



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

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| Agenda Item: 7b | Hearing Date: May 26, 2026 |
| Project No. | DSR25-0010 |
| Location | 1150 Vancouver Avenue APN: 026-183-250 |
| Applicant | Team Metric, Inc. |
| Property Owner | Rarefund Project 9, LLC |
| Staff | Erika Lewit, Senior Planner |
| General Plan Designation | Low Density Residential |
| Zoning | R-1 (Low Density Residential) |
| Lot Area | 6,000 SF |

PROJECT DESCRIPTION

Review of an application for Major Design Review and Special Permit for attached garage to construct a 3,014 square-foot, two-story single unit dwelling and an attached garage on a 6,000 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 and Special Permit application as conditioned.

BACKGROUND

The subject property is an interior lot with a 10-foot utility easement adjacent to the rear property line. There is an existing one-story single-unit dwelling and a detached single-car garage on the site. The applicant proposes to demolish all existing structures on the site and construct a 3,014 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. and f.).

The applicant is requesting a Special Permit for the proposed attached two-car garage (C.S. 25.10.035.1.). The attached garage is setback 25'-0" from the front property line (25'-0" minimum front setback required for an attached garage with two single-wide doors) and 2'-6" back from the front wall of the house.

A 644 square-foot attached accessory dwelling unit (ADU) will also be constructed on the second floor of the main dwelling and 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.

April 27, 2026 Planning Commission Meeting

At the Planning Commission meeting on April 27, 2026, the Commission had several suggestions regarding this project and voted to continue 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 May 7, 2026, to address the Planning Commission's comments. Below is a summary of the Commission's comments and changes made to the project.

1. Concerned with the proposed steel front entry door; address the front door material.
 - The material of the entry door has been changed from steel to wood (see sheet A6-1).
2. Provide clarification on how the stair landing interacts with the adjacent windows.
 - To help demonstrate the interface of the stairs and landing with the right side stair enclosure windows, an interior rendering (see sheets A10-3 and A10-4) and revised first floor plan (see sheet A4) have been provided. The applicant confirms that the open tread stairs and attachment will be visible from through the windows.
3. Provide clarity on the rear pop-out windows and how they will be supported.
 - After consultation with a structural engineer, the previously proposed second floor window pop-outs at the rear of the house have been eliminated (see sheet A6-2).
4. Clarify closet locations on plans; "X" marks on plans do not identify design intent.
 - Floor plans have been revised to label the use of all areas previously identified with an "X" (see revised sheets A4 and A5).
5. Identify shower in the primary bathroom on the second floor.
 - A shower and shower walls have been added to the primary bathroom on the second floor (see sheet A5).
6. Address access to bedrooms #2 and #3; as proposed it will be difficult to get furniture into bedroom #3.
 - The hall entry space between bedrooms #2 and #3 on the second floor has been increased in width by one foot, from 3'-7" to 4'-7" (see sheet A5). Staff noted to the applicant that this decreases the distance between the door and the closet for bedroom #3, thereby leaving less room to maneuver large furniture into the room. The applicant confirmed they do not want to have the door for bedroom #3 face the primary bedroom across the hall and that they wish to keep the floor plan as currently shown, with the door opening into the hall between bedroom #2 and #3.
7. Review window location and sizes; ensure they match on the floor plans and building elevations.
 - The applicant has confirmed that window location and sizes are correctly shown on the floor plans and building elevations.
8. Clarify the material beneath the rear porch overhang.
 - The applicant confirmed that the ceiling material under the rear porch area will be stucco, painted to match the general color base of the 6-inch vertical aluminum siding. Stucco is also proposed for the exterior cladding on the dormer with a fixed window above the family room, facing the rear yard.

9. Look into simplifying the roof forms and understand how the framing will work.
 - The applicant confirmed that the drainage and roof plan have been reviewed. The previously proposed shed roof over the stairwell has been revised to be a gable roof with a 4:12 pitch that matches the other gables of the roof design (see sheet A6-4). Staff has informed the applicant that any changes to the plans will require further review as either a Minor Amendment or an Amendment application.
10. Look into how the window over the family room, window #10, can be installed considering the framing needed for the roof.
 - The applicant reviewed this element with a structural engineer and will provide a more detailed explanation at the public hearing.
11. The operable window in the kitchen needs to be reviewed for being a slider versus a casement.
 - The casement window has been retained; the applicant believes the 6'-5" setback on the right side allows ample room for pedestrian traffic even if the window is open.
12. Address the venting for the range in the kitchen.
 - Plans have been revised to show the vent for the kitchen range on the first floor wall along the right side of the house (see sheet A6-4 and renderings on sheet A10-2).
13. Show foundation vents for the crawl space.
 - Foundation vents are shown along the sides of the house (see floor plan on sheet A4, building elevations on sheets A6-1 and A6-2, and renderings on sheets A10-1 and A10-2). The number of foundation vents required will be confirmed during building permit review.
14. Look into the roof venting as the calculations do not appear to work.
 - The applicant has revised the calculations on sheet A8. The amount of roof venting required will be confirmed during building permit review.
15. Provide samples of the whole palette of materials.
 - A photo and detail of the two proposed types of exterior aluminum siding are provided on the revised plans (see sheet A6-2). The applicant provided the links below which contain information about the proposed fluted aluminum siding and 6-inch wood-grain aluminum siding. Samples will also be provided at the public hearing.

