

City of Burlingame

Design Review

Item No. 9b Design Review Study
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Address: 1812 Davis Drive

Meeting Date: April 27, 2015

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

Applicant and Designer: JoAnn Gann
Property Owner: Candace Nagare
General Plan: Low Density Residential

APN: 025-201-030
Lot Area: 5,250 SF
Zoning: R-1

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 7, 2015

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	16'-6"	No change	15'-0"
(2nd flr):	---	20'-8"	20'-0"
Side (left):	2'-8" ¹	4'-0" (to addition)	4'-0"
(right):	5'-0"	No change	4'-0"
Rear (1st flr):	17'-6"	No change	15'-0"
(2nd flr):	---	63'-3"	20'-0"
Lot Coverage:	1,931 SF 37%	2,020 SF 38%	2,100SF 40%
FAR:	1,821 SF 0.35 FAR	2,270 SF 0.43 FAR	2,780 SF ² 0.53 FAR
# of bedrooms:	2	3	---

	EXISTING	PROPOSED	ALLOWED/REQ'D
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).

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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.

Erika Lewit
Senior Planner

c. JoAnn Gann, applicant

Attachments:

- Application to the Planning Commission
- Staff Comments
- Photographs of Neighborhood
- Notice of Public Hearing – Mailed April 17, 2015
- Aerial Photo