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## CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

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<b>Agenda Item: 8a</b>	<b>Hearing Date: August 11, 2025</b>
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.

### 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.

**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
<b>Front Setback (1<sup>st</sup> Floor):</b> <b>(2<sup>nd</sup> Floor):</b>	20'-0" 20'-0"	17'-6" (block average) 20'-0"
<b>Side Setback (left):</b> <b>(right):</b>	4'-4" 11'-0"	4'-0" 4'-0"
<b>Rear Setback (1<sup>st</sup> Floor):</b> <b>(2<sup>nd</sup> Floor):</b>	49'-10" 48'-4"	15'-0" 20'-0"
<b>Lot Coverage:</b>	1,998 SF 33%	2,400 SF 40%
<b>FAR:</b>	3,280 SF <sup>1</sup> 0.55 FAR	3,300 SF 0.55 FAR
<b>Off-Street Parking:</b>	1 covered <sup>2</sup> (13'-4" x 19'-4") 1 uncovered (9' x 18')	2 covered (10' x 18' each space) 1 uncovered (9' x 18')
<b>Building Height:</b>	29'-6"	30'-0"
<b>Plate Height (1<sup>st</sup> Floor):</b> <b>(2<sup>nd</sup> Floor):</b>	9'-0" 8'-0"	9'-0" maximum 8'-0" maximum
<b>Declining Height Envelope:</b>	complies	C.S. 25.10.055

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

<sup>2</sup> 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 recess and stone 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.

**Attachments:**

Area Map  
Arborist Report  
Proposed Plans dated July 21, 2025