



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 7a	Hearing Date: June 8, 2026
Project No.	DSR26-0007
Location	10 Stanley Road APN: 029-302-180
Applicant and Designer	Jesse Geurse, Geurse Conceptual Design, Inc.
Property Owner	Randal Whitmer, Rockfish Development, LLC
Staff	Emma Goldsmith, Associate Planner
General Plan Designation	Low Density Residential
Zoning	R-1 (Low Density Residential)
Lot Area	5,750 SF

PROJECT DESCRIPTION

Review of an application for Major Design Review to construct a 2,567 square-foot, two-story single-unit dwelling and detached garage on a 5,750 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 and currently contains an existing one-story single-unit dwelling and detached garage. The applicant proposes to demolish the existing single-unit dwelling and garage and construct a 2,567 square-foot two-story dwelling unit and detached garage. The project requires a Major Design Review application reviewed by the Planning Commission (C.S. 25.68.020.C.1.a.).

A 577 square-foot detached accessory dwelling unit (ADU) will also be constructed in the rear of the lot and attached to the new detached garage. The review of the ADU 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.

ANALYSIS

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

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Table 1: Project Information

	PROPOSED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr):	21'-0" 20'-0"	19'-11" (block average) 20'-0"
Side Setback (left): (right):	5'-0" 15'-0"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	50'-8" 49'-8"	15'-0" 20'-0"
Lot Coverage:	1,523 SF 26.5%	2,300 SF 40%
FAR:	2,568 SF 0.45 FAR	3,166 SF ¹ 0.55 FAR
Off-Street Parking:	1 covered in garage (10'-0" x 20'-0") 1 uncovered on driveway (10'-0" x 18'-0")	1 covered (10'-0" x 18'-0") 1 uncovered (9'-0" x 18'-0")
Building Height:	28'-11"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-0" 8'-0"	9'-6" 8'-6"
Declining Height Envelope:	complies	C.S. 25.10.055.A.1.

¹ (0.32 x 5,750 SF) + 1,100 SF + 226 SF = 3,166 SF (0.55 FAR)

Urban Reforestation and Tree Protection Ordinance

An Arborist Report was prepared by Advanced Tree Care, dated February 9, 2026. The site contains three non-protected size trees which are proposed to be removed. Based on Urban Reforestation and Tree Protection Ordinance requirements, two landscape trees are required on-site. As part of this project, two new 24-inch box Ginkgo Biloba trees are proposed. Therefore, the project complies with the Urban Reforestation and Tree Protection Ordinance requirements. A plant schedule for proposed trees and plantings can be found on sheet LS.1 of the proposed plans. There is one existing street tree (Tulip Poplar) along the parcel frontage which is to remain. Tree protection measures are called out on the arborist report and landscape plan.

Design Review

The proposed project has been designed in accordance with the Residential Design Guidelines and R-1 zoning district development standards, and design criteria for Major Design Review for single-unit dwellings established in Municipal Code Section 25.68.050.G., 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 architectural style of the proposed single-unit dwelling is clearly derived from the Craftsman style by utilizing a front gabled roof with decorative braces, a large front porch with decorative columns and supports, as well as an exterior façade treated with shingle siding and a stone chimney. Although there are some elements that deviate from traditional craftsman style, including the steep pitched roof and the two-story height of the structure, the materials and details strongly evoke the Craftsman style. The Craftsman style is found within the existing neighborhood, in addition to a variety of other styles such as Spanish and Tudor, which makes it a compatible addition to the existing variety of dwelling styles. Furthermore, the proposed design is also compatible with the existing variety of dwelling styles in the neighborhood because of the use of high-quality materials, including shingle lap siding and stone veneer.

Summary of Proposed Exterior Materials

- **Windows:** Fiberglass windows with simulated true divided lites with mutins on the exterior and interior of the window space and bars between the glass; wood trim around windows
- **Doors:** Decorative aluminum clad exterior front door with wood interior and fiberglass side doors with simulated true divided lites with mutins on the exterior and interior of the window space and bars between the glass.
- **Siding:** Fiberboard shingle lap siding and stone veneer accent for chimney, porch, and water table
- **Roof:** Asphalt shingles
- **Other:** Wood knee braces below roof, wood belly band, wood fascia board, wood columns and decorative guardrail system for front porch and rear Juliette balcony, galvanized chimney cap, and pseudo wood attic vent

Staff does not have any suggested 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
Proposed Plans dated April 28, 2026