

City of Burlingame

Design Review Amendment

Item No. 8b
Regular Action Item

Address: 624 Lexington Way

Meeting Date: September 14, 2020

Request: Application for Design Review Amendment for as-built changes to a previously approved first and second story addition to an existing single family dwelling.

Applicant and Designer: Robert Wehneyer, RC Wehmeyer

APN: 029-181-170

Property Owner: Dave and Kelsey Armstrong

Lot Area: 5,000 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 15301 (e)(2), which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 10,000 SF in areas where all public services and facilities are available and the area in which the project is located is not environmentally sensitive.

History and Amendment to Design Review: An application for Design Review and Special Permit for Declining Height Envelope for a major renovation and first and second story addition to an existing single family dwelling at 624 Lexington Way was approved by the Planning Commission on January 8, 2018 (see attached January 8, 2018 Planning Commission Meeting Minutes). Construction of the project has been completed.

Following the approval of the Design Review application and issuance of the building permit, the property owners decided to make some modifications to the design and are requesting an amendment to their approval. The applicant has provided a detailed list of the as-built changes (see attachments). The changes are mostly architectural and do not affect the setbacks, lot coverage, FAR, or building envelope.

Description of Previously Approved Project: The subject property is a 5,000 SF interior lot and at the time of approval, contained a single story, 3-bedroom house with an attached garage. The project included retaining the attached garage and front portion of the house, adding on to the rear of the first floor and constructing a new second floor. There would not be more than 50% of the exterior walls removed and reconstructed; therefore it was not considered new construction. The existing attached garage is non-conforming with a 3'-3" left side setback where a minimum of 4' is required. The existing attached garage was proposed to be retained, with the walls and foundation to remain in place, but the roof would be reframed.

The first and second story addition increased the floor area to 2,690 SF (0.53 FAR) where 2,700 SF (0.54 FAR) is the maximum allowed. The second story addition encroached into the declining height envelope along the right by 4'-6", therefore the applicant requested and was granted a Special Permit for Declining Height Envelope for 123 SF along the right side.

The project included increasing the number of bedrooms from 3 to 4, which required two parking spaces (one of which had to be covered). The existing covered space is non-conforming at 8'-9" wide by 17'-2" due to the encroachment of the fireplace and the stairs. The interior dimensions of the garage would be modified with the project because the fireplace is being converted to a gas fireplace and the box is being removed increasing the width of the garage to 10'-2". In addition the interior stairs from the garage to the house would be removed resulting in an increase to the depth of the parking space from 17'-2" to 19'-8". One uncovered parking space is provided in the driveway (9' x 20'). All other Zoning Code requirements were met. The following applications were approved by the Planning Commission on January 8, 2018:

- Design Review for a first and second story addition to an existing single family dwelling (CS 25.57.010); and
- Special Permit for Declining Height Envelope along right side of house (CS 25.26.035(c)).

624 Lexington Way
Lot Area: 5,000 SF

	EXISTING	PREVIOUSLY APPROVED	ALLOWED/REQUIRED
SETBACKS			
Front (1st flr): (2nd flr):	15'-6" N/A	15'-6" 20'-7"	15'-5" block average 20'-0" or block average
Side (left): (right):	3'-3" 4'-0"	13'-11" 4'-0"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	30'-2" N/A	32'-2" 32'-2"	15'-0" 20'-0"
Lot Coverage:	1,534 SF 30.6%	1,746 SF 29.1%	2,000 SF 40%
FAR:	1,457 SF 0.29 FAR	2,690 SF 0.53 FAR	2,700 SF ¹ 0.54 FAR
# of bedrooms:	3	4	---
Off-Street Parking:	1 covered (8'-9" x 17'-2") + 1 uncovered (9' x 20')	1 covered (10'-2" x 19'-8") + 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Height:	17'-8"	28'-7"	30'-0"
DH Envelope:	Complies	Special Permit ² requested for DHE encroachment on right side	CS 25.28.075(b)(2)

¹ (0.32 x 5,000 SF) + 1,100 SF = 2,700 SF (0.54 FAR)

² Special Permit for declining height envelope granted (123 SF, 4'-6" along the right side of the house extends beyond the declining height envelope).

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.

Suggested Findings for Design Review: That while the architectural style of the house has changed, the mass and bulk of the addition is handled well and the as-built changes are true to the new Cape Code architecture. The plate heights are not excessive and the proposed addition is well integrated with the massing of the existing house. The articulation and architectural details provides visual interest on all elevations and 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 November 21, 2017, sheets A0.1 through A9.0 (except sheets A3.0 to A3.3) and L1.1, revised sheet A0.0 date stamped December 22, 2017, and revised sheets A3.0 to A3.3 date stamped July 24, 2020;
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;
5. 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;
6. 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;
7. 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;
8. 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;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at the 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:

10. 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;
11. 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 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;
12. 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
13. 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 built according to the approved Planning and Building plans.

'Amelia Kolokihakaufisi

'Amelia Planner

- c. RC Wehmeyer Design, applicant and designer
Dave and Kelsey Armstrong, property owners

Attachments:

January 8, 2018 Planning Commission Meeting Minutes

Application to the Planning Commission

Planning Commission Resolution (Proposed)

Notice of Public Hearing – Mailed September 4, 2020

Area Map