



**PROJECT LOCATION**  
2225 Davis Drive

# City of Burlingame

Design Review

Item No. 9a  
Design Review Study

**Address:** 2225 Davis Drive

**Meeting Date:** November 25, 2019

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

**Property Owners:** Jeffrey Walker & Angela Fang  
**Applicant and Architect:** Adam Bittle, Architecture Allure  
**General Plan:** Low Density Residential

**APN:** 025-192-010  
**Lot Area:** 4,805 SF  
**Zoning:** R-1

**Project Description:** The existing two-story house with an attached one-car garage contains 2,256 SF (0.47 FAR) of floor area and is located on a corner lot. The proposed project includes additions to both the first and second story that would increase the floor area to 2,388 SF (0.50 FAR), where 2,438 SF (0.51 FAR) is the maximum allowed (including a 22 SF covered front porch exception).

The existing house contains three bedrooms and there is no change in the number of bedrooms with the proposed project. Two parking spaces, one of which must be covered, are required for a three-bedroom house. The existing garage (16'-6" wide x 20'-2" deep clear interior dimensions) qualifies as a one-car garage. One uncovered parking space (9'-0" x 20'-0") 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 application:

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

## 2225 Davis Drive

**Lot Size:** 4,805 SF

**Plans date stamped:** October 30, 2019

|                                                       | EXISTING                    | PROPOSED                         | ALLOWED/REQUIRED                  |
|-------------------------------------------------------|-----------------------------|----------------------------------|-----------------------------------|
| <b>Front Setback (1st flr):</b><br><b>(2nd flr):</b>  | 15'-0"<br>20'-0"            | no change<br>no change           | 15'-0" or block average<br>20'-0" |
| <b>Side Setback (interior):</b><br><b>(exterior):</b> | 6'-6"<br>11'-0" (to garage) | 6'-6" (to addition)<br>no change | 5'-0" <sup>1</sup><br>7'-6"       |
| <b>Rear Setback (1st flr):</b><br><b>(2nd flr):</b>   | 25'-0"<br>25'-0"            | no change<br>no change           | 15'-0"<br>20'-0"                  |
| <b>Lot Coverage:</b>                                  | 1,505 SF<br>31.3%           | 1,542 SF<br>32.1 %               | 1,922 SF<br>40%                   |
| <b>FAR:</b>                                           | 2,256 SF<br>0.47 FAR        | 2,388 SF<br>0.50 FAR             | 2,438 SF <sup>2</sup><br>0.51 FAR |

<sup>1</sup> Front and rear lot lines are unequal; therefore, the setback was determined by taking midpoints of the two side lot lines, resulting in a length of 53 feet.

<sup>2</sup>  $(0.32 \times 4,805 \text{ SF}) + 900 \text{ SF} = 2,438 \text{ SF}$  (0.51 FAR)



**2225 Davis Drive****Lot Size:** 4,805 SF**Plans date stamped:** October 30, 2019

|                            | EXISTING                                                                   | PROPOSED  | ALLOWED/REQUIRED                                                     |
|----------------------------|----------------------------------------------------------------------------|-----------|----------------------------------------------------------------------|
| <b># of bedrooms:</b>      | 3                                                                          | no change | ---                                                                  |
| <b>Off-Street Parking:</b> | 1 covered<br>(16'-6" x 20'-2" clear interior)<br>1 uncovered<br>(9' x 20') | no change | 1 covered<br>(10' x 20' clear interior)<br>1 uncovered<br>(9' x 20') |
| <b>Building Height:</b>    | 26'-0"                                                                     | 24'-5"    | 30'-0"                                                               |
| <b>DH Envelope:</b>        | complies                                                                   | complies  | CS 25.26.075                                                         |

**Summary of Exterior Materials:**

- **Windows:** aluminum clad wood insulated windows with true divided lites.
- **Doors:** wood door with glass lite on house; wood garage door with glass lites.
- **Siding:** painted plaster; brick fascia; painted board and batten.
- **Roof:** composition shingle.
- **Other:** brick chimney.

**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.

Michelle Markiewicz  
Associate Planner

- c. Jeffrey Walker & Angela Fang, property owners  
Adam Bittle, Architecture Allure, applicant and architect

**Attachments:**

Application to the Planning Commission  
Notice of Public Hearing – Mailed November 15, 2019  
Area Map