

City of Burlingame

Design Review

Item No. 9c
Design Review Study

Address: 1548 Westmoor Road

Meeting Date: October 25, 2021

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

Applicant and Architect: Tony Pantaleoni, Kotas/Pantaleoni Architects

APN: 025-242-260

Property Owners: Sarah and Theo Wong

Lot Area: 5,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot. The existing one-story house with an attached garage contains 1,562 SF (0.31 FAR) of floor area and has three bedrooms. The proposed project includes a first floor addition at the rear of the house and a new second floor addition (1,194 SF). The existing attached garage and right side of the house would be demolished to make room for a new driveway that leads to a new detached garage at the rear, right side of the lot. With the proposed project, the floor area would increase to 3,071 SF (0.61 FAR) where 3,085 SF (0.62 FAR) is the maximum allowed.

With this application, the number of potential bedrooms would increase from three to four. Two parking spaces, one of which must be covered, are required on site. The new detached garage would provide one covered parking space (12'-9" x 27'-0" clear interior dimensions) and one uncovered space (9' x 20') would be 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 and new detached garage (C.S. 25.57.010 (a) (2)).

1548 Westmoor Road

Lot Size: 5,000 SF

Plans date stamped: October 13, 2021

	EXISTING	PROPOSED	ALLOWED/REQ'D
SETBACKS			
Front (1st flr): (2nd flr):	19'-11" n/a	19'-11" 22'-5"	19'-8" (block average) 20'-0"
Side (left): (right):	5'-0" 2'-10" ²	5'-0" 13'-8 ¼"	4'-0" 4'-0"
Rear (1st flr): (2nd flr):	16'-11 ½" n/a	16'-4" 21'-2 ½"	15'-0" 20'-0"
Lot Coverage:	1,562 SF 31.2%	1,977 SF 39.5%	2,000 SF 40%
FAR:	1562 SF 0.31 FAR	3,071 SF 0.61 FAR	3,085 SF ¹ 0.62 FAR

¹ (0.32 x 5000 SF) + 1100 SF + 385 SF = 3,085 SF (0.62 FAR)

² Existing nonconforming right side setback.

1548 Westmoor Road**Lot Size:** 5,000 SF**Plans date stamped:** October 13, 2021

	EXISTING	PROPOSED	ALLOWED/REQ'D
# of bedrooms:	3	4	---
Off-Street Parking:	1 covered (8'-1" x 18'-10") 1 uncovered (9' x 20')	1 covered (12'-9" x 27'-0") 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	17'-5½"	27'-5"	30'-0"
DH Envelope:	not applicable	complies	Window enclosure exception applied to left side C.S. 25.26.075(b)(2)

Staff Comments: None.**Summary of Proposed Exterior Materials:**

- **Windows:** aluminum clad wood
- **Doors:** aluminum clad wood, wood garage door with true divided lites
- **Siding:** Hardie lap siding, river rock
- **Roof:** composition shingles
- **Other:** redwood trellis, board and batten gable

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. Tony Pantaleoni, Kotas/Pantaleoni Architects, applicant and architect
Sarah and Theo Wong, property owners

Attachments:

Application to the Planning Commission
Notice of Public Hearing – Mailed October 15, 2021
Area Map