



PROJECT LOCATION
2345 Poppy Drive

City of Burlingame

Design Review

Item No. 9c
Design Review Study

Address: 2345 Poppy Drive

Meeting Date: August 26, 2019

Request: Application for Design Review for an addition to existing attic space above the second story of an existing single family dwelling.

Applicant and Designer: Charles Holman, Charles Holman Design

APN: 027-163-090

Property Owners: Michelle and Bryan Dow

Lot Area: 5,278 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is located on an interior lot and contains 2,531 SF (0.48 FAR) of floor area. The existing single family dwelling is a two-story split level house with an existing conditioned attic space at the rear right side. The applicant is proposing to convert and condition the left half of the attic space into living area. No work is proposed on the second floor and only interior improvements are proposed on the first floor where a new mud room is created within the existing attached garage space. The only changes to the existing building envelope is the addition of two dormers – one at the front elevation and the other at the rear elevation. With the proposed project, the floor area will increase to 2,781 SF (0.53 FAR) where 2,789 SF (0.53 FAR) is the maximum allowed. The project is 8 SF under the maximum allowed FAR.

The number of potential bedrooms is increasing from three to four. Two parking spaces, one of which must be covered, are required on site. The existing attached garage provides one covered parking space (14'-5" wide x 20'-0" deep clear interior dimensions) and one uncovered space (9' x 20') is provided in the driveway. Therefore, the project is in compliance with off-street parking requirements. All other Zoning Code requirements have been met. The applicant is requesting the following:

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

2345 Poppy Drive

Lot Size: 5,278 SF

Plans date stamped: August 14, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr):	19'-6"	no change	16'-1" (block average)
(2nd flr):	28'-8"	45'-8" (to new attic space)	20'-0"
Side (left):	5'-1"	no change	4'-0"
(right):	4'-0"	no change	4'-0"
Rear (1st flr):	45'-0"	no change	15'-0"
(2nd flr):	45'-0"	45'-0" (to new attic space)	20'-0"
Lot Coverage:	1,525 SF 28.9%	no change	2,111 SF 40%
FAR:	2,531 SF 0.48 FAR	2,781 SF 0.53 FAR	2,789 SF ¹ 0.53 FAR

¹ (0.32 x 5,278 SF) + 1100 SF = 2,789 SF (0.53 FAR)

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2345 Poppy Drive**Lot Size:** 5,278 SF**Plans date stamped:** August 14, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
# of bedrooms:	3	4	---
Off-Street Parking:	1 covered (14'-5" wide x 30'-6" deep) 1 uncovered (9' x 20')	1 covered (14'-5" wide x 20'-0" deep) 1 uncovered (9' x 20')	1 covered (9' x 20') 1 uncovered (9' x 20')
Height:	27'-5½"	no change	30'-0"
DH Envelope:	not applicable	complies	CS 25.26.075

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. Charles Holman, Charles Holman Design, applicant and designer
Michelle and Bryan Dow, property owners

Attachments:

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