



PROJECT LOCATION
1151 Rosedale Avenue

City of Burlingame

Design Review and Special Permit

Item No. 9a Design Review Study
--

Address: 1151 Rosedale Avenue

Meeting Date: September 14, 2020

Request: Application for Design Review for a first and second story addition to an existing single family dwelling (Major Renovation) and Special Permit for a new attached garage.

Applicant and Designer: Warren Huey
Property Owner: Sapphire Huey
General Plan: Low Density Residential

APN: 025-243-010
Lot Area: 5,594 SF
Zoning: R-1

Project Description: The applicant proposes to demolish more than 50% of the existing exterior walls (71% proposed), expand the existing one-car attached garage to a two-car garage, and build a new second story addition (1,003 SF). The total proposed floor area is increasing from 1,232 SF (0.22 FAR) to 2,690 SF (0.48 FAR), the maximum allowed for a corner lot with an attached garage.

The number of bedrooms is increasing from two to four. Two parking spaces, one of which must be covered, are required on site. The applicant is requesting a Special Permit for an attached garage (expansion of existing attached garage), which will provide two covered parking spaces (20' wide x 20' deep clear interior dimensions). The new attached garage will be setback 26'-4" from the rear property line and 21'-4" from the exterior side property line. One uncovered parking space is provided in the driveway leading to the garage. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met. The applicant is requesting the following:

- Design Review for a first and second story addition to a single family dwelling and an attached garage (C.S. 25.57.010 (a)(2) and (6)); and
- Special Permit for an attached garage (C.S. 25.26.035 (a)).

1151 Rosedale Ave

Lot Area: 5,594 SF

Plans date stamped: August 24, 2020

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr): (2nd flr):	20'-6" n/a	20'-6" 20'-6"	15'-0" or block average 20'-0" or block average
Side (interior): (exterior):	11'-3" 8'-9" (to porch)	6'-0" 8'-9" (to porch)	6'-0" 7'-6"
Rear (1st flr): (2nd flr):	37'-6" n/a	26'-4" 37'-6"	15'-0" 20'-0"
Lot Coverage:	1,386 SF 24.7%	1,846 SF 32.9%	2,238 SF 40%
FAR:	1,232 SF 0.22 FAR	2,690 SF 0.48 FAR	2,690 SF ¹ 0.48 FAR
# of bedrooms:	2	4	---
Off-Street Parking:	1 covered (9' x 20' clear interior) 1 uncovered (9' x 20')	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')

1151 Rosedale Ave**Lot Area:** 5,594 SF**Plans date stamped:** August 24, 2020

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Building Height:	18'-5"	29'-6"	30'-0"
Declining Height Envelope:	n/a	complies	C.S. 25.26.075

¹ (0.32 x 5,594 SF) + 900 SF = 2,690 SF (0.48 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** Not specified on plans. Will need to be specified prior to action hearing.
- **Doors:** Not specified on the plans. Will need to be specified prior to action hearing.
- **Siding:** Stucco.
- **Roof:** Composition shingle roofing.

Staff Comments: Staff would note that the applicant may need to request a Variance for Front Setback; the dimensions provided for front setbacks to calculate the block average were not measured correctly and the existing front setback may be nonconforming. If the existing front setback is nonconforming, a Variance for Front Setback would be required to rebuild the first floor wall at the same setback, as well as for the proposed first and second story addition.

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.

‘Amelia Kolokihakauifisi
Associate Planner

c. Warren Huey, applicant

Attachments:

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