



PROJECT LOCATION
2305 Poppy Drive

City of Burlingame

Design Review

Item No. 9d
Design Review Study

Address: 2305 Poppy Drive

Meeting Date: April 22, 2019

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

Applicant and Designer: Jerry Deal, J Deal Associates

APN: 027-163-180

Property Owners: Elizabeth Watson and Alex Para

Lot Area: 5,271 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot that contains a two-story, four-bedroom house and detached garage with 2,535 SF (0.48 FAR) of floor area. The proposal includes a first and second floor addition at the rear of the house. There are no proposed improvements to the existing detached garage. With the proposed project the total floor area would increase to 3,074 SF (0.58 FAR) where 3,098 SF (0.59 FAR) is the maximum allowed. The project is 24 SF below the maximum allowed FAR.

There is no increase to the number of existing bedrooms. For a four-bedroom house, the code requires two on-site parking spaces, one of which must be covered (9' x 18' for existing conditions) and one uncovered (9' x 20'). Though it has a nonconforming clear interior depth of 17'-2", the existing garage counts as one covered parking space; one uncovered space 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)).

2305 Poppy Drive

Lot Area: 5,271 SF

Plans date stamped: April 8, 2019

SETBACKS	EXISTING	PROPOSED	ALLOWED/REQUIRED
Front (1st flr): (2nd flr):	19'-9" 19'-9"	no change no change	15'-0" or block average 20'-0" or block average
Side (interior): (exterior):	3'-9" 9'-5"	4'-0" (to addition) 9'-7" (to addition)	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	46'-4" 46'-4"	35'-10" 35'-10"	15'-0" 20'-0"
Lot Coverage:	1,725 SF 32.7 %	2,071 SF 39.3%	2,108 SF 40 %
FAR:	2,535 SF 0.48 FAR	3,074 SF 0.58 FAR	3,098 SF ¹ 0.59 FAR
# of bedrooms:	4	4	---
Off-Street Parking:	1 covered (16'-6"W x 17'-2"D* clear interior) 1 uncovered (9'x20')	no change	1 covered (9'x18' clear interior) 1 uncovered (9' x 20')
Building Height:	28'-0½"	no change	30'-0"
DH Envelope:	nonconforming	complies	CS 25.26.075

¹ (0.32 x 5,271 SF) + 1,100 SF + 311 SF = 3,098 SF (0.59) FAR

* Existing non-conforming; see Project Description for more information

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.

'Amelia Kolokihakaufisi
Associate Planner

- c. Jerry Deal, J Deal Associates, applicant and designer
Elizabeth Watson and Alex Para, property owners

Attachments:

Application to the Planning Commission
Photos of surrounding properties, received January 28, 2019
Notice of Public Hearing – Mailed April 12, 2019
Area Map