



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 8a	Hearing Date: January 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 Permits for a second floor balcony and attached garage to construct a 2,998 square-foot, two-story 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 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 build a 2,998 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 a 21 square-foot second floor balcony at the front of the house (75 square feet maximum allowed) (C.S. 25.10.035.7). The proposed balcony is located at the center of the front elevation and is enclosed with a glass panel. A Special Permit is also being requested 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 and 4'-6" back from the front of the house.

A 593 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.

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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.

	PROPOSED	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr): Attached Garage:	20'-6" 25'-0" 25'-0"	18'-4" (block average) 20'-0" 25'-0" for two single doors
Side Setback (left): (right):	4'-0" 6'-5"	4'-0" 4'-0"
Rear Setback (1st flr): (2nd flr):	31'-0" 35'-0"	15'-0" 20'-0"
Lot Coverage:	2,255 SF 36%	2,400 SF 40%
FAR:	2,998 SF 0.49 FAR	3,020 SF ¹ 0.50 FAR
Off-Street Parking:	1 covered (10' x 20' clear interior) 1 uncovered (9' x 18')	1 covered (10' x 18' clear interior) 1 uncovered (9' x 18')
Building Height:	21'-2"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-0" 8'-0"	9'-0" 8'-0"
DH Envelope:	complies	C.S. 25.10.055 A.1.

¹ (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, three landscape trees are required on-site. The Landscape Plan shows two Golden Rain trees (24-inch box size) to be planted in the rear yard and one Crape Myrtle tree (24-inch box size) to be planted in the front yard and 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 present 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 styles, 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 siding and aluminum windows with wood trim.

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.

Summary of Proposed Exterior Materials

- **Windows:** aluminum with wood trim
- **Doors:** steel exterior doors with wood trim; aluminum garage doors with frosted glass and wood trim
- **Siding:** 1x6 x12-inch wood shiplap siding and aluminum composite panels
- **Roof:** standing seam metal
- **Other:** glass panel encloses the balcony; cable railings at the rear deck

Attachments:

Area Map
Arborist Report
Proposed Plans dated December 30, 2025