



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 6b	Hearing Date: September 8, 2025
Project No.	DSR25-0011
Location	1341 Drake Avenue APN: 026-063-010
Applicant	Tim Raduenz, Form + One Design
Property Owner	XLC, LLC
Staff	Brittany Xiao, Assistant 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 for a new, two-story single-unit dwelling and detached 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 one-story single-unit dwelling and a detached garage. The applicant is proposing to demolish the existing dwelling and garage and build a new, two-story, single-unit dwelling and detached garage. The proposed floor area is 3,280 SF (0.55 FAR) where 3,300 SF (0.55 FAR) is the maximum allowed (includes covered porch and ADU exemptions).

The dwelling would contain five bedrooms. For parking calculation purposes, the proposed office on the first floor meets the definition of a bedroom and is thus counted as a bedroom under Code Section 25.108.030. Three parking spaces, two of which must be covered, are required for a five-bedroom dwelling. One covered parking space (13'-4" x 19'-4" clear interior dimensions) is provided in the detached garage and one uncovered parking space (9'-0" x 18'-0") is provided in the driveway. While the number of parking spaces provided does not comply with the minimum code requirement, AB 2097 prevents the City from enforcing minimum parking requirements. Therefore, a Variance for the number of parking spaces is not required in this case.

This project includes a new 326 SF detached accessory dwelling unit (ADU) attached to the garage. 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.

The site contains a total of four trees, three of which are protected (25-inch Deodar cedar, 30.5-inch Coastal redwood, and 20.1-inch Plum). There is one existing street tree along this frontage which is to remain. The proposed project includes removing three of the four existing trees, including two protected trees (Coastal redwood and Plum). An Arborist Report prepared by Advanced Tree Care (attached), dated February 20, 2025, provides support for removal of the Coastal redwood; the arborist report was reviewed and accepted by the Parks Division. A Protected Tree Removal Permit will be required for the removal of the protected trees. The Arborist Report also provides a Tree Protection Plan to protect the existing Deodar cedar and street tree to remain. The proposed

landscape plan shows two new 24-inch box size and one new 36-inch box size Fruitless Olive trees to be planted at the rear of the site. Based on the proposed floor area, three landscape trees are required on-site. Therefore, the project complies with Urban Reforestation and Tree Protection Ordinance.

The applicant is requesting the following application:

- Major Design Review for a new, two-story single-unit dwelling and detached garage (C.S. 25.68.020.C.1.a.).

ANALYSIS

The proposed project has been designed in accordance with the Residential Design Guidelines and R-1 zoning district development standards. While the architectural style is modern, the proposed single-unit dwelling is complimentary to the context of the other homes on the block in that it contains traditional elements, such as a covered front porch, hip and gable roofs, articulated massing, and proportional fenestration throughout. The proposed design will be integrated into the neighborhood with the use of quality materials and architectural elements. Staff does not have any suggested changes for the Planning Commission to consider.

August 11, 2025 Planning Commission Meeting

At the Planning Commission study meeting on August 11, 2025, the Commission had several suggestions regarding this project and voted to place this item on the Consent Calendar when all information has been submitted and reviewed by the Planning Division.

The applicant submitted revised plans, date stamped August 26, 2025, to address the Planning Commission's comments. Below is a summary of the Commission's comments and changes made to the project:

1. Revisit the front door design; currently as designed it looks like a sliding glass door; consider a door with a sidelite.
 - Sidelight has been added to main entry door on Front Elevation (see revised sheet A3.0 and renderings).
2. Tops of the stone fireplace stacks along the right side of the house need to be capped with an architectural element, look at a Tudor-style element.
 - Material for fireplace stacks on the Right Elevation has been changed from stone veneer to stucco and chimneys have been capped off with a sloping stucco element (see revised sheet A3.1 and renderings).
3. Need to account for the gutters and downspouts coming off the roof; work through that and show gutters and downspouts on building elevations.
 - Gutters and downspouts are shown on roof plan and building elevations (see revised sheets A2.1 and A3.1).

4. On rendering of front of house, trim around second floor window on the left side looks flat; should protrude some from the wall; fix rendering to show this or the trim shown on the building elevation.
 - Window trim on the second floor window on the left side of the Front Elevation and the first floor window in the center of the Right Elevation has been revised to protrude from wall (see revised sheets A3.0 and A3.1).
5. Add window trim to the side of the windows next to the fireplace stack.
 - Window trim has been added to all four sides of the windows next to the left fireplace stack on the Right Elevation (see revised sheet A3.1).
6. Provide detail for decorative stucco recess on gable ends, design should match contemporary style of house; make it less like a void going straight into the attic.
 - Decorative recesses are now accurately shown on the revised renderings. The recesses on the gable ends will not contain a wire mesh, but rather will either be solid stucco or cedar, depending on which gable they are located on (see revised renderings and building elevations).

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 Floor): (2nd Floor):	20'-0" 20'-0"	17'-6" (block average) 20'-0"
Side Setback (left): (right):	4'-4" 11'-0"	4'-0" 4'-0"
Rear Setback (1st Floor): (2nd Floor):	49'-10" 48'-4"	15'-0" 20'-0"
Lot Coverage:	1,998 SF 33%	2,400 SF 40%
FAR:	3,280 SF ¹ 0.55 FAR	3,300 SF 0.55 FAR

¹ (0.32 x 6,000 SF) + 1,100 SF + 2800 SF = 3,300 SF maximum allowed (0.55 FAR).

	PROPOSED	ALLOWED/REQ'D
Off-Street Parking:	1 covered ² (13'-4" x 19'-4") 1 uncovered (9' x 18')	2 covered (10' x 18' each space) 1 uncovered (9' x 18')
Building Height:	29'-6"	30'-0"
Plate Height (1st Floor): (2nd Floor):	9'-0" 8'-0"	9'-0" maximum 8'-0" maximum
Declining Height Envelope:	complies	C.S. 25.10.055

² AB 2097 exempts project from off-street parking requirements; Variance not required.

Summary of Proposed Exterior Materials:

- **Windows:** aluminum clad wood windows with cedar trim and simulated true divided lites
- **Doors:** aluminum clad wood doors with simulated true divided lites
- **Garage Doors:** aluminum
- **Siding:** stucco and cedar cladding
- **Roof:** asphalt shingles
- **Other:** decorative stucco and wood recess and stucco chimneys

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.

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Attachments:

Area Map
Resolution
Arborist Report
Proposed Renderings
Proposed Plans dated August 26, 2025
Previous Plans dated July 21, 2025