



PROJECT LOCATION
912 Park Avenue

City of Burlingame

Design Review and Special Permit

Item No. 9a
Design Review Study

Address: 912 Park Avenue

Meeting Date: July 13, 2020

Request: Application for Design Review and Special Permit for declining height envelope for a first and second floor addition to an existing single family dwelling.

Applicant and Architect: Elaine Lee
Property Owner: Erik Chi Hein Chan
General Plan: Low Density Residential

APN: 029-032-120
Lot Area: 5,909 SF
Zoning: R-1

Project Description: The existing one-story house with a detached garage is located on an interior lot, contains 1,685 SF (0.29 FAR) of floor area, and has two bedrooms. The applicant is proposing to reconstruct the rear portion of the house with a new first floor addition and to add a new second story. With the proposed project, the floor area will increase to 2,140 SF (0.36 FAR) where 3,194 SF (0.54 FAR) is the maximum allowed (including an 83 SF front porch exemption).

The number of bedrooms would increase from two to four. The code requires two on-site parking spaces, one of which must be covered (9' x 18' for existing conditions). The existing detached garage provides one covered space (10'-4" x 18') and one uncovered space is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements.

The existing detached garage has accessory living space located directly behind the garage. The property owner will be filing a separate application to convert the accessory living space into a legal accessory dwelling unit.

The proposed second story encroaches into the declining height envelope along the left side by 30 SF (1'-6" x 20'-3") which requires approval of a Special Permit (attic areas are exempt). All other Zoning Code requirements have been met.

The proposed project includes retaining an existing olive located in the rear yard and planting two new flowering pear trees in the rear yard.

The applicant is requesting the following applications:

- Design Review for a first and second floor addition to an existing single family dwelling (C.S. 25.57.010 (a) (1)); and
- Special Permit for declining height envelope along the left side of the house (C.S. 25.26.035 (c)).

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912 Park Avenue**Lot Area: 5,909 SF****Plans date stamped: June 19, 2020**

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr): (2nd flr):	15'-5" n/a	no change 53'-0"	15'-0" (block average) 20'-0"
Side (left): (right):	4'-6" 11'-10"	5'-3" (to addition) 27'-6"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	61'-0" n/a	33'-4" 34'-9"	15'-0" 20'-0"
Lot Coverage:	1,671 SF 28.3%	2,174 SF 36.8%	2,364 SF 40%
FAR:	1,685 SF 0.29 FAR	2,140 SF 0.36 FAR	3,194 SF ¹ 0.54 FAR
# of bedrooms:	2	4	---
Off-Street Parking:	1 covered (10'-4" x 18'-0" clear interior) 1 uncovered (9' x 20')	no change	1 covered (9' x 18' clear interior for existing) 1 uncovered (9' x 20')
Building Height:	17'-3"	24'-0"	30'-0" above average top of curb
DH Envelope:	n/a	encroachment along left side ²	Special Permit (C.S. 25.26.035 (c))

¹ (0.32 x 5,909 SF) + 1,100 SF + 203 SF = 3,194 SF (0.54) FAR² Special Permit required for declining height envelope along the left side of the house.**Summary of Proposed Exterior Materials:**

- **Windows:** fiberglass windows and brickmold trim to match existing.
- **Doors:** existing wood door.
- **Siding:** existing stucco siding; proposed stucco siding to match existing.
- **Roof:** existing composition shingle roofing; proposed composition shingle roofing to match existing;
- **Other:** existing brick chimney.

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.

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.

Michelle Markiewicz
Associate Planner

- c. Elaine Lee, applicant and architect
Erik Chi Hein Chan, property owner

Attachments:

Application to the Planning Commission
Special Permit Application
Letter of Explanation, dated September 24, 2019
Notice of Public Hearing – Mailed July 2, 2020
Area Map