

# City of Burlingame

One Year Permit Extension

Item No. 7b  
Consent Calendar

**Address:** 2300 Davis Drive

**Meeting Date:** February 10, 2020

**Request:** Application for One Year Extension of a previously approved Hillside Area Construction Permit for a first floor addition at the rear of an existing single family dwelling.

**Designer:** SC Design Group

**APN:** 025-181-030

**Applicant and Property Owner:** Jun Chen

**Lot Area:** 8,987 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 15301 (e)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive.

**Summary of Request:** The applicant is requesting approval of a one year extension of a previously approved application for a Hillside Area Construction Permit for a first story addition to an existing one-story single family dwelling at 2300 Davis Drive, zoned R-1. The application was reviewed by property owners within 100 feet, the Planning Commission, and the City Council and there was no appeal. Therefore, the project was approved for a Hillside Area Construction Permit on January 25, 2019.

The applicant has not yet submitted for a building permit. In his letter dated January 27, 2020, the applicant notes that the delay in obtaining a building permit was due to traveling and scheduling issues, but is now ready to move forward with the project. No changes have been made to the approved plans. A one year extension may be considered by the Planning Commission, which would extend approval of the application to January 25, 2021. If the extension is not granted, the property owner must reapply with a new application for a Hillside Area Construction Permit.

**Project Description of Previously Approved Project:** The subject property is a corner lot that contains a one-story single family dwelling with an attached garage. The previously approved project includes a 534 SF first story addition at the rear of the house. With this project, the floor area increased to 2,733 SF (0.30 FAR) where 3,776 SF (0.42 FAR) is the maximum allowed.

With this application, the number of bedrooms increased from three to four. One covered parking space is provided in the garage (16' x 21' clear interior dimensions). However, an uncovered parking space is not provided since the driveway depth, as measured to the inner edge of the sidewalk, is 13'-0" and therefore does not meet the minimum required dimension (18'-0") for an existing uncovered space. Although the property is nonconforming in parking, a Parking Variance is not required in this case because the increase in the number of bedrooms does not require that additional parking be provided (would be triggered if the increase was to five or more bedrooms). All other Zoning Code requirements were been met. The following application was previously approved for this project:

- Hillside Area Construction Permit for a first story addition to an existing single family dwelling (C.S. 25.61.020).

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**2300 Davis Drive****Lot Area:** 8,987 SF**Plans date stamped:** November 18, 2018 and January 27, 2020

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b>SETBACKS</b>			
<b>Front (1st flr):</b>	15'-10"	no change	15'-0" or block average
<b>Side (exterior):</b> <b>(interior):</b>	7'-9" 16'-8"	no change 6'-0" (to addition)	7'-6" 6'-0"
<b>Rear (1st flr):</b>	56'-0"	48'-4" (to addition)	15'-0"
<b>Lot Coverage:</b>	2,327 SF 25.9%	2,861 SF 31.8%	3,595 SF 40%
<b>Floor Area Ratio:</b>	2,199 SF 0.24 FAR	2,733 SF 0.30 FAR	3,776 SF <sup>1</sup> 0.42 FAR
<b># of bedrooms:</b>	3	4	---
<b>Off-Street Parking:</b>	1 covered (16' x 21' clear interior dimensions) 0 uncovered <sup>2</sup>	no change	1 covered (9' x 18' for existing conditions) 1 uncovered (9' x 18' for existing conditions)
<b>Building Height:</b>	14'-6" above grade	13'-11" above grade	30'-0"

<sup>1</sup> (0.32 x 8,987 SF) + 900 SF = 3,776 SF<sup>2</sup> Existing nonconforming parking.**Suggested Findings for a One Year Extension of a Previously Approved Hillside Area Construction**

**Permit:** That there are no changes proposed to the previously approved application and that the placement of the proposed construction shall not have a substantial impact on the adjacent properties or on the character of the neighborhood, the project is found to be compatible with the criteria for a Hillside Area Construction Permit.

**Planning Commission Action to Extend Permit to January 25, 2021:** 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 condition should be considered:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped November 18, 2018 and January 27, 2020 sheets A-1.0 through A5.0;
2. 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;
3. 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;
4. 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; and

5. 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;

‘Amelia Kolokihakaufisi  
Associate Planner

c. Jun Chen, applicant and property owner

Attachments:

- One Year Extension Request Letter Submitted by the applicant, January 27, 2020
- Application to the Planning Commission
- Planning Commission Resolution (Proposed)
- Notice of Public Hearing – Mailed January 31, 2020
- Area Map