



PROJECT LOCATION
1349 Cabrillo Avenue

City of Burlingame

Design Review

Item No. 7b
Consent Calendar

Address: 1349 Cabrillo Avenue

Meeting Date: June 14, 2021

Request: Application for Design Review for a new, two-story single family dwelling and detached garage.

Applicant and Architect: Tim Raduenz, Form+One Design

APN: 026-056-050

Property Owner: Cabrillo Ave LLC

Lot Area: 6,000 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 15303 (a), which states that construction of a limited number of new, small facilities or structures including one single family residence or a second dwelling unit in a residential zone is exempt from environmental review. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Project Description: The subject property is an interior lot. The applicant is proposing to demolish an existing one-story house to build a new, two-story single family dwelling with a detached garage. The proposed house will have a total floor area of 3,031 SF (0.51 FAR) where 3,420 SF (0.57 FAR) is the maximum allowed (including 70 SF covered porch exemption).

The new single family dwelling would contain five bedrooms. Three parking spaces, two of which must be covered, are required on-site. Two covered parking spaces are provided in the detached garage (20' x 20' clear interior dimensions) and one uncovered parking space (9' x 20') is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met.

There is an existing protected-size Redwood tree (72.5-inch diameter) located in the rear yard. Two arborist reports, prepared by Kielty Arborist Services and Mayne Tree Expert Company, provide assessments of the Redwood tree and are attached for reference. The previously proposed project included removal of the existing Redwood tree. At the May 24, 2021 Planning Commission action meeting, concerns were expressed by the Commission and neighbors regarding the removal of the tree. Based on direction given by the Commission, the applicant revised the project to retain the existing Redwood tree (see *Design Review Action Meeting* below).

The applicant is requesting the following application:

- Design Review for a new, two-story single family dwelling and detached garage (C.S. 25.57.010 (a)(1)).

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1349 Cabrillo Avenue**Lot Area:** 6,000 SF**Plans date stamped:** June 2, 2021

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr): (2nd flr):	20'-0" 22'-6"	19'-5" (block average) 20'-0"
Side (left): (right):	4'-0" 11'-6"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	45'-6" 45'-6"	15'-0" 20'-0"
Lot Coverage:	2,136 SF 35.6%	2,400 SF 40%
FAR:	3,031 SF 0.51 FAR	3,420 SF ¹ 0.57 FAR
# of bedrooms:	5	---
Off-Street Parking:	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')
Building Height:	30'-0"	30'-0"
DH Envelope:	complies	CS 25.26.075

¹ (0.32 x 6,000 SF) + 1,100 SF + 400 SF = 3,420 SF (0.57 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** Aluminum clad wood with simulated true divided lites
- **Doors:** Wood clad
- **Siding:** Stucco, shiplap
- **Roof:** Asphalt shingles

Staff Comments: None.

Design Review Action Meeting: At the action meeting on May 24, 2021, the Planning Commission continued to express concerns with the proposed project, which included removal of the existing protected size Redwood tree in the rear yard. The Commission recommended that the applicant redesign the project to retain the existing Redwood tree by placing the driveway and detached garage on the right side of the property (see attached May 24, 2021 Planning Commission Minutes). The Commission voted to continue the project and place it on the Consent Calendar, which would provide the applicant the opportunity to revise the project to address the Commission's concerns.

The applicant submitted revised plans, date stamped June 2, 2021, to address the Commission's concerns. The floor plan of the house was flipped and the driveway and detached garage were placed on the right side of the

lot, allowing the existing Redwood tree to remain. A condition of approval has been added requiring that the project follow the recommendations and tree protection plan and measures defined in the arborist report prepared by Kielty Arborist Services, dated January 6, 2021. The revised plans do not include any architectural changes to the main dwelling or detached garage.

Design Review Study Meeting: At the Planning Commission Design Review Study meeting on May 10, 2021, the Commission recommended that the applicant address neighbor concerns about the proposed removal of the Redwood tree, correct drafting errors, and address the repetitive rhythm of architectural features on the house. Overall, the Commission liked the design of the project and voted to place this item on the Regular Action calendar (see attached May 10, 2021 Planning Commission Minutes).

During the public hearing, neighbors and members of the public expressed concerns about the proposed removal of the Redwood tree. There was also concern about the impact on existing traffic patterns due to the project's proximity to Our Lady of Angels School.

The applicant submitted a response letter, dated May 13, 2021 and revised plans, date stamped May 13, 2021 to address the concerns expressed at the Planning Commission meeting. The applicant also submitted letters of support from neighbors. A second Arborist Report, dated May 19, 2021, prepared by Mayne Tree Expert Company, was also submitted (see attachments).

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 the architectural style, mass and bulk of the proposed structure (featuring hip and gable roofs, proportional plate heights, asphalt shingle roofing, aluminum clad wood windows and doors, and stucco and shiplap siding) is compatible with the character of the neighborhood and that the windows and architectural elements of the proposed structure are placed so that the structure respects the interface with the structures on adjacent properties. 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 June 2, 2021, sheets T1.0, GN, SW, A1.0 through A5.0, A9.0, G2.0, L1, and L2;
2. that the property owner shall be responsible for implementing the recommendations and tree protection plan and measures as defined in the arborist report prepared by Kielty Arborist Services, dated January 6, 2021;
3. 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);

4. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
5. 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;
6. that demolition for 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;
7. 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;
8. 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;
9. 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;
10. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at 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:

11. 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;
12. that prior to scheduling the foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
13. that 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;
14. 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
15. 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
Associate Planner

- c. Tim Raduenz, Form + One Design, applicant and designer
Cabrillo Ave LLC, property owner

Attachments:

May 24, 2021 Planning Commission Minutes
May 10, 2021 Planning Commission Minutes
Applicant Response Letter, dated May 13, 2021
Letters of support from neighbors
Arborist Report, prepared by Mayne Tree Expert Company, Inc., dated May 19, 2021
Received after preparation of staff report for May 10, 2021 Planning Commission meeting
Application to the Planning Commission
Letter of Explanation, date stamped January 6, 2021
Spec sheet of proposed building materials
Arborist Report, prepared by Kielty Arborist Services LLC, dated January 6, 2021
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed June 4, 2021
Area Map