



PROJECT LOCATION
1233 Drake Avenue

City of Burlingame

Design Review

Address: 1233 Drake Avenue

Meeting Date: June 14, 2021

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

Applicant and Designer: Chu Design Associates, Inc. James Chu

APN: 026-172-080

Property Owner: Mickey Ou

Lot Area: 6,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot that slopes upward from the street, with an approximately 5'-0" difference in grade between the front and rear property lines. The applicant is proposing to demolish an existing two-story single family dwelling with a detached garage and construct a new, two-story single family dwelling with a detached garage. The proposed house will have a total floor area of 3,417 SF (0.56 FAR) where 3,420 SF (0.57 FAR) is the maximum allowed.

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 space are provided in the detached garage (20' x 20' clear interior dimensions); 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 are two protected-sized Oak trees currently on the property that are proposed to be retained as part of the project. There is a 48-inch diameter Oak tree in the middle of the rear yard; this tree would be approximately three feet away from the new detached garage. In the front yard, there is another Oak tree (unidentified diameter) located along the right side property line within the front setback. This tree would also be retained as part of the project and would be located approximately 11 feet from the new front building wall. Staff has requested an arborist report to detail the tree protection measures that may be required during the construction to protect both of these trees. Staff notes that this report will be submitted and approved by the City Arborist prior to Planning staff scheduling this item for action.

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)(2)).

1233 Drake Avenue

Lot Area: 6,000 SF

Plans date stamped: June 7, 2021

	PROPOSED	ALLOWED/REQUIRED
Front Setbacks (1st flr): (2nd flr):	22'-5" 26'-11"	22'-5" (block average) 20'-0" or block average
Side Setbacks (left): (right):	11'-0" 5'-6"	4'-0" 4'-0"
Rear Setbacks (1st flr): (2nd flr):	36'-7" 42'-9"	15'-0" 20'-0"
Lot Coverage:	2,281 SF 38%	6,000 SF 40%

	PROPOSED	ALLOWED/REQUIRED
FAR:	3,417 SF 0.56 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' or 2½ stories
DH Envelope:	Complies (dormer enclosure exemption along right side)	(C.S. 25.26.035 (c))

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

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood casement windows
- **Doors:** wood pivot entry front door / wood with obscured glass garage door raised panel
- **Siding:** combination of wood siding with 6" exposure and stucco
- **Roofing:** gray standing seam metal roofing
- **Other:** 6x wood outriggers, wood columns (front porch)

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.

Catherine Keylon
Senior Planner

- c. James Chu, applicant & designer
Mickey Ou, property owner

Attachments:

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