



**PROJECT LOCATION**  
139 Loma Vista Drive

# City of Burlingame

## Design Review

Item No. 9c  
Design Review Study

**Address:** 139 Loma Vista Drive

**Meeting Date:** September 9, 2019

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

**Property Owner:** Wu Fang

**APN:** 027-051-100

**Applicant and Architect:** Patrick Burger

**Lot Area:** 6,175 SF

**General Plan:** Low Density Residential

**Zoning:** R-1

**Project Description:** The existing one-story house with an attached one-car garage contains 1,909 SF (0.31 FAR) of floor area. The proposed project includes additions to both the first and second story that would increase the floor area to 3,067 SF (0.50 FAR), where 3,076 SF (0.50 FAR) is the maximum allowed (including a 194 SF covered front porch exception).

The existing house contains three bedrooms and is increasing to four bedrooms. Two parking spaces, one of which must be covered, are required on site. The existing attached garage (19'-8" wide x 18'-11" deep clear interior dimensions) qualifies as a two-car garage. One uncovered parking space (9'-0" x 20'-0") is provided in the driveway. 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)).

### 139 Loma Vista Drive

**Lot Size:** 6,175 SF

**Plans date stamped:** August 27, 2019

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>Front Setback (1st flr):</b> <b>(2nd flr):</b>	16'-2" (to garage) <sup>1</sup> n/a	no change 28'-10"	15'-0" or block average 20'-0"
<b>Side Setback (left):</b> <b>(right):</b>	9'-0" 5'-7" <sup>2</sup>	no change 14'-6" (to addition)	7'-0" 7'-0"
<b>Rear Setback (1st flr):</b> <b>(2nd flr):</b>	28'-4" n/a	no change 28'-4"	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,109 SF 34.2%	2,083 SF 33.7%	2,470 SF 40%
<b>FAR:</b>	3,076 SF 0.50 FAR	3,067 SF 0.50 FAR	3,076 SF <sup>3</sup> 0.50 FAR

<sup>1</sup> Existing, nonconforming front setback to two-car garage. Measures 16'-2" where 35'-0" is required. No proposed work to front of the existing house.

<sup>2</sup> Existing, nonconforming right side setback measures 5'-7" where 7'-0" is required.

<sup>3</sup>  $(0.32 \times 6,175 \text{ SF}) + 1,100 \text{ SF} = 3,076 \text{ SF}$  (0.50 FAR)



**139 Loma Vista Drive****Lot Size: 6,175 SF****Plans date stamped: August 27, 2019**

	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b># of bedrooms:</b>	3	4	---
<b>Off-Street Parking:</b>	2 covered (19'-8" wide x 18'-11" clear interior) 1 uncovered (9' x 20')	no change	1 covered (10' x 18' clear interior for existing) 1 uncovered (9' x 20')
<b>Building Height:</b>	19'-7½"	30'-0"	30'-0"
<b>DH Envelope:</b>	complies	complies	CS 25.26.075

**Summary of Proposed Exterior Materials:**

- **Windows:** aluminum clad wood windows with simulated divided lites.
- **Doors:** wood doors; aluminum overhead sectional garage door with obscured glass panes.
- **Siding:** stucco, cedar wood siding.
- **Roof:** composition shingle roofing.
- **Other:** copper gutters and downspouts; stucco 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  
Assistant Planner

- c. Wu Fang, property owner  
Patrick Burger, applicant and architect

**Attachments:**

Application to the Planning Commission  
Notice of Public Hearing – Mailed August 30, 2019  
Area Map