



PROJECT LOCATION
1321 De Soto Avenue

City of Burlingame
Design Review and Special Permit for Height

Item No. 9b
Design Review Study

Address: 1321 De Soto Avenue

Meeting Date: September 14, 2020

Request: Application for Design Review and Special Permit for building height for a new two-story single family dwelling and detached garage.

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

APN: 027-152-160

Property Owner: David Welch

Lot Area: 6,002 SF

General Plan: Low Density Residential

Zoning: R-1

Site Description: The site on De Soto Avenue consists of two legally subdivided lots, Lots 19 and 20. Lot 19 is located on the right side with an address of 1327 De Soto Avenue. There is an existing two-story house with an attached garage on this lot.

The subject property on the left side of the site is Lot 20 and will be assigned the address of 1321 De Soto Avenue. Lot 20 is used mainly as a yard for 1327 De Soto Avenue and has two existing accessory structures, a 204 SF gazebo and a 150 SF greenhouse, located at the rear of the lot.

In this instance, a Conditional Use Permit is not required to demolish the accessory structures on Lot 20 and to develop that lot per Code Section 25.26.030(e) because neither the main house nor the accessory structures are built over the shared property line.

There is a ten-foot wide utility right-of-way (for sanitary sewer and overhead electrical, telephone and cable lines) that runs the length of the rear property line on Lot 20 and extends for 21 feet along the rear, left side of the lot.

The applicant has provided a Certified Arborist Report, dated June 1, 2020, which is also included on sheet A.2 of the plans. There are three protected size trees on Lot 20, a Fir tree (22.2-inch diameter) at the front of the lot and two Redwood trees (19.6 and 21-inch diameter) at the rear left side of the lot.

The Fir tree is within the footprint of the proposed house. The applicant will be required to submit a copy of the Protected Tree Removal Permit from the Parks Division for the removal of this tree prior to the action hearing for the project. The two Redwood trees are proposed to be retained with construction. Tree protection measures have been noted on the plans for these trees and for a protected size Cedar tree located in the utility easement at the rear of the lot that will be four feet from the proposed detached garage on Lot 20.

Project Description: The subject property is an interior lot that slopes upward 13'-0" from the street to the rear property line. The applicant proposes construction of a new, two-story single family dwelling and detached garage on the site. The total proposed floor area is 3,405 SF (0.57 FAR), where 3,418 SF (0.57 FAR) is the maximum allowed (including front covered porch exemptions).

The detached garage is proposed at the rear, right side of the property and a new curb cut and driveway are proposed along the right side of the lot. A total of two parking spaces are required for the four-bedroom house, one of which must be covered. The detached garage provides a single covered parking space (11' x 20'-9" clear interior dimensions) and an additional uncovered parking space (9' x 20') is provided in the driveway leading to the garage.

The applicant is requesting a Special Permit for a proposed building height between 30-36 feet. The height to the highest ridge of the proposed house is 35'-7" feet as measured from the average top of curb elevation point. As noted above, the lot slopes upward approximately 13'-0" from the front to the rear of the site, resulting in the house sitting higher above top of curb. As proposed, there is a difference of 10'-11" between the average top of curb and finished floor of the house. 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 and detached garage (C.S. 25.57.01 (a) (1)); and
- Special Permit for building height (35'-7" proposed where up to 36'-0" is allowed with a Special Permit) (C.S. C.S. 25.26.060(a)(1)).

1321 De Soto Avenue

Lot Area: 6,002 SF

Plans date stamped: September 2, 2020

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr): (2nd flr):	18'-7" 22'-1"	17'-6" (is the block average) 20'-0"
Side (left): (right):	5'-0" 10'-0"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	45'-11" 45'-11"	15'-0" 20'-0"
Lot Coverage:	2,103 SF 35%	2,401 SF 40%
FAR:	3,405 SF 0.57 FAR	3,418 SF ¹ 0.57 FAR
# of bedrooms:	4	---
Off Street Parking:	1 covered (10' x 20' clear interior dimensions) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior dimensions) 1 uncovered (9' x 20')
Building Height:	35'-7" ²	30'-0"
Declining Height Envelope:	complies	Window enclosure exception applied to left side ³

¹ (0.32 x 6,002 SF) + 1100 SF + 400 SF = 3,418 SF (0.57 FAR)

² Special Permit required for a proposed height (35'-7" proposed where up to 36'-0" is allowed with a Special Permit).

³ Stair enclosure at left side meets window enclosure exception C.S. 25.26.075(b)(2).

Summary of Proposed Exterior Materials:

- **Windows:** Fiberglass clad wood with simulated true divided lites.
- **Doors:** Wood front door.
- **Siding:** Stucco with wood lattice and 6-inch exposure siding under gables.
- **Roof:** Composition asphalt single roofing.
- **Other:** Wood outriggers, corbels, and belly trim. 10-inch square wood porch columns and wood porch

railings. Stone water table with brick or stone veneer.

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.

Required 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.

Erika Lewit
Senior Planner

c. James Chu, Chu Design Associates Inc., applicant

Attachments:

Application to the Planning Commission
Special Permit Application
Neighbor Letter, dated September 2, 2020
Notice of Public Hearing – Mailed September 4, 2020
Area Map