof:** composition asphalt single roofing.
- **Other:** wood posts, railings, and outriggers.

Staff Comments: None.

January 13, 2020 Regular Action Meeting: At the Planning Commission Regular Action meeting on January 13, 2020, the Commission noted that they supported the proposed new design and architectural detailing, but still had concerns about the massing of the proposed house in relation to the existing fabric of the neighborhood, which is largely single story ranch-style houses (see attached January 13, 2020 Planning Commission Minutes). The Planning Commission suggested lowering the plate heights and reducing the size of the second story uncovered deck at the rear of the house and voted to continue the application until these issues have been addressed.

In response to the Commission's comments, the applicant has submitted revised plans and a response letter, date stamped January 15, 2020. The following changes were made to the proposed project:

- The first floor plate height was reduced by one foot, from 10 feet to 9 feet. This also resulted in a one-foot reduction in the overall height to the highest ridge of the proposed house (from 27'-7" to 26'-7", where 30'-0" is the maximum allowed); and
- The rear second floor uncovered deck was reduced in size from 178 SF to 120 SF.

Project History: This project initially went to a Planning Commission Design Review Study meeting on April 22, 2019. At this hearing the Commission had several comments and suggestions regarding this project and voted to refer the project to a design review consultant (see attached April 22, 2019 Planning Commission Minutes).

The design review consultant visited the site and surrounding area, met with the project architect and property owners to discuss the Planning Commission's concerns with the project and reviewed revised plans. Please refer to the attached design reviewer's analysis and recommendation, dated December 13, 2019, for a detailed review of the project.

Revised plans were submitted and date stamped January 2, 2020. Listed below were some of the Commission's comments, followed by the responses and revisions made by the applicant (please refer to the attached meeting minutes, the design consultant's recommendation, and the architect's response letter for a detailed list of the Commission comments and the architects plan revisions).

1. *The design is a large blank box that is out of scale with the neighborhood?*

- The exterior design of the house has changed completely. The plate heights have been lowered on both floors, from 12'-0" to 10'-0" on the first floor and from 10'-0" to 8'-6" on the second floor. The overall height has been reduced by two feet from 29'-7" to 27'-7". More traditional materials and architectural features have been applied to the exterior to provide articulation.

2. *The neighborhood can support the proposed attached garage.*

- The proposed attached garage element remains on the revised plans. There are now two separate garage doors with windows, instead of a one double-wide garage door, and the required setbacks to the garage are provided.

3. *Concerned with the size of the rear second floor deck.*

- The proposed rear deck remains approximately the same size at 174.8 SF. A painted privacy wall that is 5'-0" in height is shown at the right side (Sheet A-4) to shield the deck from neighbors. The rear of the house looks over Highway 280 and there are no visible residences.

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 larger width of the lots in this neighborhood can support the design of the two-story single family dwelling and an attached two-car garage. The 9'-0" first floor plate height and the 8'-6" second floor plate height, along with the gable design of the roof, focus the mass at the center of the property. The mix of exterior materials, including vertical and horizontal siding, provides articulation to the traditional architectural design. 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 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.

Suggested Findings for a Special Permit (Attached Garage): That the proposed attached garage containing two, single-wide doors is consistent with the garage pattern in the neighborhood, that the attached garage complies with the off-street parking requirement and the front setbacks for the project, that the paneled garage doors with lites reduce the appearance and mass of the garage, and that the proposed porch covering extending from the entry across the garage integrates the attached garage into the proposed architectural style. For these reasons the project may be found to be compatible with the special permit criteria listed above.

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 January 15, 2020, sheets SP-1 through A-5;
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 basement, 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 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. 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;
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 built according to the approved Planning and Building plans.

Erika Lewit
Senior Planner

c. Denny Han, ARLA Design

Attachments:

Applicant's Response Letter, date stamped January 15, 2020
April 22, 2019 and January 13, 2020 Planning Commission Minutes
Design Reviewer's Recommendation
Application to the Planning Commission
Special Permit Application
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed January 17, 2020
Area Map