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# CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

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<b>Agenda Item: 7c</b>	<b>Hearing Date: April 13, 2026</b>
Project No.	DSR26-0002
Location	1431 Laguna Avenue APN: 026-073-060
Applicant	Collin Yu
Designer	Luyao Zhang
Property Owner	Collin Yu
Staff	Fazia Ali, Assistant Planner
General Plan Designation	Low Density Residential
Zoning	R-1 (Low Density Residential)
Lot Area	6,000 square feet

## PROJECT DESCRIPTION

Review of an application for Major Design Review and Special Permit for detached garage location to construct a 3,307 square-foot, two-story single-unit dwelling and a 293 square-foot detached garage on a 6,000 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 and Special Permit applications as conditioned.

## BACKGROUND

The subject property is an interior lot with an existing single-unit dwelling and a detached garage. The applicant proposes to demolish the existing single-unit dwelling and detached garage and construct a 3,307 square-foot, two-story single-unit dwelling with 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.).

The subject site is located in the Special Flood Hazard Area, which requires that the finished floor of the new single-unit dwelling and Accessory Dwelling Unit be constructed at or above the Base Flood Elevation plus 1-foot to comply with the Federal Emergency Management Agency (FEMA) and California Building Code requirements. This requires that the finished floor elevations of the structures be at or above elevation 15'; as proposed the structures comply with this requirement.

Detached garages are required to be located within the rear 30% of the lot. However, with approval of a Special Permit a detached garage may be located within the rear 40% of the lot (C.S. 25.10.035.4). With this project, an Accessory Dwelling Unit (ADU) is located behind the proposed detached garage which shifts the garage further up on the lot. The applicant is requesting a Special Permit for the detached garage located within the rear 40% of the lot.

A 400 square-foot detached accessory dwelling unit (ADU) will also be constructed in the rear of the lot 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**

Please note, this application was deemed complete prior to April 1, 2026, the effective date of the recently adopted Zoning Code Amendments, and therefore was reviewed under the previous Zoning Code. The analysis below provides information and development standard review based on the previous requirements.

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

**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'-0" 24'-0"	16'-8" (block average) 20'-0"
<b>Side Setback (left):</b> <b>(right):</b>	11'-0" 5'-0"	4'-0" 4'-0"
<b>Rear Setback (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	49'-8" 49'-8"	15'-0" 20'-0"
<b>Detached garage:</b>	located within rear 40% of lot <sup>1</sup>	located within rear 30% of lot
<b>Lot Coverage:</b>	2,316 SF 39%	2,400 SF 40%
<b>FAR:</b>	3,307 SF 0.55 FAR	3,313 SF <sup>2</sup> 0.55 FAR
<b>Off-Street Parking:</b>	1 covered in garage <sup>3</sup> (11'-3" x 23'-5") 1 uncovered on driveway (9'-0" x 18'-0")	2 covered (20'-0"W x 18'-0"D) 1 uncovered (9'-0" x 18'-0")
<b>Building Height:</b>	29'-11"	30'-0"
<b>Plate Height (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	9'-0" 8'-0"	9'-0" 8'-0"
<b>Declining Height Envelope:</b>	window encloser exemption along right side	C.S. 25.10.055.A.1.

<sup>1</sup> Special Permit for detached garage location.

<sup>2</sup> (0.32 x 6,000 SF) + 1,100 SF + 293 SF = 3,313 SF maximum allowed (0.55 FAR)

<sup>3</sup> 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.

Urban Reforestation and Tree Protection Ordinance

There are no existing trees on the site. Based on the proposed floor area, three landscape trees are required on-site. As part of this project, two new 24-inch box Bay Laurel trees and one 24-inch box Swan Hill tree are proposed to be planted. 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 L1.1 of the proposed plans. There is one existing street tree (Maple) along the parcel frontage which is to remain.

**Design Review**

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 25.68.060.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 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 gable and hip roofs, fiberglass windows with simulated divided lites and fiber cement window trim, a front porch, knee braces at the gables, and asphalt shingle roofing. The traditional style is compatible with the variety of architectural styles found along the block, which includes Traditional, Spanish, Craftsman, and Bungalow style residences. The proposed detached garage respects the existing garage pattern in the neighborhood.

Summary of Proposed Exterior Materials

- **Windows:** fiberglass with simulated divided lites; fiber cement window trim
- **Doors:** fiberglass entry door with paneled frosted glass
- **Garage Door:** fiberglass garage door with glass panels
- **Siding:** fiber cement horizontal siding and stone cladding base
- **Roof:** asphalt shingle roof
- **Other:** wood column at front porch, aluminum porch railing and glass guardrails at rear

Staff has the following suggestion for the Planning Commission to consider:

- Add a window to the second floor bedroom on the front elevation to address the blank wall; incorporating a window would improve the overall appearance and provide a balanced front elevation.

Staff supports the requested Special Permit for the detached garage location (rear 40% of the lot) because it is not a significant change in the required location (rear 30% of the lot), the minimum required 1'-6" side setback is maintained, it allows for a detached Accessory Dwelling Unit to be built without taking up usable rear yard space, and it is proposed in a location where there would be a driveway to a detached garage placed further back on the lot.

### **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 March 16, 2026