



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 7a	Hearing Date: December 8, 2025
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	7,198.8 SF

PROJECT DESCRIPTION

Review of an application for Major Design Review for a new, two-story single-unit dwelling with an attached garage 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 is proposing to demolish the existing single-unit dwelling and attached garage and build a new, two-story single-unit dwelling with an attached garage and a detached accessory dwelling unit (ADU) at the rear of the lot. The total proposed floor area would be 3,378 SF (0.47 FAR), where 3,404 SF (0.47 FAR) is the maximum allowed (includes covered porch and ADU exemptions). A Special Permit for attached garage is not required in cases when an existing dwelling with an attached garage is being replaced with the same.

With this proposed project there would be four bedrooms. Two parking spaces, one of which must be covered, are required for a four-bedroom dwelling. One covered parking space (12'-0" x 20'-0" clear interior dimensions) is provided in the new attached garage and one uncovered parking space (9'-0" x 18'-0") is provided in the driveway. Therefore, the project complies with off-street parking requirements.

This project includes a new 352 SF detached accessory dwelling unit (ADU) in the rear yard. Per State law, review of the ADU is administrative only and is not reviewed by the Planning Commission. Staff has determined that the ADU complies with ADU regulations.

An Arborist Report was prepared by Kiely Arborist Services, dated October 2, 2025. The site contains many existing shrubs and 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 four new 24-inch box landscape trees throughout the site, 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.

The applicant is requesting the following application:

- Major Design Review for a new, two-story single-unit dwelling with an attached garage (C.S. 25.68.010.A.1.a.).

ANALYSIS

The proposed project has been designed in accordance with the Residential Design Guidelines and R-1 zoning district development standards. The proposed dwelling is complimentary to the context of the other homes 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 homes. Staff does not have any suggested changes for the Planning Commission to consider.

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).

Table 1: Project Information

Table 1 below compares the proposed project to the development standards for a single-unit dwelling based on the R-1 zoning district.

	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 (12' x 20') 1 uncovered (9' x 18')	1 covered (10' x 18') 1 uncovered (9' x 18')
Building Height:	24'-4"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-0" 8'-0"	9'-0" 8'-0"
DH Envelope:	complies	C.S. 25.10.055.A.1.

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

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

Design Review Criteria

The criteria for design review as established in Ordinance No. 2000 adopted by the City Council on December 6, 2021 are outlined as follows:

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.

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