



CITY OF BURLINGAME

PLANNING COMMISSION STAFF REPORT

Agenda Item: 8c	Hearing Date: January 26, 2026
Project No.	DSR25-0018
Location	1822 Sebastian Drive APN: 025-072-150
Applicant & Designer	James Chu, Chu Design Associates, Inc.
Property Owner	Jimmy Shen
Staff	Brittany Xiao, Associate Planner
General Plan Designation	Low Density Residential
Zoning	R-1 (Low Density Residential)
Lot Area	8,756 square feet

PROJECT DESCRIPTION

Review of an application for Major Design Review and Hillside Area Construction Permit to construct a 3,702 square-foot, two-story single-unit dwelling with an attached garage on an 8,756 square-foot site in the R-1 (Low Density Residential) zoning district.

BACKGROUND

The subject property is a corner lot with an existing two-story single-unit dwelling and an attached garage. The applicant proposes to demolish the existing single-unit dwelling and attached garage and construct a 3,702 square-foot, two-story single-unit dwelling with an attached two-car garage. The project requires a Major Design Review application reviewed by the Planning Commission (C.S. 25.68.020.C.1.a.).

The subject property is located within the Hillside Overlay Zone which requires a Hillside Area Construction Permit. (Code Section 25.70.010.) Code Section 25.20.040 states that hillside development shall be designed to preserve existing distant views. View preservation shall be limited to obstruction of distant views to San Francisco Bay, the San Francisco Airport, and Mills Canyon from primary indoor living areas, such as living rooms and dining rooms (Code Section 25.20.040.B).

Story poles were not installed given that the proposed two-story single-unit dwelling is replacing an existing two-story dwelling, and because the existing houses across the street along Sebastian Drive are single-story and unlikely have distant views due to the existing two-story house on the subject property. However, in review of the application the Planning Commission may request that story poles be installed to help visualize the proposed new structure and assess potential view impacts on neighboring properties.

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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 – Las Piedras Dr <i>(1st flr):</i> <i>(2nd flr):</i> <i>(attached garage):</i>	16'-0" 21'-6" 26'-0"	15'-11" (block average) 20'-0" 25'-0" (two single doors)
Side Setback (left interior): <i>(right street side – Sebastian Dr):</i>	7'-0" 10'-10"	7'-0" 7'-6"
Rear Setback (1st flr): <i>(2nd flr):</i>	24'-6" 24'-6"	15'-0" 20'-0"
Lot Coverage:	2,361 SF 27%	3,502 SF 40%
FAR:	3,702 SF 0.42 FAR	3,702 SF ¹ 0.42 FAR
Off-Street Parking:	2 covered (20' x 20') 1 uncovered (9' x 18')	1 covered (10' x 18') 1 uncovered (9' x 18')
Building Height:	29'-6"	30'-0"
Plate Height (1st flr): <i>(2nd flr):</i>	9'-0" 8'-0"	9'-0" 8'-0"
Declining Height Envelope:	complies	C.S. 25.10.055.A.1.

¹ (0.32 x 8,756 SF) + 900 SF = 3,702 SF maximum allowed (0.42 FAR)

Urban Reforestation and Tree Protection Ordinance

The site contains four existing trees, all of which are non-protected. Three existing trees are proposed to be removed. The proposed landscape plan shows the addition of thirteen new 24-inch box size landscape trees throughout the site, including one Emperor 1 Japanese Maple, two Marina Strawberry, three Tuscarora Crape Myrtle, two Swan Hill Olives, one Chinese Pistache, and four African Fern Pine trees. Based on the proposed habitable floor area, three single-trunked 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.

While the neighborhood consists primarily of Ranch style architecture, the proposed Spanish style house is replacing an existing Spanish style house. Furthermore, the proposed house contains authentic features found in a Spanish architecture, including arched windows, wood window headers, horizontal window grids, wrought iron railings, entry porch with wood columns, and stained wood entry and garage doors. The proposed single-unit dwelling is complimentary to the context of the other residences on the block because it contains elements found on houses in the neighborhood, including proportional plate heights, hip and gable roofs, an identified front entry, and attached garages.

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; wood window headers
- **Doors:** stained wood and glass
- **Garage Door:** stained wood
- **Siding:** stucco
- **Roof:** clay tile
- **Other:** iron railings, stucco chimney, wood entry columns, and wood corbels

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

Attachments:

Area Map
Renderings
Proposed Plans dated December 8, 2025