

PROJECT LOCATION
1812 Davis Drive



City of Burlingame

Design Review

Item No. 7b
Consent Calendar

Address: 1812 Davis Drive

Meeting Date: May 11, 2015

Request: Design Review for first and second story additions to an existing single family dwelling.

Applicant and Designer: JoAnn Gann

APN: 025-201-030

Property Owner: Candace Nagare

Lot Area: 5,250 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)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

Project Description: The subject property is an interior lot, with the lands of Peninsula Hospital immediately behind. The existing house is single story and features a u-shaped plan with a courtyard in the center. An attached garage is connected to the left, front corner of the house by a breezeway.

The applicant proposes a first story addition behind the existing garage to accommodate stairs leading to a second floor addition over the garage. The total proposed floor area is 2,270 SF (0.43 FAR), where 2,780 SF (0.53 FAR) is the maximum allowed (including covered porch exemptions).

The existing house has two bedrooms, and with the second story addition the number of bedrooms on site will be increased to three. There is one covered parking space (10' x 20') in the garage and an additional covered parking space in the driveway leading to the garage. The stair addition at the rear of the garage will maintain one covered parking space (10' x 20' with a minimum of 7'-6" vertical clearance) and the two existing parking spaces meet the code requirement for a 3-bedroom house. No work is proposed to the existing first floor living area.

The applicant proposes two 24-inch box trees Crepe Myrtle trees in the rear yard to meet the on-site landscaping requirements. All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a second story addition (C.S. 25.57.010 (a) (2)).

1812 Davis Drive

Lot Area: 5,250 SF

Plans date stamped: April 30, 2015

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr): (2nd flr):	16'-6" ---	No change 20'-8"	15'-0" 20'-0"
Side (left): (right):	2'-8" ¹ 5'-0"	4'-0" (to addition) No change	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	17'-6" ---	No change 63'-3"	15'-0" 20'-0"
Lot Coverage:	1,931 SF 37%	2,020 SF 38%	2,100SF 40%

	EXISTING	PROPOSED	ALLOWED/REQ'D
FAR:	1,821 SF 0.35 FAR	2,270 SF 0.43 FAR	2,780 SF ² 0.53 FAR
# of bedrooms:	2	3	---
Parking:	1 covered (10' x 20') 1 uncovered (9' x 20')	No change	1 covered (10' x 20') 1 uncovered (9' x 20')
Height:	12'-3"	21'-3"	30'-0"
DH Envelope:	---	complies	CS 25.26.075,b,2 applies ³

¹ Existing, non-conforming left side setback.

² (0.32 x 5,250 SF) + 1100 SF = 2,780 SF (0.53 FAR)

³ Window enclosure exception was applied to the left side of the second floor (CS 2526.075,b,2).

Staff Comments: See attached memos from the Chief Building Official, Fire Division, Engineering Division, Parks Division, and Stormwater Division.

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.

Design Review Study Meeting: At the Planning Commission design review study meeting on April 27, 2015, the Commission had a concern regarding the symmetrical design of the addition over the garage and voted to place this item on the consent calendar when all information has been submitted and reviewed by the Planning Division (see attached April 27, 2015, Planning Commission Minutes).

The applicant submitted a response letter and revised plans date stamped April 30, 2015, to address the Planning Commission's comments. The bay and window over the gable of the garage have been revised to address the Commission's concerns.

Suggested Findings for Design Review: At the April 27, 2015, Design Review Study meeting the Planning Commission noted that the massing of the proposed addition is consistent with similar two-story homes in the neighborhood. The Commission found that the proposed project preserved the integrity of the original courtyard-central design of the house. For these reasons the project is 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 April 30, 2015, sheets 1 through 6;
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 basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that the conditions of the Engineering Divisions February 23, 2015 memo, the Building Division's February 26 and April 14, 2015 memos, the Parks Division's March 2 and April 22, 2015 memos, the Fire Division's February 23, 2015 memo, and the Stormwater Division's February 25, 2015 memo shall be met;
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 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;
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, 2013 Edition, 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 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.

Erika Lewit
Senior Planner

c. JoAnn Gann, applicant

Attachments:

Applicant's Response to Commission's comments, date stamped April 30, 2015
Minutes from Design Review Study Meeting for the April 27, 2015, Planning Commission meeting
Application to the Planning Commission
Staff Comments
Photographs of Neighborhood
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed May 1, 2015
Aerial Photo