



PROJECT LOCATION
2104 Broadway

City of Burlingame

Design Review

Item No. 9f
Design Review Study

Address: 2104 Broadway

Meeting Date: August 26, 2019

Request: Application for Design Review for a first and second story addition to an existing single-family dwelling.

Property Owners: Derek and Lesley Bowler

APN: 027-340-070

Applicant and Architect: Jeanne Davis, Davis Architecture

Lot Area: 7,500 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The existing two-story house with an attached one-car garage contains 2,392 SF (0.32 FAR) of floor area. The proposed project includes additions to both the first and second story that would increase the floor area to 3,475 SF (0.46 FAR), where 3,500 SF (0.47 FAR) is the maximum allowed (including a 184 SF covered front porch exception and 100 SF lower level exception). The proposed project is 25 SF below the maximum allowed FAR.

The existing house contains five bedrooms (den on lower level qualifies as a bedroom) and there is no change in the number of bedrooms with the proposed project. The existing garage (15'-0" wide x 20'-11" deep clear interior dimensions) qualifies as a one-car garage. Therefore, the existing on-site parking is nonconforming in number, since only one covered parking space is provided where two covered parking spaces are required for a five-bedroom house. However, since the existing number of bedrooms is not increasing, the existing nonconforming parking may remain and no Variance is required in this case. One uncovered parking space (9'-0" x 20'-0") is provided in the driveway. All other zoning code requirements have been met. The applicant is requesting the following application:

- Design Review for a first and second story addition to an existing single-family dwelling (C.S. 25.57.010 (a)(2)).

2104 Broadway

Lot Size: 7,500 SF

Plans date stamped: August 8, 2019

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Front Setback (1st flr): (2nd flr):	24'-0" 24'-0"	24'-0" (to porch) 34'-0"	15'-0" or block average 20'-0"
Side Setback (left): (right):	3'-0 1/2" 2'-8 1/2" ¹	4'-1" no change	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	80'-0" 80'-0"	68'-0" (to addition) 74'-0"	15'-0" 20'-0"
Lot Coverage:	1,719 SF 22.9%	2,166 SF 28.9%	3,000 SF 40%
FAR:	2,392 SF 0.32 FAR	3,475 SF 0.46 FAR	3,500 SF ² 0.47 FAR

¹ Existing, nonconforming right side setback measuring 2'-8 1/2" where 4'-0" is required.

² (0.32 x 7,500 SF) + 1,100 SF = 3,500 SF (0.47 FAR)

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Lot Size: 7,500 SF

Plans date stamped: August 8, 2019

	EXISTING	PROPOSED	ALLOWED/REQUIRED
# of bedrooms:	5	5	---
Off-Street Parking:	1 covered (15'-0" x 20'-11" clear interior) 1 uncovered (9' x 20')	1 covered (12'-3" x 20'-11" clear interior) 1 uncovered (9' x 20') ³	2 covered (20' x 20' clear interior) 1 uncovered (9' x 20')
Building Height:	25'-1"	29'-5 1/2"	30'-0"
DH Envelope:	Existing encroachments on right elevation	Proposed second story addition complies with DHE	CS 25.26.075

³ Existing number of required parking spaces is nonconforming, one-covered parking spaces existing when two-covered parking spaces are required for a five-bedroom house.

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood insulated windows with simulated true divided lites.
- **Doors:** wood doors with glass lite on house; wood garage door with glass lites.
- **Siding:** painted wood siding; painted wood board & batten siding.
- **Roof:** asphalt composition shingle roofing; standing seam metal roof.
- **Other:** bluestone ledgerstone planter and stair risers

Staff Comments: Applicant will need to provide the block average for front setbacks for the next meeting.

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.

Michelle Markiewicz
Assistant Planner

- c. Derek and Lesley Bowler, property owners
Jeanne Davis, Davis Architecture, applicant and architect

Attachments:

Application to the Planning Commission
Notice of Public Hearing – Mailed August 16, 2019
Area Map