



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 7a	Hearing Date: January 12, 2026
Project No.	DSR25-0015
Location	1406 Drake Avenue APN: 026-052-110
Applicant	Richard Sargent, Sargent Development
Architect	James Chu, Chu Design Associates, Inc.
Property Owners	Amitabh and Karuna Chibber
Staff	Emma Goldsmith, Associate Planner
General Plan Designation	Low Density Residential
Zoning	R-1 (Low Density Residential)
Lot Area	7,199 square feet

PROJECT DESCRIPTION

Review of an application for Major Design Review to construct a 3,378 square foot, two-story single-unit dwelling with an attached garage on a 7,199 square foot site in the R-1 (Low Density Residential) zoning district.

RECOMMENDATION

Staff recommends the Planning Commission, by resolution, approve the Major Design Review application as conditioned.

BACKGROUND

The subject property is an interior lot with an existing single-unit dwelling and an attached garage. The applicant proposes to demolish the existing single-unit dwelling and attached garage and construct a 3,378 square foot, two-story single-unit dwelling with an attached one-car garage, which requires a Major Design Review application reviewed by the Planning Commission (C.S. 25.68.010.A.1.a.).

A 352 square foot detached accessory dwelling unit (ADU) will also be constructed in the rear of the lot which is not part of this review and action. Based on State law, ADUs are reviewed and approved ministerially; the proposed ADU complies with the applicable regulations.

November 10, 2025, Planning Commission Meeting

At the Planning Commission study meeting on November 10, 2025, the Commission had several suggestions regarding this project and voted to place this item on the Action Calendar when all information has been submitted and reviewed by the Planning Division.

The applicant submitted revised plans, date stamped November 21, 2025, to address the Planning Commission's comments. Below is a summary of the Commission's comments and changes made to the project:

1. Consider a thicker transition or horizontal band in between the stucco and stone veneer facades.
 - A 2X wood belly trim has been added as a transition between the stucco and stone veneer, which also wraps around the corners (see revised sheet A.4).
2. Provide window details at stucco and stone veneer locations.
 - On the front elevation, a 8X wood header trim was added above the arched window as a transition from the stone façade (see revised Front Elevation on sheet A.4). In addition, all exterior double windows have been joined so there is no separation between them (see revised sheets A.4 and A.5).
3. Consider adding attic vents in gables; if garage roof is changed from hip to gable, garage gable should have matching attic vent.
 - A wood rectangular attic vent was added in the gable at the front of the dwelling. The garage roof is hipped, so no attic vent is proposed (see revised sheet A.4).

ANALYSIS

The project meets the applicable development standards for single-unit dwellings based on the R-1 zoning district, as shown in Table 1 below.

Table 1: Project Information

	PROPOSED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr): (attached garage);	21'-6" 21'-6" 25'-0"	21'-3" (block average) 21'-3" 25'-0" (single door)
Side Setback (left): (right):	6'-0" 6'-0"	6'-0" 6'-0"
Rear Setback (1st flr): (2nd flr):	39'-0" 43'-0"	15'-0" 20'-0"
Lot Coverage:	2,608 SF 36.2%	2,880 SF 40%
FAR:	3,378 SF 0.47 FAR	3,404 SF ¹ 0.47 FAR
Off-Street Parking:	1 covered in the garage (12' x 20') 1 uncovered on the driveway (9' x 18')	1 covered (10' x 18') 1 uncovered (9' x 18')

¹ (0.32 x 7,199 SF) + 1,100 SF = 3,404 SF maximum allowed (0.47 FAR)

	PROPOSED	ALLOWED/REQ'D
Building Height:	24'-4"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-0" 8'-0"	9'-0" 8'-0"
Declining Height Envelope:	complies	C.S. 25.10.055.A.1.

Urban Reforestation and Tree Protection Ordinance

An Arborist Report was prepared by Kiely Arborist Services, dated October 2, 2025. The site contains existing trees, all of which are non-protected. Several existing trees on the site will be retained (see Landscape Plan), including the two street trees along this frontage. The proposed landscape plan shows the addition of four new landscape trees, including two Magnolia 'Little Gem' trees in the front yard, one Water Gum (Tristanopsis laurina) tree in the side yard, and one Grecian laurel (Laurus nobilis) tree in the rear yard. Based on the proposed floor area, three landscape trees are required on site. Therefore, the project complies with the requirements of the Urban Reforestation and Tree Protection Ordinance.

Design Review

The proposed project has been designed in accordance with the Residential Design Guidelines, R-1 zoning district development standards, and design criteria for Major Design Review of single-unit dwellings established in Municipal Code Section 25.68.060.C, which requires:

1. Consistency with any applicable design guidelines;
2. Compatibility of the architectural style with that of the existing character of the neighborhood;
3. Respect for the parking and garage patterns in the neighborhood;
4. Architectural style and consistency and mass and bulk of structures, including accessory structures;
5. Interface of the proposed structure with the structures on adjacent properties;
6. Landscaping and its proportion to mass and bulk of structural components; and
7. In the case of an addition, compatibility with the architectural style and character of the existing structure as remodeled.

The proposed single-unit dwelling is complimentary to the context of the other residences on the block because it represents a transitional architectural style that includes both modern elements, such as a metal standing seam roof and a wood panel and glass front door, as well as traditional elements, such as a front gabled roof and stone veneer facade. The transitional style is compatible with the variety of architectural styles found along the block, which includes Spanish, Craftsman, Colonial Revival, and Tudor style residences.

Summary of Proposed Exterior Materials

- **Windows:** vinyl clad wood with wood trim and simulated true divided lites with muntins on the exterior and interior of the window and spacer bars between the glass
- **Doors:** wood and glass

- **Garage Door:** wood and glass
- **Siding:** combination of stucco and stone veneer
- **Roof:** standing seam metal
- **Other:** metal cable railing for deck, stone veneer chimney, and wood transition between stone and stucco siding

Staff does not have any suggested design changes for the Planning Commission to consider.

Environmental Review

The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines, which states that construction of a limited number of new, small facilities or structures, including one single-family residence, or a second dwelling unit in a residential zone, is exempt from environmental review. In urbanized areas, this exemption may be applied to the construction or conversion of up to three (3) single-family residences as part of a project.

Attachments:

Area Map
Arborist Report
Resolution
Renderings
Proposed Plans dated November 21, 2025
Previous Plans dated November 4, 2025