



**PROJECT LOCATION**  
1804 Devereux Drive

**City of Burlingame**  
*Design Review*

**Item No. 9b**  
**Design Review Study**

**Address:** 1804 Devereux Drive

**Meeting Date:** February 24, 2020

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

**Applicant and Designer:** Erwin Tanjuaquio

**APN:** 025-212-170

**Property Owner:** Hillary Milks

**Lot Area:** 6,035 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The subject property is located on an interior lot. The existing one-story single family dwelling and attached garage contains 2,312 SF (0.38 FAR) of floor area. The applicant is proposing to demolish and reconfigure the rear portion of the house and to add a new 598 SF second floor. With the proposed project, the floor area will increase to 2,878 SF (0.48 FAR) where 3,031 SF (0.50 FAR) is the maximum allowed.

There is no increase to the number of bedrooms; there are four existing bedrooms. Two parking spaces, one of which must be covered, are required on site. The existing attached garage provides one covered parking space (16'-9" wide x 19'-10" 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 first and second story addition to a single family dwelling (C.S. 25.57.010 (a)(2)).

**1804 Devereux Drive**

**Lot Size:** 6,035 SF

**Plans date stamped:** February 6, 2020

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b>SETBACKS</b>			
<b>Front (1<sup>st</sup> flr):</b>	15'-7"	no change	15'-0" or block average
<b>(2<sup>nd</sup> flr):</b>	n/a	37'-2"	20'-0" or block average
<b>Side (left):</b>	4'-1"	6'-0"	6'-0"
<b>(right):</b>	3'-6"	7'-11"	6'-0"
<b>Rear (1<sup>st</sup> flr):</b>	15'-0"	24'-4"	15'-0"
<b>(2<sup>nd</sup> flr):</b>	n/a	27'-4"	20'-0"
<b>Lot Coverage:</b>	2,400 SF 39.8%	2,404 SF 39.8%	2,414 SF 40%
<b>FAR:</b>	2,312 SF 0.38 FAR	2,878 SF 0.48 FAR	3,031 SF <sup>1</sup> 0.50 FAR

<sup>1</sup> (0.32 x 6,035 SF) + 1100 SF = 3,031 SF (0.50 FAR)

*This space intentionally left blank.*

**1804 Devereux Drive**

Lot Size: 6,035 SF

Plans date stamped: February 6, 2020

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b># of bedrooms:</b>	4	4	---
<b>Off-Street Parking:</b>	1 covered (16'-9" wide x 19'-10" deep) 1 uncovered (9' x 20')	no change	1 covered (10' x 20') 1 uncovered (9' x 20')
<b>Building Height:</b>	20'-0"	29'-2"	30'-0"
<b>DH Envelope:</b>	not applicable	complies	CS 25.26.075

**Summary of Proposed Exterior Materials:**

- **Windows:** vinyl clad wood
- **Doors:** wood and glass (front entry); fiberglass (rear French doors)
- **Siding:** Hardie panels and stucco
- **Roof:** composition shingles
- **Other:** wood gable vents; 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.

'Amelia Kolokihakaufisi  
Associate Planner

- c. Erwin Tanjuaquio, applicant and designer  
Hillary Milks, property owner

**Attachments:**

Application to the Planning Commission  
Letter of Explanation  
Notice of Public Hearing – Mailed February 14, 2020  
Area Map