



PROJECT LOCATION
212 Bloomfield Road

City of Burlingame

Design Review

Address: 212 Bloomfield Road

Meeting Date: February 10, 2020

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

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

APN: 029-253-210

Property Owners: Robert and Cynthia Gilson

Lot Area: 7,885 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The applicant proposes to demolish the existing one-story house with attached garage and build a new, two-story single family dwelling and detached garage. The total proposed floor area would be 4,017 SF (0.50 FAR), where 4,023 SF (0.51 FAR) is the maximum allowed.

There would be a total of five bedrooms in the proposed house. Three off-street parking spaces are required, two of which must be covered. The proposed detached garage would provide two covered parking spaces (20' x 20' clear interior dimensions) and an uncovered parking space (9' x 20') would be provided in the driveway leading to the garage.

The proposed second story encroaches into the declining height envelope along the left side by 88.75 SF (2'-6" x 35'-6" portion). However, this is an allowable encroachment per Code Section 25.26.075(b)(3)(A-D) because 1) the second story is not closer to the property line than the required first floor setback, 2) the second story plate line is no higher and no longer than the second story plate line on the adjacent property (the neighboring second story, right side wall at 216 Bloomfield Road is 39'-1" long with a plate height of 47.47' and the proposed left side wall on the subject property is 35'-6" long with a plate height of 46.58'), 3) project is only requesting one side wall to be exempt (exemption only allowed for one side wall), and 4) the adjacent wall on the neighboring property does not comply with declining height envelope). Meeting the criteria under C.S. 25.06.075(b)(3)(A-D) allows the DHE encroachment without a Special Permit.

The proposed project includes removal of six existing protected size trees and several smaller, unprotected trees located in the rear yard and along both side property lines. An arborist report was prepared by Kielty Arborist Services, dated November 18, 2019 (attached) and details the condition of the trees proposed for removal. One tree (#14) sits within the footprint of the proposed detached garage; a 22-inch oak tree is proposed to be retained along the right side property line. The City Arborist is reviewing this report and notes that the applicant will need to apply for and obtain a Protected Tree Removal Permit to remove the trees labeled for removal as part of this proposal.

The applicant is requesting the following application:

- Design Review for a two-story single family dwelling and detached garage (C.S. 25.57.01 (a) (1)).

212 Bloomfield Road

Lot Area: 7,885 SF

Plans date stamped: January 21, 2020

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr):	24'-7"	24'-7" (block average)
(2nd flr):	31'-1"	24'-7" (block average)
Side (left):	5'-0"	4'-0"
(right):	10'-0"	4'-0"

	PROPOSED	ALLOWED/REQUIRED
Rear (1st flr): (2nd flr):	68'-7" 70'-7"	15'-0" 20'-0"
Lot Coverage:	2,487F 31.5%	3,154 SF 40%
FAR:	4,017 SF 0.50 FAR	4,023 SF ¹ 0.51 FAR
# of bedrooms:	5	---
Off-Street Parking:	2 covered (20' x 20') 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')
Building Height:	28'-4" ²	30'-0"
Declining Height Envelope:	Complies	C.S. 25.26.075

¹ (0.32 x 7,885 SF) + 1,100 SF + 400 SF = 4,023 SF (0.51 FAR)

² DHE allowable encroachment per C.S. 25.26.075(b)(3) – adjacent second floor

Summary of Proposed Exterior Materials:

- **Windows:** simulated true divided lite, aluminum clad wood casement.
- **Doors:** wood front door with side lites and wood garage door.
- **Siding:** wood shingle on first floor / board and batten on second floor.
- **Roof:** standing seam metal over front porch and composition shingles on second floor main roof area.

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.

Catherine Barber
Senior Planner

c. James Chu, applicant

Attachments:

Application to the Planning Commission

Kiely Arborist Services, Arborist Report on 212 Bloomfield Road, dated November 18, 2019

C.S. 25.26.075(b)(3) R-1 Zoning code excerpt related to DHE – allowable encroachments

Staff Comments

Notice of Public Hearing – Mailed January 31, 2020

Area Map