[Fluted Aluminum Siding](#)

[Woodgrain Aluminum Siding](#)

Condition of approval #2 specifies that the 6-inch wood grain siding be 15-gauge T5 aluminum alloy to match the sample provided by the applicant.

ANALYSIS

Please note, this application was deemed complete prior to April 1, 2026, the effective date of the recently adopted Zoning Code Amendments, and therefore was reviewed under the previous Zoning Code. The analysis below provides information and development standard review based on the previous requirements.

The project meets the applicable development standards for single-unit dwellings based on the R-1 zoning district, as shown in Table 1 below, with the exception of the Special Permit for an attached garage.

Table 1: Project Information

| | PREVIOUS PLANS 04/02/26 | PROPOSED PLANS 05/07/26 | ALLOWED/REQ'D |
|---|--|------------------------------------|--|
| Front Setback (1st flr): (2nd flr): Attached Garage: | 20'-6" 25'-0" 25'-0" | no change | 18'-4" (block average) 20'-0" 25'-0" for two single doors ¹ |
| Side Setback (left): (right): | 4'-0" 6'-5" | no change | 4'-0" 4'-0" |
| Rear Setback (1st flr): (2nd flr): | 27'-6" 31'-6" | no change | 15'-0" 20'-0" |
| Lot Coverage: | 2,342 SF 39% | no change | 2,400 SF 40% |
| FAR: | 3,014 SF 0.50 FAR | no change | 3,020 SF ² 0.50 FAR |
| Off-Street Parking: | 1 covered in garage (10'-0" x 20'-0") 1 uncovered on driveway (9'-0" x 18'-0") | no change | 1 covered (10'-0" x 18'-0") 1 uncovered (9'-0" x 18'-0") |
| Building Height: | 21'-8" | no change | 30'-0" |
| Plate Height (1st flr): (2nd flr): | 9'-0" 8'-0" | no change | 9'-0" 8'-0" |
| DH Envelope: | complies | complies | C.S. 25.10.055 A.1. |

¹ Special Permit requested for an attached garage.

² (0.32 x 6,000 SF) + 1,100 SF = 3,020 SF (0.50 FAR)

Urban Reforestation and Tree Protection Ordinance

An Arborist Report was prepared by Arborlogic Consulting Arborists, dated November 17, 2025. The site contains five non-protected size fruit trees which are proposed to be removed. The Parks Division reviewed the Arborist Report and has no objection to the proposed removal of the existing 30-inch diameter Oak tree (labeled T4) in the rear yard, and for which a Protected Tree Removal Permit will be required. The proposed removal is based on the existing condition of the tree, which includes a substantial lean in growth. Based on the proposed habitable floor area, two landscape trees are required on-site. The Landscape Plan shows one Golden Rain tree (24-inch box size) and one Coast Live Oak tree (36-inch box size) to be planted in the rear yard, and one Coast Live Oak tree (36-inch box size) to be planted in the front yard. With the proposed plantings, the project complies with the Urban Reforestation and Tree Protection Ordinance. There is one existing street tree (Elm) along the parcel frontage which is to remain. Tree protection measures are detailed in the Arborist Report.

Design Review Criteria

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 25.68.060.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 proposed modern architectural style is not represented elsewhere in the neighborhood, the proposed single-unit dwelling is complimentary to the other homes in the neighborhood in that the modern design repeats some traditional design elements of the existing Spanish, Ranch, and Bungalow style dwellings, such as a prominent first floor window element at the front elevation, gable roofs, articulated massing, and proportional plate heights. 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 wood-grain aluminum siding, aluminum windows, stone veneer siding at select locations, and a standing seam metal roof.

The majority of properties in the neighborhood have detached garages. However, the neighboring property at 1160 Vancouver Avenue has two existing large Oak trees immediately adjacent to the subject site driveway at the rear left side of the property (see trees T8 and T9 on the Existing Site Plan, Sheet A2). The established root system and drip lines for these trees would be impacted by the construction of a new detached garage in this location. The site development could be altered to locate a detached garage at the right, rear corner of the site but this would necessitate the relocation of the existing driveway apron and would result in an interruption of the existing pattern of driveways at this end of the block. Therefore, Staff supports the Special Permit request for the proposed attached garage which complies with setback requirements and provides two single-wide garage doors to break up the massing at the front elevation.

Staff does not have any suggested changes for the Planning Commission to consider. Staff has worked closely with the applicant to refine the plans to their current form and also recommended the applicant have a designer or other project professional attend the public hearing to respond to any technical questions from the Planning Commission. Staff notes that any revisions to a design approved by the Planning Commission are required to be reviewed and approved either by Planning staff as a Minor Amendment application or by the Planning Commission as an Amendment application.

Summary of Proposed Exterior Materials

- **Windows:** aluminum with no trim
- **Doors:** painted wood front door and side elevation steel exterior doors with no trim; aluminum garage doors with frosted glass and aluminum trim
- **Siding:** 6-inch aluminum cladding vertical panels with a wood-grain finish and 1.5-inch fluted aluminum cladding vertical panels with corner boards, stone veneer, and stucco at the rear dormer and porch ceiling
- **Roof:** standing seam metal
- **Other:** cable railings at the rear deck

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 May 7, 2026
Previous Plans dated April 2, 2026