



PROJECT LOCATION
1536 Howard Avenue

City of Burlingame

Design Review

Item No. 8a
Regular Action Item

Address: 1536 Howard Avenue

Meeting Date: July 13, 2020

Request: Application for Design Review for a new, two-story single family dwelling and detached garage.

Applicant and Designer: Jack Chu, Chu Design Associates, Inc.

APN: 028-291-090

Property Owner: Michael Glynn

Lot Area: 7,694 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), 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, up to three single-family residences may be constructed or converted under this exception.

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 December 30, 2019. The results of the evaluation concluded that 1536 Howard Avenue does not appear to be individually eligible for listing in the National or California Registers under any criteria.

Project Description: The applicant proposes to demolish the existing one-story single family dwelling and detached garage and build a new, two-story single family dwelling and detached garage. The total proposed floor area would be 3,678 SF (0.47 FAR), where 3,785 SF (0.49 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 (10' x 20'-2" clear interior dimensions) and an uncovered parking space (9' x 20') would be provided in the driveway leading to the garage. The proposed project complies with all other zoning district regulations.

Accessory Dwelling Unit

Staff notes that this application includes creating a new 790 SF accessory dwelling unit (ADU) at the rear of the new detached garage. Per State law, review of the ADU application is administrative only and is not reviewed by the Planning Commission. Staff has determined that the ADU complies with the recently adopted State legislation regarding ADUs.

The most recent updates to State law regarding ADU regulations became effective January 1, 2020 (California State Government Code Sections 65862.2 and 65862.22). This state legislation supersedes the City's regulations for ADUs as outlined in Municipal Code Chapter 25.59 – Accessory Dwelling Units. Among those regulations is an exemption from both lot coverage and FAR for ADUs that are 800 SF or less in size. Therefore, this proposed detached ADU did not count towards the overall lot coverage or FAR for this project.

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)).

1536 Howard Avenue**Lot Area:** 7,694 SF**Plans date stamped:** July 1, 2020

	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	20'-4" 23'-5"	20'-4" (block average) 20'-4" (block average)
Side Setback (left): (right):	4'-8" 11'-0"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	75'-0" 77'-0"	15'-0" 20'-0"
Lot Coverage:	2,271 SF 30%	3,078 SF 40%
FAR:	3,678 SF 0.48 FAR	3,785 SF ¹ 0.49 FAR
# of bedrooms:	4	---
Off-Street Parking:	1 covered (10' x 20'-2" clear interior dimensions) 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	28'-1"	30'-0"
Declining Height Envelope:	complies	C.S. 25.26.075

¹ (0.32 x 7,694 SF) + 1,100 SF + 223 SF = 3,785 SF (0.49 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** fiberglass, aluminum clad wood casement, and wood trim.
- **Doors:** wood front door and wood garage door.
- **Siding:** hardy wood horizontal siding and board and batten vertical siding.
- **Roof:** asphalt shingles.
- **Other:** stone veneer chimney, wood columns.

Staff Comments: None.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on April 27, 2020, the Commission had several comments regarding this project and voted to refer this project to a design review consultant (see attached April 27, 2020 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.

The architect submitted a response letter dated June 30, 2020, and revised plans, date stamped July 1, 2020, to address the Planning Commission's questions and comments. Please refer to the April 27, 2020 Planning Commission minutes included in the staff report for the list of Planning Commission questions and comments. Listed below is a summary of the Commission's comments.

- Address drafting inconsistencies on renderings and drawings.
- Revisit window muntin details and patterns.
- Revisit porch height.
- Resolve siding and window details on all elevations.
- Revisit rear deck design.
- Revisit second story rear balcony design and explore roof line over balcony.
- Provide articulation on left side elevation, appears long and plain.

Analysis and Recommendation by Design Reviewer: The design review consultant met with the project architect and property owner to discuss the Planning Commission's concerns with the project and reviewed the revised plans. Please refer to the attached design reviewer's analysis and recommendation, date stamped June 5, 2020, for a detailed review of the project.

Listed below are revisions made by the architect (please refer to the attached meeting minutes, the design consultant's recommendation, and the designer's response letter for a detailed list of the Commission comments and the architects plan revisions).

- Detail added to clarify materials on elevations.
- Window details consistent on all elevations.
- Revisited roof lines and roofing materials.
- Reduced and relocated rear second story balcony.
- Reduced first floor plate line from 10'-0" to 9'-6", reducing the front porch height to 9'-0"
- Revised left side elevation to provide more articulation.

In summary, the design review consultant is recommending approval of the proposed project, noting that the new design meets the requirements of the residential design guidelines".

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 new house (featuring a variety of materials including aluminum clad wood casement windows, a wood front door and wood garage door, hardy wood horizontal siding on first floor / vertical board and batten on second floor, and asphalt shingle) is compatible with the character of the neighborhood; that the proposed project includes a detached garage at the rear of the property, which is consistent with the garage patterns within the neighborhood; that the articulation provides visual interest on all elevations and the architectural elements of the proposed structure compliments the neighborhood; 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; and that the proposed landscaping, include new shrubs and trees to be planted throughout the site, are proportionate to the mass and bulk of the structure. For these reasons, the project may be found to be compatible with the requirements of the City's five design review 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 July 1, 2020, sheets A.0 through L1.0;
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; 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;
5. 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;
6. 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;
7. 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;
8. 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;
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:

11. 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;
12. 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;
13. 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 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;

14. 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
15. 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 build according to the approved Planning and Building plans.

Michelle Markiewicz
Associate Planner

c. Jack Chu, applicant and designer

Attachments:

April 27, 2020 Planning Commission Minutes
Applicant's Response Letter, dated June 30, 2020
Design Reviewer's Recommendation, dated June 5, 2020
Application to the Planning Commission
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed July 2, 2020
Area Map

Separate Attachments:

Historical Resource Evaluation conducted by Page & Turnbull, Inc., dated December 30, 2019