



PROJECT LOCATION
120 Occidental Avenue

City of Burlingame

Design Review

Address: 120 Occidental Avenue

Meeting Date: September 14, 2020

Request: Application for Design Review for a major renovation to an existing single family dwelling with a first floor addition at the rear, a new second story addition, and a new detached two-car garage, trellis and accessory dwelling unit at the rear of the lot.

Applicant and Designer: Tim Raduez, Form + One

APN: 028-316-2000

Property Owner: 120 Occidental Ave LLC

Lot Area: 7,742 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 May 15, 2020. The results of the evaluation concluded that 120 Occidental 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 an interior lot with an existing one-story house, a detached garage and two accessory structures totaling 2,835 SF (0.36 FAR) of floor area. The applicant is proposing a major renovation consisting of a remodel and addition at the rear of the first floor and construction of a new second floor. The existing detached garage and the two accessory structures would be demolished as part of this project; this includes the accessory storage structure behind the garage as well as the structure referenced as the "summer house" located in the rear, left corner of the lot. The proposed detached two-car garage would be located in the rear, right corner of the lot. The proposal also includes the construction of a new detached accessory dwelling unit (ADU) that would be constructed in the rear, left corner of the lot. The proposed addition, including the new detached garage, would total 3,913 SF (0.50 FAR) of floor area where 3,973 SF (0.5 FAR) is the maximum allowed. The detached ADU (396 SF) and trellis (90 SF, counted as part of the ADU) are not included in the lot coverage or floor area ratio calculations for this property per the recently adopted ADU Ordinance.

The existing house has a porte cochere off the right side of the front façade and extends across the driveway to the right side property line. The porte cochere is approximately 10' wide by 10' deep with a roofed overhang that serves as a carport and provides enough clearance for a vehicle to access the detached garage. The entire front building wall (first floor wall, porch and porte cochere), and the right side wall of the porte cochere would remain with the proposed renovation and addition. The existing front wall of the house and entire porte cochere are nonconforming with respect to front and right side setbacks; 14'-4" existing front setback where 18'-2" is the block average and 0'-0" existing right side setback for the porte cochere where 4'-0" is the minimum required. The new construction along the right side (at the rear) would comply with the required 4'-0" side set back. The applicant is proposing to retain the majority of the existing house, with approximately 33% of the exterior walls to be removed and reconstructed as part of this project. Therefore, the proposed project is not considered new (substantial) construction. Substantial construction means construction of a wholly new building, or removal or reconstruction of fifty (50) percent or more of the exterior walls of a building. The applicant has provided the linear foot calculation of existing exterior walls to be removed (including windows and doors), demonstrating that not more than 50% of the exterior walls are being removed. The applicant has also provided a letter from a structural engineer noting that retention of the existing wall is structurally acceptable and will work with the proposed project without requiring the wall to be removed and reconstructed by more than 50%. The applicant

also provided a pest control report that indicates that the nonconforming walls are not infested with dry rot and/or pests that would require the walls to be reconstructed. The applicant has been informed that if the walls located within the setbacks are removed during construction, either an application for Front and Setback Variances will be required to replace the walls at the same location or an application for Design Review Amendment will be required showing compliance with current setback requirements (these will be added as conditions of approval).

The proposed detached two-car garage measures 441 SF in area. With the proposed project, the number of bedrooms would increase from three to four. A total of two on-site parking spaces are required, one of which must be covered. The proposed detached garage would provide two covered spaces with 20'-0" wide x 20'-0" deep clear interior dimensions, meeting the minimum required for a two-car garage. Therefore, the project complies with off-street parking requirements, and would meet the parking requirement if a fifth bedroom was to be added or created in the future.

The subject property is 160 feet deep along the southern property line with a driveway depth of more than 130 feet to provide adequate space for uncovered tandem parking for several vehicles. The back up space in between the new rear patio and detached garage would be 39'-9" which would allow two uncovered parking spaces in front of the garage, with room for each space to maneuver out independently. There is one required on-site parking space for the ADU which could be accommodated in the driveway as an allowed tandem space.

The applicant prepared an arborist report which recommends the removal of one protected size tree, a 26-inch Magnolia tree located in the rear right portion of the yard. While it is in good condition, the Magnolia tree has large surface roots that extend far beyond the canopy and therefore would impact the construction of the ADU. Therefore, the applicant has applied for a tree removal permit, which is pending approval with the Parks Division. The arborist report also provides a Tree Protection Plan that details measures to be implemented to protect other trees both on and abutting the subject property during the construction.

Accessory Dwelling Unit

This project includes building a new 396 SF detached ADU in the rear, left corner of the lot (within the rear 30% of the lot). The ADU and new detached garage would be connected with a trellis in between the two structures. 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 ADU Ordinance.

All other Zoning Code requirements have been met. The applicant is requesting the following application:

- Design Review for a major renovation to an existing single family dwelling with a first floor addition at the rear, a new second story addition, and a new detached two-car garage, trellis and accessory dwelling unit at the rear of the lot (C.S. 25.57.010 (a) (2)).

120 Occidental Avenue

Lot Area: 7,742 SF

Plans date stamped: August 6, 2020

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front Setback (1st flr):	14'-4"***	► No change** Existing nonconforming wall to be left in place/retained with no change	18'-2" (block average) 20'-0"
(2nd flr):	N/A	24'-0"	

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Side Setback (left): (right):	4'-5" ► 0'***	No change ► No change** Existing nonconforming wall to be left in place/retained with no change	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	82'-0" n/a	70'-5" 85'-5"	15'-0" 20'-0"
Lot Coverage:	3,035 SF 39.2%	2,516 SF 32.4%	3,096 SF 40%
FAR:	2,835 SF 0.36 FAR	3,913 SF 0.50 FAR	3,973 SF 0.51 FAR
# of bedrooms:	3	4	---
Off-Street Parking:	2 covered (18'-0" x 18'-0" clear interior dimensions) 1 uncovered (9' x 20')	2 covered (20'-0" x 20'-0" clear interior dimensions) 1 uncovered (9' x 20')	1 covered (10' x 20' clear interior dimensions) 1 uncovered (9' x 20')
Building Height:	20'-0"	29'-4"	30'-0"
DH Envelope:	N/A – 1 story	Complies	CS 25.26.075

** Existing non-conforming **front and right side setbacks to be retained as-is; if removed during construction will need to comply with current setback requirements or apply for Variances.**

¹ $(0.32 \times 7,742 \text{ SF}) + 1,100 \text{ SF} + 400 \text{ SF} = 3,973 \text{ SF}$ maximum allowed (0.51 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** Aluminum clad wood windows (Sierra Pacific or Marvin)
- **Doors:** Wood doors, Cedar garage door
- **Siding:** Brick, lap siding with mitered corners, and Cedar shingles
- **Roof:** Composition shingles
- **Other:** Wood columns, wood brackets

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.

Catherine Keylon
Senior Planner

- c. Tim Radeunz, applicant and designer
120 Occidental Ave LLC, property owners

Attachments:

Application to the Planning Commission
Kielty Arborist Report for 120 Occidental Avenue, dated July 29, 2020
Notice of Public Hearing – Mailed September 4, 2020
Area Map

Separate Attachments:

Historical Resource Evaluation prepared by Page & Turnbull, Inc., dated May 15, 2020