



PROJECT LOCATION
1204 El Camino Real

City of Burlingame

Commercial Design Review and Parking Variance

Item No. 9c
Design Review Study

Address: 1204 El Camino Real

Meeting Date: June 14, 2021

Request: Application for Commercial Design Review for exterior facade changes to an existing commercial building and Parking Variance for a change in use from an auto repair shop to retail.

Applicant and Architect: Suheil Shatara, Shatara Architecture Inc.

APN: 026-096-180

Property Owner: 1480 Broadway Property LLC

Lot Area: 5,350 SF

General Plan: Broadway Mixed Use

Zoning: C-1, Broadway Commercial Area

Project Summary: The existing two-story building at 1204 El Camino Real is currently being used as an automobile service shop on the ground floor and offices on the second floor. With this application, the applicant is proposing interior and exterior improvements to change the use of the building to retail and personal services. The C-1 District Regulations state that retail and personal service uses are permitted (Code Section 25.30.020). The existing two-story building measures 6,501 SF. With this application, a mezzanine level would be added within the rear of the building, increasing the floor area from 6,501 SF to 7,183 SF.

Commercial Design Review: The proposed project is subject to Commercial Design Review since more than 50% of the façade is being altered. The façade of the existing building contains roll up doors, stucco, and wood-framed windows. At the front of the building, the existing roll up doors would be removed and a new aluminum storefront would be added. There is an existing non-conforming front setback of 7'-10", where a minimum of 20'-0" is required. Since the project is not proposing any changes to the existing, non-conforming front setback, a Variance is not required.

The proposed front elevation consists of a new aluminum storefront system, existing stucco, and existing windows with wood trim on the second floor. There are no proposed changes to the second floor façade.

Off-Street Parking: The existing building is nonconforming in parking since it has no on-site parking spaces. The parking demand for the previous automobile shop use (4,791 SF) and office use (1,210 SF) office is 12 parking spaces (based on 1:300 SF ratio for office and 1:800 SF ratio for automobile shop). The parking demand for the proposed retail and personal service use (5,561 SF) and office use (1,622 SF) is 20 parking spaces (based on 1:300 SF ratio for office and 1:400 SF ratio for retail). The difference between the existing and proposed parking demand is eight (8) parking spaces. Since there is no existing or proposed parking on-site, the applicant is requesting a Parking Variance for the difference in parking spaces not provided on site.

The following applications are required:

- Commercial Design Review for exterior façade changes to an existing commercial building (C.S. 25.30.045 and 25.57.010 (c) (4)); and
- Parking Variance for not fulfilling the amount of parking require on-site (8 additional spaces required based on intensification of use from automobile shop and office to retail, personal services, and office (Code Sections 25.70.010 (b) and 25.70.040).

1204 El Camino Real**Plans date stamped: June 3, 2021**

	Existing	Proposed	Allowed/Req'd
Use:	<u>Auto Shop</u> 4,791 SF	<u>Retail and Personal Service</u> 5,561 SF	Personal Service, Retail, and Office are permitted uses (C.S. 25.30.020)
	<u>Office</u> 1,710 SF	<u>Office</u> 1,710 SF	
Off-Street Parking:	<u>no spaces provided</u> 4,791 SF auto service 1:800 SF = 6 spaces 1,710 SF office 1:300 SF = 6 spaces 12 spaces total	<u>no spaces provided</u> 5,561 SF retail/personal service 1:400 SF = 14 spaces 1,622 SF office 1:300 SF = 6 spaces 20 spaces total	8 spaces required for intensification of use (difference between existing and proposed parking demand is 8 spaces)

Staff comments: None.

Design Review Criteria: The criteria for Commercial Design Review as established in Ordinance No. 1652 adopted by the Council on April 16, 2001 are outlined as follows:

1. Support of the pattern of diverse architectural styles that characterize the city's commercial areas;
2. Respect and promotion of pedestrian activity by placement of buildings to maximize commercial use of the street frontage, off-street public spaces, and by locating parking so that it does not dominate street frontages;
3. On visually prominent and gateway sites, whether the design fits the site and is compatible with the surrounding development;
4. Compatibility of the architecture with the mass, bulk, scale, and existing materials of existing development and compatibility with transitions where changes in land use occur nearby;
5. Architectural design consistency by using a single architectural style on the site that is consistent among primary elements of the structure, restores or retains existing or significant original architectural features, and is compatible in mass and bulk with other structure in the immediate area;
6. Provision of site features such as fencing, landscaping, and pedestrian circulation that enriches the existing opportunities of the commercial neighborhood.

Required Findings for a Variance: In order to grant a Variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application will not be detrimental or injurious to property or improvements in the

vicinity and will not be detrimental to the public health, safety, general welfare or convenience; and

- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

Michelle Markiewicz
Associate Planner

- c. Suheil Shatara, Shatara Architecture, Inc., applicant and architect
1480 Broadway Properties LLC, property owner

Attachments:

Application to the Planning Commission
Commercial Application
Variance Application
Notice of Public Hearing – Mailed June 4, 2021
Area Map