



PROJECT LOCATION
2217 Davis Drive

City of Burlingame

Design Review

Item No. 8c
Regular Action Item

Address: 2217 Davis Drive

Meeting Date: April 8, 2019

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

Applicant and Property owner: Paul Yep

APN: 025-192-030

Architect: Mei-Mei Chan, MEI Architects

Lot Area: 5,000 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 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 existing single-story house with an attached one-car garage contains 1,734 SF (0.34 FAR) of floor area. The proposed project includes a first and second story addition which would increase the floor area to 2,608 SF (0.52 FAR) where 2,700 SF (0.54 FAR) is the maximum allowed as per code. The proposed project is 92 SF below the maximum allowed FAR.

The existing house contains two bedrooms and with the proposed project the number of bedrooms would increase to four bedrooms (study room counts as a bedroom). For a four-bedroom house, two parking spaces are required, one of which must be covered. The existing garage would maintain a clear area of (17'-2" x 20'-1"), where (9'-0" x 18'-0") is allowed for an existing one car garage. One uncovered parking space (9'-0" x 20'-0") is provided in the driveway, where the required 20'-0" is measured to the inner edge of the sidewalk. Therefore, the project is in compliance off-street parking requirements. All other Zoning Code requirements have been met. The applicant is requesting the following application:

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

2217 Davis Drive

Lot Size: 5,000 SF

Plans date stamped: March 29, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	15'-4"	No change	15'-0" (or block average)
(2nd flr):	NA	48'-17/8"	20'-0" (or block average)
Side (left):	5'-2 1/2"	No change	4'-0"
(right):	2'-6 1/2" ¹	No change	4'-0"
Rear (1st flr):	24'-6"	24'-6"	15'-0"
(2nd flr):	NA	24'-6"	20'-0"
Lot Coverage:	1,825 SF 36%	1,908 SF 38%	2,000 SF 40%
FAR:	1,734 SF 0.34 FAR	2,608 SF 0.52 FAR	2,700 SF ² 0.54 FAR

¹ Existing non-conforming setback

² (0.32 x 5,000 SF) + 1100 SF = 2,700 SF (0.54 FAR)

2217 Davis Drive**Lot Size:** 5,000 SF**Plans date stamped:** March 29, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
# of bedrooms:	2	4	---
Off-Street Parking:	1 covered (17'-2" x 20'-1") 1 uncovered (9'-0" x 20'-0")	1 covered (17'-2" x 20'-1") 1 uncovered (9'-0" x 20'-0")	1 covered (9'-0" x 18'-0" for existing) 1 uncovered (9'-0" x 20'-0")
Height:	18'-7½"	26'-0"	30'-0"
DH Envelope:	complies	complies	CS 25.26.075

Staff Comments: None

Design Review Study Meeting: At the Planning Commission Design Review Study Meeting on March 11, 2019, the Commission suggested that the plate height on the second floor be reduced and encouraged the applicant to use different materials to bring more articulation on the facade. They noted that using stucco on the second floor seemed like an easy solution and that the applicant should experiment with the choice of materials. They also encouraged the applicant to look into the placement of windows and potentially adding another window on the second floor to bring in more light. Overall, the Commission was satisfied with the design and voted to place this item on the action calendar when the plans have been revised and reviewed by the Planning Division (see attached March 11, 2019, Planning Commission Minutes).

The applicant submitted a response letter date stamped March 25, 2019, and revised sheets dated March 29, 2019. The plans have been revised to lower the second story plate height from 9'-6" to 8'-6", with a maximum proposed overall building height of 26'-0". New materials were added on the front façade of the second floor, which includes painted wood vertical siding and 0'-6" wide vertical wooden trim at the corners. Two new windows were added on the West Elevation, one in the stairwell and one in the laundry room on the first floor. Few other minor changes were made to the design, including changing the size of the first floor bedroom window from two-panels to one-panel. These changes do not affect any zoning requirements.

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: The proposed second story addition is located at the rear of the house and is placed at a distance from the street, which helps to minimize the visual impacts of the second story. The materials used in the construction, such as vertical wood and stucco siding, asphalt shingle roof and aluminum clad wood windows, are of high quality and would match the style and finishes of the existing house. At the March 11, 2019, Design Review Study Meeting, the Planning Commission was satisfied with the overall design and placed this item on the Regular Action Calendar. 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 revised plans submitted to the Planning Division date stamped March 29, 2019, sheets G0-1 through A4;
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 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;
5. 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;
6. 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;
7. 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;
8. 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;
9. 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:

10. 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;

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 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.

Sonal Aggarwal
Contract Planner

- c. Mei-Mei Chan, architect
Paul Yep and Mei Ling Tang, property owners

Attachments:

March 11, 2019 Planning Commission Minutes
Applicant's Response Letter date stamped March 25, 2019
Application to the Planning Commission
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed March 29, 2019
Area Map