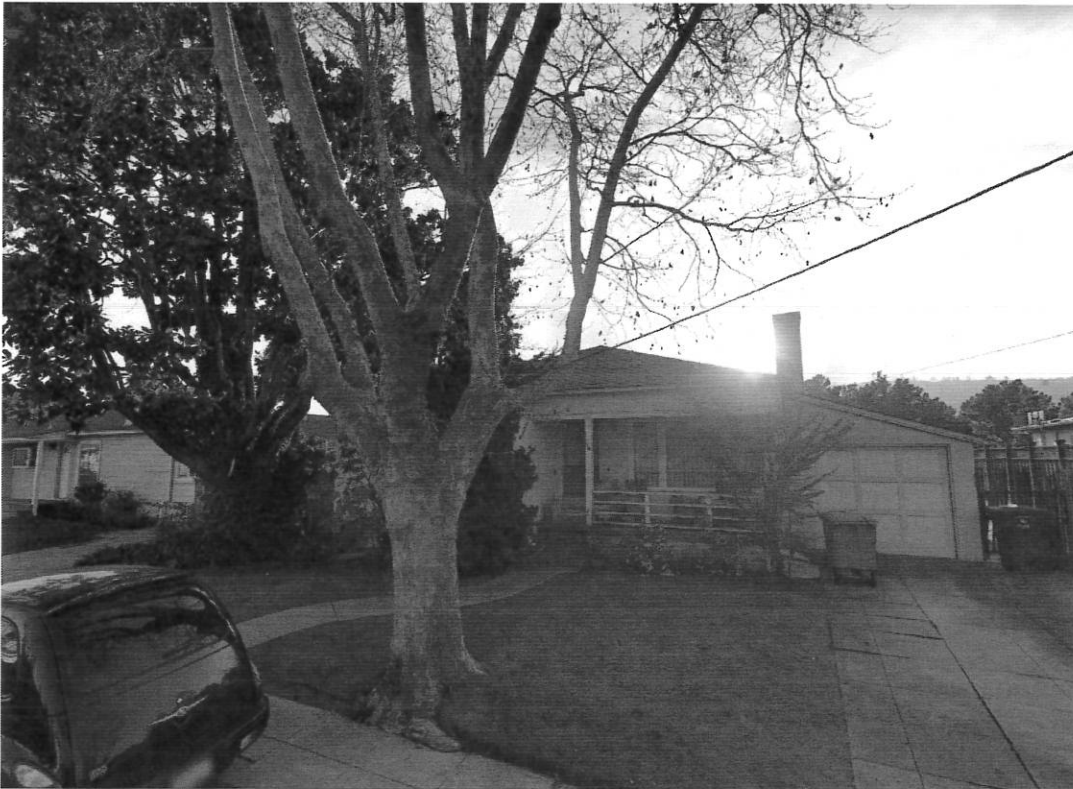


PROJECT LOCATION
110 Loma Vista Drive



City of Burlingame
Design Review and Special Permit

Item No. 9a
Design Review Study

Address: 110 Loma Vista Drive

Meeting Date: April 22, 2019

Request: Application for Design Review for a new, two-story single family dwelling and a Special Permit for an attached garage.

Architect: Bill Guan, Xie Associates

APN: 027-051-250

Applicants and Property Owners: Victor and Kooyeon Song

Lot Area: 6,175 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: The subject property is an interior lot. The applicant proposes to demolish the existing single-story house with an attached garage and build a new, two-story house with an attached garage in its place.

The proposed new house and attached garage will have 3,064 SF (0.50 FAR) where 3,076 SF (0.50 FAR) is the maximum allowed (including front-facing covered porch exemptions). Although portions of the attic area above first floor entry and living room will be greater than five feet in height, these areas are not included in floor area calculations because they are not finished space and are only accessible from a sub-standard size door on the second floor landing.

There will be a total of four (4) bedrooms in the proposed main dwelling. A total of two (2) on-site parking spaces are required, one (1) of which must be covered. The attached garage provides two covered parking spaces (20' x 20') and an uncovered parking space is provided in the driveway leading to the garage.

The applicant is requesting a Special Permit for an attached garage and has submitted a Special Permit application to review the reasons an attached garage is compatible with the architecture of the house and with the neighborhood. All other Zoning Code requirements have been met.

The applicant is requesting the following applications:

- Design Review for a new, two-story single family dwelling (C.S. 25.57.010(a)(1)) and attached garage (C.S. 25.57.010(a)(6)); and
- Special Permit for an attached garage (C.S. 25.26.035(a)).

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110 Loma Vista Drive**Lot Area: 6,175 SF****Plans date stamped: April 8, 2019**

	PROPOSED	ALLOWED/REQUIRED
SETBACKS		
Front (1st flr):	24'-6"	18'-3" is the block average
(2nd flr):	25'-0"	20'-0"
Attached Garage:	25'-0"	25'-0" (for two single doors)
Side (left):	7'-0"	7'-0"
(right):	8'-0"	7'-0"
Rear (1st flr):	22'-10"	15'-0"
(2nd flr):	22'-10"	20'-0"
Lot Coverage:	2,095 SF 33.9%	2,470 SF 40%
FAR:	3,064 SF 0.50 FAR	3,076 SF ¹ 0.50 FAR
# of bedrooms:	4	---
Off-Street Parking:	2 covered (20' x 20') 1 uncovered (9' x 20')	1 covered (10' x 20') 1 uncovered (9' x 20')
Building Height:	29'-7"	30'-0"
Garage:	Special Permit for attached garage ²	CS 25.26.035(a)

¹ (0.32 x 6,175 SF) + 1,100 SF = 3,076 SF (0.50 FAR)² Special Permit requested for an attached garage.**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.

Required Findings for a Special Permit: In order to grant a Special Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) The blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood;
- (b) the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or

addition are consistent with the existing structure, street and neighborhood;

- (c) the proposed project is consistent with the residential design guidelines adopted by the city; and
- (d) removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements, and the mitigation for the removal that is proposed is appropriate.

Erika Lewit
Senior Planner

c. Bill Guan, Xie Associates

Attachments:

Application to the Planning Commission
Special Permit Application
Letter of Explanation from the architect
Notice of Public Hearing – Mailed April 12, 2019
Area Map