

City of Burlingame
Design Review and Special Permit

Item No. 8a
Regular Action Item

Address: 1034 Morrell Avenue

Meeting Date: February 24, 2020

Request: Application for Design Review and Special Permit for a new, two story single family dwelling (existing detached garage to be retained).

Applicant and Designer: Mia Zinni, MZA, Ltd.

APN: 029-024-030

Property Owners: Michael and Erin Boros

Lot Area: 5,760 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 existing one-story house and detached garage are located on an interior, parallelogram-shaped lot. The proposed work includes removal of more than 50% of the exterior first floor walls for the existing house on site, and therefore the project is considered new construction. The existing detached garage is proposed to remain and will not be altered. The new two-story house and existing detached garage will have 3,065 SF (0.53 FAR) of floor area where 3,284 SF (0.57 FAR) is the maximum allowed (including front-facing covered porch exemptions).

There are a total of three existing landscape trees on the property, which are not of protected size. All existing trees are proposed to be retained and these trees meet the on-site landscaping requirement for the proposed house.

There will be a total of four bedrooms in the house. A total of two on-site parking spaces are required, one of which must be covered. The existing detached garage will be retained and provides one covered parking space that is nonconforming in length (10' x 17'-9" existing, where 10' x 18' is required for an existing garage). Since there are no improvements proposed to the detached garage, the existing parking does not need to meet current code standards and no parking Variance is required. One uncovered parking space (9' x 20') is provided in the driveway leading to the garage. 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 (C.S. 25.57.010 (a) (1)); and
- Special Permit for declining height envelope (32 SF encroaches into the declining height envelope along the right side of the house) (C.S. 25.26.035 (c)).

1034 Morrell Avenue

Lot Area: 5,760 SF

Plans date stamped: February 10, 2020

	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	18'-0" 20'-6 1/2"	18'-0" (block average) 20'-0"
Side Setback (left): (right):	12'-6" at stair enclosure 4'-0" at front right corner	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	35'-6" 35'-6"	15'-0" 20'-0"

1034 Morrell Avenue**Lot Area: 5,760 SF****Plans date stamped: February 10, 2020**

	PROPOSED	ALLOWED/REQUIRED
Lot Coverage:	1,912 SF 33%	2,304 SF 40%
FAR:	3,065 SF 0.53 FAR	3,284 SF ¹ 0.57 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered, existing to remain (10' x 17'-9"), non-conforming 1 uncovered (9' x 20')	1 covered (9' x 18'), for existing 1 uncovered (9' x 20')
Building Height:	29'-4"	30'-0"
Declining Height Envelope:	Right side encroaches by 32 SF ² (width of encroachment varies)	Special Permit requested per CS 25.26.035(c)

¹ (0.32 x 5,760 SF) + 1,100 SF + 341 = 3,284 SF (0.57 FAR).

² Special Permit required for declining height envelope (32 SF encroaches into the declining height envelope along the right side of the house).

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood windows with simulated true divided lights.
- **Doors:** stained wood entry door.
- **Siding:** Painted smooth stucco.
- **Roof:** barrel tiles.
- **Other:** wood brackets, decorative clay pipe vents, and metal handrails.

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on November 25, 2019, the Commission had comments and suggestions regarding this project and voted to refer the project to a design review consultant (see attached November 25, 2019 Planning Commission Minutes). A discussion of the analysis of the revised project and recommendation by the design review consultant is provided in the next section.

Analysis and Recommendation by Design Reviewer: 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 February 14, 2020 for a detailed review of the project.

Revised plans, date stamped February 10, 2020, were submitted to address the Commission's concerns with the project. Listed below are 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 review consultant's analysis and recommendation, and the architect's plan revisions. Based on the proposed revisions, the design review consultant is recommending approval of the proposed project.

1. ***The proposed design is not showing the kind of decorative details and shapes that are inherent to the Spanish style homes; elements such as timbers, clay vents, as well as more narrow arches in the porch and loggia, will help to reduce the mass of the two-story house.***
 - The plans have been revised to include wood eave brackets, iron railings, and clay tile vents. The archways have been narrowed, with the top of the arches following the same line and plane, and a single-story arched window element has been added at the first floor of the front elevation.
2. ***Would suggest looking at the roof forms because true Spanish style homes have gables and not hipped roofs.***
 - Gable roof lines have been added to every elevation.
3. ***Concerned with the left side elevation, which looks very blank and like a two-story wall the length of the house.***
 - This elevation has been improved by adding consistency to the alignment of the windows and detailing of stucco window sills. Although still a two-story element, the verticality of the stair enclosure element has been made proportional to the rest of the elevation by adding a gable roof, clay tile vent, wood brackets beneath the stair enclosure, and by increasing the length of the stair window.
4. ***The patio sliding doors shown at the front of the house are not true to the architectural style, where French doors would be much more appropriate.***
 - French doors have been added to three elevations, including the front of the house.

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 proposed articulation of the design for the house, including wood brackets, barrel tile roof, and the gables over the windows on the right side second floor, help reduce the appearance of mass for the second floor. The site layout, with a detached garage in the left rear corner, will provide distance to the adjacent neighbor and is consistent with the development pattern in the neighborhood. For these reasons the project may be found to be compatible with the requirements of the City's five design review criteria.

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 Special Permit Findings (Declining Height Envelope): That although this is considered a new house, the existing first floor and foundation will be utilized in the new construction and the existing first floor does not run parallel to the right side property line; that the proposed right side of the second floor has a better aesthetic and is cohesive with the overall design if it follows the line of the first floor and therefore, the front portion of the new second floor will have a minor encroachment into the declining height envelope; and that the portion of the wall which extends into the declining height envelope is broken up by a gable at the front and a gable at the right side. For these reasons the project may be found to be compatible with the special permit 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. 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 10, 2020, sheets T1.0, and A1.0 through A3.3, and including Boundary and Topographic Survey dated December 21, 2011;
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. Mia Zinni, MZA, Ltd, designer and applicant
Michael and Erian Boros, property owners

Attachments:

November 25, 2019 Planning Commission Minutes
Design Reviewer's Recommendation, dated February 14, 2020
Application to the Planning Commission
Special Permit Application
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed February 14, 2020
Area Map