



PROJECT LOCATION
10 Bancroft Road

City of Burlingame

Design Review

Item No. 9c
Design Review Study

Address: 10 Bancroft Road

Meeting Date: July 13, 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: 029-304-180

Property Owner: Gti Properties LLC

Lot Area: 5,992 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The applicant proposes to demolish the existing one-story house and attached garage and build a new, two-story single family dwelling and detached garage. The total proposed floor area would be 3,332 SF (0.56 FAR), where 3,332 SF (0.56 FAR) is the maximum allowed.

There would be a total of four bedrooms in the proposed house. Two off-street parking spaces are required, one of which must be covered. The proposed detached garage would provide one covered parking space (14'-4" x 20'-4" 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 of the house by 35 SF. However, this is an allowable encroachment per Code Section 25.26.075(b)(2) which allows for window enclosure where 1) the encroachment measures no greater than 35 SF in floor area, 2) it has a length of 9'-6" (10 feet maximum allowed) and 3) at least 25 percent of the face of the enclosure between finished floor and plate line is window area. Meeting the criteria under C.S. 25.06.075(b)(2) allows the declining height envelope encroachment without a Special Permit.

The proposed project includes retaining the two existing trees, one of which is a protected size tree (36-inch diameter Redwood tree located at the front of the lot and a 30-inch Palm along the driveway). Additionally, two new trees are proposed to be planted at the rear of the property.

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)).

10 Bancroft Road

Lot Area: 5,992 SF

Plans date stamped: June 30, 2020

	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	16'-2½" 22'-6½"	16'-2" (block average) 16'-2" (block average)
Side Setback (left): (right):	5'-0" 11'-6"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	44'-3" 49'-0"	15'-0" 20'-0"
Lot Coverage:	2,089 SF 34.9%	2,397 SF 40%

10 Bancroft Road**Lot Area:** 5,992 SF**Plans date stamped:** June 30, 2020

	PROPOSED	ALLOWED/REQUIRED
FAR:	3,332 SF 0.56 FAR	3,332 SF ¹ 0.56 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (14'-4" x 20'-4" clear interior dimensions) 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	25'-3"	30'-0"
Declining Height Envelope:	complies using window enclosure exception along left side of house (CS 25.26.075 (b)(2))	C.S. 25.26.075

¹ (0.32 x 5,992 SF) + 1,100 SF + 315 SF = 3,332 SF (0.56 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood casement windows with wood trim.
- **Doors:** wood front door and glass garage door.
- **Siding:** stucco and horizontal wood siding.
- **Roof:** composition shingle roofing.

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.

Michelle Markiewicz
Associate Planner

c. James Chu, applicant

Attachments:

Application to the Planning Commission
Notice of Public Hearing – Mailed July 2, 2020
Area Map