



**PROJECT LOCATION**  
1415 De Soto Avenue

**City of Burlingame**  
*Design Review and Variances*

**Item No. 8b**  
**Regular Action Item**

**Address:** 1415 De Soto Avenue

**Meeting Date:** February 24, 2020

**Request:** Application for Design Review for a second story addition to an existing single family dwelling and Parking Variances to reconstruct an existing detached garage.

**Applicant and Designer:** Audrey Tse, InSite Design

**APN:** 027-165-040

**Property Owners:** Liza and David Levitt

**Lot Area:** 6,100 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)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

**Project Description:** Located on an interior lot, the subject property contains an existing one-story house and a detached garage with 2,117 SF (0.35 FAR) of floor area and has four bedrooms. The applicant is proposing an interior remodel to the first floor and a 730 SF second floor addition. With the proposed project, the floor area will increase to 2,846 SF (0.47 FAR) where 3,333 SF (0.55 FAR) is the maximum allowed.

With this application, the number of bedrooms will increase from four to five. The family room on the first floor qualifies as a bedroom (is at least 70 SF in size, contains a window, and opening that is less than 50% of wall length). Therefore, three parking spaces, two of which must be covered, are required on site. The existing detached garage provides one covered parking space (14'-6" wide x 17'-6" deep clear interior dimensions) and one uncovered space (9' x 20') is provided in the driveway. The applicant is proposing to rebuild the existing detached garage, maintaining its original size, which requires approval of Variances for number of required off-street parking spaces and for a reduction in parking space dimension (depth). All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a second story addition to an existing single-family dwelling (C.S. 25.57.010 (a) (2));
- Parking Variance for number of required off-street parking spaces (one parking space proposed where two parking spaces are required) (C.S. 25.70.030 (a)(1)); and
- Parking Variance for a reduction in clear interior measurement for depth in a garage (17'-6" proposed where 20'-0" is the minimum required) (C.S. 25.70.020 (b)).

*This space intentionally left blank.*

**1415 De Soto Avenue****Lot Size:** 6,100 SF**Plans date stamped:** February 12, 2020

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWED/REQ'D</b>
<b>SETBACKS</b>			
<b>Front (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	18'-0" (to stairs) n/a	no change 37'-0"	15'-0" 20'-0"
<b>Side (left):</b> <b>(right):</b>	4'-0" (to stairs) 12'-3"	no change no change	4'-0" 4'-0"
<b>Rear (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	22'-4" n/a	no change 53'-10"	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,249 SF 36.9%	no change	2,440 SF 40%
<b>FAR:</b>	2,117 SF 0.35 FAR	2,846 SF 0.47 FAR	3,333 SF <sup>1</sup> 0.55 FAR
<b># of bedrooms:</b>	4	5	---
<b>Off-Street Parking:</b>	1 covered (14'-6" x 17'-6" clear interior dimensions) 1 uncovered (9' x 20')	1 covered <sup>2</sup> (14'-6" x 17'-6" clear interior dimensions) <sup>2</sup> 1 uncovered (9' x 20')	2 covered (20' x 20') 1 uncovered (9' x 20')
<b>Building Height:</b>	25'-0½"	29'-2"	30'-0" above average top of curb
<b>DH Envelope:</b>	encroachment on left side; non-conforming	complies	C.S. 25.26.075

<sup>1</sup> (0.32 x 6,100 SF) + 1100 SF + 281 SF = 3,333 SF (0.55 FAR)

<sup>2</sup> Variances required for number of required off-street parking spaces and for reduction in clear interior measurement for depth in a garage.

**Summary of Proposed Exterior Materials:**

- **Windows:** aluminum clad wood with simulated true divided lites
- **Doors:** wood (front entry)
- **Siding:** stucco; 8' lap siding; stone cladding (front elevation, base wraps around sides)
- **Roof:** composite shingles
- **Other:** wood brackets and rafter tails

**Staff Comments:** None.*This space intentionally left blank.*

**Design Review Study Meeting:** At the Planning Commission Design Review Study meeting on January 24, 2020, the Commission had suggestions regarding this 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 24, 2020 Planning Commission Minutes). Listed below is a summary of the Commission's comments:

- **Front elevation gable and right side elevation gable** have a steeper roof pitch than what is shown in the building elevation drawings; concerned that the gables will run into the proposed second floor windows directly above and affect overall design.
- **Flat roof above family room** – consider pitching roof to make consistent with overall design, but not a deal breaker since it is at the rear and not visible from street.
- **Proposed Detached Garage**
  - work with adjacent neighbor at 1421 De Soto; main concern is to ensure that the wall of his garage does not get disturbed; is uncertain if it is a common wall with the existing detached garage at 1415 De Soto.
  - proposed sloped roof will join neighboring garage's sloped roof creating a valley – provide a solution for drainage or consider moving the garage at least one foot from property line.
- **Parking Variance Application**
  - remove language from application that refers to budgetary concerns – this cannot be a finding;
  - include language pertaining to the unique circumstance created by the existing conditions (addition and location of Family Room) – prevents a second covered space because there is not enough back-up room and does not allow for the garage to increase in depth as well due to setback constraints (distance of accessory structure from main dwelling).

Please refer to the applicant's response letter (attached), dated February 11, 2020, and revised plans, date stamped February 12, 2020, for a full response to the Planning Commission's suggestions.

**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 addition (combination of hip and gable roofs, proportional plate heights, aluminum clad wood windows, wood and stucco siding) is compatible with the existing house and character of 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.

**Required Findings for Variance:** In order to grant a Variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

**Findings for Parking Variances:** That the existing building footprint, with the extension of the family room at the rear of the main dwelling, is situated in a manner that it does not allow for an expansion of the existing detached garage in order to comply with both the required clear interior dimensions of a two-car garage and required back-up space, and that the existing interior layout of the first floor does not allow for the family room at the rear of the house to not count as a bedroom without having to remove interior structural walls, therefore creating an extraordinary circumstance; that the new detached garage replaces the existing detached garage maintaining the same size and clear interior dimensions with improved structural integrity so that it is not injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience and therefore, the project may be found to be compatible with the variance 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 February 12, 2020, sheets A1.0 through A4.3;
- 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 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;
- 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 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. 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 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.
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

- c. Audrey Tse, InSite Design, applicant and designer  
Liza and David Levitt, property owners

Attachments:

January 24, 2020 Planning Commission Minutes  
Applicant's Letter of Response, dated February 11, 2020  
Updated Variance Application  
Application to the Planning Commission  
Planning Commission Resolution (proposed)  
Notice of Public Hearing – Mailed February 14, 2020  
Area Map