



# CITY OF BURLINGAME

## PLANNING COMMISSION STAFF REPORT

Agenda Item:8b	Hearing Date: January 26, 2026
Project No.	DSR25-0017
Location	1437 Cabrillo Avenue APN: 026-042-090
Applicant and Architect	Mark Brand, Mark Brand Architecture
Property Owner	Kieran J. Woods
Staff	Catherine Keylon, 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, Special Permits for Declining Height Envelope and Height, and Variances for first and second floor front setbacks and left side setback for a 1,145 square-foot first and second story addition to an existing 1,613 square-foot single-unit dwelling on a 6,000 square-foot site in the R-1 (Low Density Residential) zoning district.

### BACKGROUND

The subject property is an interior lot and currently contains a 1,613 square-foot two-story single-unit dwelling with an attached 438 square-foot two-car garage. The lot slopes upward from the front to the rear property by approximately 20 feet (16.7% slope). The existing attached garage is built into the slope, so that a portion of the second floor at the front of the dwelling is at grade while the dwelling at the rear appears as single-story.

The applicant proposes a significant interior remodel, a 89 square-foot expansion at the garage level, an 18 square-foot expansion on the first floor at the front of the dwelling, and a new 1,038 square-foot second story. With the proposed project, the number of bedrooms would increase from two to four. The project requires a Major Design Review application reviewed by the Planning Commission (C.S. 25.68.020.C.1.b.).

Because the project includes the removal and replacement of more than 50% of the exterior walls it is considered "substantial construction" and all existing non-conformities are lost. The applicant is requesting Variances to retain these non-conforming conditions, including the front setback to the attached garage (19'-10" existing where 25'-0" is required) and the left side setback (3'-11" existing where 4'-0" is required) (C.S. 25.10.030 and C.S. 25.10.050.B.1.2.). In addition, Variances are requested for the new construction that encroaches into the front setback on the first and second floors (19'-8" proposed where 20'-10" is required based on the block average) and the left side setback on the second floor (3'-11" proposed where 4'-0" is required) (C.S. 25.10.030).

The applicant is requesting a Special Permit for Declining Height Envelope along the left side of the dwelling (5 SF of structure encroaches into the Declining Height Envelope) (C.S. 25.10.035.2.). The applicant is also requesting a Special Permit for Height (35'-1" proposed where 30'-0" is the maximum allowed; up to 36'-0" is allowed with approval of a Special Permit) (C.S. 25.10.030 and 25.10.035.3.). The lot slopes upward from the front property line with the finished floor being at 10'-4" above average top of curb.

## ANALYSIS

**Table 1: Project Information**

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

	EXISTING	PROPOSED	ALLOWED/REQ'D
<b>Front Setback (att garage):          (main - 1<sup>st</sup> flr):          (upper - 2<sup>nd</sup> flr):</b>	19'-10" * 19'-10" N/A	no change 19'-8" <sup>1</sup> 19'-8" <sup>1</sup>	25'-0" 20'-10" (block avg) 20'-10" (block avg)
<b>Side Setback (left):          (right):</b>	3'-11" * 5'-0"	3'-11" <sup>2</sup> 5'-0"	4'-0" 4'-0"
<b>Rear Setback (main - 1<sup>st</sup> flr):          (upper - 2<sup>nd</sup> flr):</b>	68'-10" N/A	no change 68'-10"	15'-0" 20'-0"
<b>Lot Coverage:</b>	1,175 SF 19.5%	1,242 SF 20.7%	2,400 SF 40%
<b>FAR:</b>	1,613 SF 0.26 FAR	2,756 SF 0.45 FAR	3,020 SF <sup>3</sup> 0.50 FAR
<b>Off-Street Parking:</b>	2 covered * (17'-2" x 22'-3") 1 uncovered (9'-0" x 19'-10")	no change	1 covered (10'-0" x 18'-0") 1 uncovered (9'-0" x 18'-0")
<b>Building Height:</b>	24'-8"	35'-1" <sup>4</sup>	30'-0"
<b>Plate Height (upper - 2<sup>nd</sup> flr):          (main - 1<sup>st</sup> flr):          (lower flr):</b>	N/A 8'-2" 7'-10"	8'-0" no change no change	8'-0" maximum 9'-0" maximum N/A
<b>DH Envelope:</b>	N/A	Special Permit <sup>5</sup> for left side encroachment	C.S. 25.10.055

\* Existing non-conforming front and left side setbacks.

<sup>1</sup> Variance request for front setback to the first and second floors (19'-8" proposed where 20'-10" is required).

<sup>2</sup> Variance request for left side setback to retain an existing non-conforming wall on the first floor and to the proposed second floor (3'-11" proposed where 4'-0" is required).

<sup>3</sup> Special Permit request for Height (35'-1" proposed where 30'-0" is the maximum allowed).

<sup>4</sup> (0.32 x 6,000 SF) + 1,100 SF = 3,020 SF (0.50 FAR)

<sup>5</sup> Special Permit request for Declining Height Envelope for encroachment of 5 SF along the left side of the dwelling.

### Urban Reforestation and Tree Protection Ordinance

An Arborist Report was prepared by Kielty Arborist Services, dated January 5, 2026. The site contains a total of 11 existing trees, five of which are of a protected size. Two of the protected trees are proposed for removal, including a Douglas Fir (25.9-inch diameter) and a Canary Island date palm (31.7-inch diameter). The Parks Division will not oppose these removals due to the assessments provided in the arborist report. The Parks Division has deferred the application to the building permit phase, but notes additional tree replacement requirements may be added at that time. The applicant is proposing to plant new landscape trees, including four, 24- inch box sized Magnolias, one 24-inch box Crape Myrtle, and three 24-inch box sized Grecian laurel trees, which will meet the requirements of the Urban Reforestation and Tree Protection Ordinance. A plant schedule for proposed trees and plantings can be found on sheet L-1 of the proposed plans. There are three existing street trees along or abutting the parcel frontage which are to remain.

### **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 25.68.060.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.

The proposed modern farmhouse architectural style of the remodel/addition is compatible with the existing character and massing found in the neighborhood in that it contains a front porch, proportional plate heights, gable and hip roofs with 6:12 and 10:12 roof pitches, and appropriate fenestration on all four building elevations. The architectural style is enhanced with details such as windows with grids, wood window trim, and board and batten siding, consistent with the same or similar materials found in the neighborhood. The proposed landscaping, which includes retaining existing trees, planting new 24-inch box size trees, and a variety of shrubs throughout the site is appropriate and proportional to the mass and bulk of the houses.

While there is no change to the existing attached garage, it is consistent with other dwellings with attached garages on this block.

### Summary of Proposed Exterior Materials

- **Windows:** aluminum with 1x4 wood casing/trim
- **Doors:** aluminum garage door with glass
- **Siding:** vertical 1x3 board and batten siding
- **Roof:** vertical standing seam metal
- **Other:** cable rail with steel posts

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

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**Attachments:**

Area Map  
Arborist Report  
Proposed Plans, dated January 8, 2026