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# CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

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<b>Agenda Item: 7c</b>	<b>Hearing Date: June 8, 2026</b>
Project No.	DSR26-0008
Location	1433 Drake Avenue APN: 026-053-010
Applicant	Rich Sargent
Designer	James Chu, Chu Design Associates
Property Owners	Stephen Chang and Lisa Guo
Staff	Fazia Ali, Assistant Planner
General Plan Designation	Low Density Residential
Zoning	R-1 (Low Density Residential)
Lot Area	6,009 square feet

## PROJECT DESCRIPTION

Review of an application for Major Design Review to construct a 3,420 square-foot, two-story single-unit dwelling and detached garage on a 6,009 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 application as conditioned.

## BACKGROUND

The subject property is an interior lot with an existing single-unit dwelling and an attached garage. The applicant proposes to demolish the existing single-unit dwelling and attached garage and construct a 3,420 square-foot, two-story single-unit dwelling and a detached one-car garage. The project requires a Major Design Review application reviewed by the Planning Commission (C.S. 25.68.020.C.1.a.).

A 500 square-foot attached accessory dwelling unit (ADU) will also be constructed within the footprint of the main dwelling which 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.

## ANALYSIS

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

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**Table 1: Project Information**

	<b>PROPOSED</b>	<b>ALLOWED/REQ'D</b>
<b>Front Setback (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	17'-6" 31'-6"	17'-5" (block average) 20'-0"
<b>Side Setback (left):</b> <b>(right):</b>	10'-6" 6'-0"	4'-0" 4'-0"
<b>Rear Setback (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	31'-2" 35'-7"	15'-0" 20'-0"
<b>Lot Coverage:</b>	2,134 SF 36%	2,404 SF 40%
<b>FAR:</b>	3,420 SF 0.57 FAR	3,422 SF <sup>1</sup> 0.57 FAR
<b>Off-Street Parking:</b>	1 covered (10'-0" x 20'-0") 1 uncovered (9'-0" x 18'-0")	1 covered (10'-0" x 18'-0") 1 uncovered (9'-0" x 18'-0")
<b>Building Height:</b>	25'-8"	30'-0"
<b>Plate Height (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b> <b>Detached Garage:</b>	9'-0" 8'-0" 8'-5"	9'-6" 8'-6" 9'-6"
<b>Declining Height Envelope:</b>	complies	C.S. 25.10.055.A.1.

<sup>1</sup> (0.32 x 6,009 SF) + 1,100 SF + 399 SF = 3,422 SF maximum allowed (0.57 FAR)

Urban Reforestation and Tree Protection Ordinance

The site contains one non-protected size tree which is proposed to be removed. The proposed project requires four landscape trees to be planted on-site. As part of this project, four new 24-inch box trees are proposed including a Crape Myrtle, Swan Hill Olive, Red Maple, and African Fern Pine. Therefore, the project complies with the Urban Reforestation and Tree Protection Ordinance requirements. A plant schedule for proposed trees and plantings can be found on sheet L-1 of the proposed plans. The existing Liquidambar street tree is to remain and will be protected during construction.

**Design Review Criteria**

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 25.68.050.B, 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 single-unit dwelling is complimentary to the context of the other residences on the block because it represents a traditional architectural style, including elements and details such as a combination of hip and gable roofs, aluminum clad wood windows with simulated true divided lites and wood trim, a front porch, vents at the gable ends and composition shingle roofing. The traditional style is compatible with the variety of architectural styles found along the block, which include Traditional, Spanish, Craftsman, and Bungalow style residences.

#### Summary of Proposed Exterior Materials

- **Windows:** aluminum clad wood windows with simulated true divided lites, wood trim at bottom of windows
- **Doors:** wood entry doors with glass panel, wood bi-folding doors
- **Garage Door:** wood garage doors
- **Siding:** stucco siding
- **Roof:** composition shingle roof
- **Other:** wood fascia board, wood gable vents, iron railing at rear deck

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

#### **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  
Resolution  
Renderings  
Proposed Plans dated May 19, 2026