



PROJECT LOCATION
100 Costa Rica Avenue

City of Burlingame
Design Review and Conditional Use Permits

Item No. 9b
Design Review Study

Address: 100 Costa Rica Avenue

Meeting Date: July 13, 2020

Request: Application for Design Review for a first and second story addition to an existing single family dwelling and Conditional Use Permits for a new detached garage.

Applicant and Designer: Gleason & Gleason Design Partners

APN: 028-293-190

Property Owner: Kristine Furrer

Lot Area: 7,045 SF

General Plan: Low Density Residential

Zoning: R-1

Background: The subject property is located within the Burlingame Park No. 2 subdivision. Based upon documents that were submitted to the Planning Division by a Burlingame property owner in 2009, it was indicated that the entire Burlingame Park No. 2, Burlingame Park No. 3, Burlingame Heights, and Glenwood Park subdivisions may have historical characteristics that would indicate that properties within this area could be potentially eligible for listing on the National or California Register of Historical Places. Therefore, for any property located within these subdivisions, a Historic Resource Evaluation must be prepared prior to any significant development project being proposed to assess whether the existing structure(s) could be potentially eligible for listing on the National or California Register of Historical Places.

A Historic Resource Evaluation was prepared for this property by Page & Turnbull, Inc., dated November 26, 2019. The results of the evaluation concluded that 100 Costa Rica Avenue does not appear to be individually eligible for listing in the National or California Registers under any criteria.

Project Description: The subject property is a corner lot and contains an existing split level house with an attached garage. The applicant is proposing to convert the existing attached garage into living area and a first floor addition at the front of the house. A second floor bump out at the rear of the house is also proposed. The existing accessory structure will be replaced with a new 455 SF detached garage in the same location on the lot. The proposed house and detached garage will total 2,882 SF (0.41 FAR) where 3,504 SF (0.50 FAR) is the maximum allowed.

With this application, the number of bedrooms will be increasing from three to four. Two off-street parking spaces, one of which must be covered, are required for a four-bedroom house. The detached garage provides one covered parking space (10'-0" x 20'-0" clear interior dimensions) and an 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 first and second story addition to an existing single family dwelling and new detached garage (C.S. 25.57.010(a)(2));
- Conditional Use Permit for a half bath in a detached accessory structure (C.S. 25.06.010(j)); and
- Conditional Use Permit for enclosing pool equipment within the detached accessory structure (C.S.25.60.010 (k)).

This space intentionally left blank.

100 Costa Rica Avenue**Lot Area:** 7,045 SF**Plans date stamped:** June 30, 2020

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr):	33'-6"	25'-3"	22'-7" (block average)
(2nd flr):	66'-6"	no change	22'-7" (block average)
Side (interior):	2'-11"	11'-0" (to addition)	4'-0"
(exterior):	4'-10"	23'-2" (to addition)	7'-6"
Rear (1st flr):	54'-0"	53'-4"	15'-0"
(2nd flr):	54'-8"	no change	20'-0"
Lot Coverage:	2,156 SF 30.6%	2,481 SF 35.2%	2,818 SF 40%
FAR:	2,625 SF 0.37 FAR	2,882 SF 0.41 FAR	3,504 SF ¹ 0.50 FAR
# of bedrooms:	3	4	---
Off-Street Parking:	1 covered (17'-6" x 18'-6" clear interior) + 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior) + 1 uncovered (9' x 20')	1 covered (10' x 20') + 1 uncovered (9' x 20')
Building Height:	18'-7"	28'-6"	30'-0"
DH Envelope:	not applicable	complies	CS 25.26.075

¹ (0.32 x 7,045 SF) + 900 SF + 350 SF = 3,504 SF (0.50 FAR)

Summary of Proposed Exterior Materials:

- **Windows and doors:** double-pane aluminum sash (anodized bronze)
- **Siding:** stucco, 10" cedar shiplap
- **Roof:** concrete tile
- **Other:** 6" T&G gable ends; metal ridge chimney cap

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.

‘Amelia Kolokihakaufisi
Associate Planner

- c. Gleason & Gleason Design Partners, applicant and designer
Kristine Furrer, property owner

Attachments:

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

Separate Attachments:

Historical Resource Evaluation conducted by Page & Turnbull, Inc., dated November 26, 2019