



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 6b	Hearing Date: October 14, 2025
Project No.	DSR25-0013
Location	739 Laurel Avenue APN: 029-061-080
Applicant and Architect	Dreiling Terrones Architecture, Richard Terrones
Property Owner	Emily Christensen
Staff	Catherine Keylon, Senior Planner
General Plan Designation	Low Density Residential
Zoning	R-2 (Medium Density Residential)
Lot Area	10,892 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-2 (Medium Density Residential) zoning district.

RECOMMENDATION

Staff recommends the Planning Commission, by resolution, approve Major Design Review as conditioned.

BACKGROUND

On December 9, 2024 the Planning Commission approved an application for Design Review for a new, two-story two-unit dwelling (duplex) and attached garage on the subject property. The property has since been sold and the new owners are proposing an entirely different proposal as described below.

The subject property is an interior lot and contains two dwelling units in two separate structures. The applicant is proposing to demolish all existing structures on the lot and build a new, two-story single-unit dwelling, a detached garage, and a detached accessory dwelling unit (ADU) at the rear of the lot. While the subject property is zoned R-2, because the proposal is for a single-unit dwelling, the project falls within the R-1 development standards. The total proposed floor area would be 4,028 SF (0.36 FAR), where 4,985 SF (0.45 FAR) is the maximum allowed (including 127 SF front porch and 641 SF ADU exemptions).

With the proposed project, there would be five bedrooms. Three parking spaces, two of which must be covered, are required on site. The new detached garage provides two covered parking space (20'-0" x 20'-0" clear interior dimension) and one uncovered parking space (9' x 18') is provided in the driveway. Therefore, the project is in compliance with the off-street parking requirements.

This project includes a new 641 SF detached ADU at the rear of the lot, beyond the detached garage. Review of the ADU is administrative only and is not reviewed by the Planning Commission. Staff has determined that the ADU complies with zoning code requirements.

An Arborist Report was prepared by Kielty Arborist Services, dated July 11, 2024. The arborist report evaluated all trees on the subject property, as well as trees on adjacent properties located near the shared property lines. The arborist report provides a Tree Protection Plan for the applicant to implement during the proposed construction. The proposed project includes removing nine non-protected trees (four to nine inches in diameter) to allow for the proposed construction. The project

includes planting seven new trees and shrubs throughout the site. The new trees would include one 24-inch box Western Dogwood tree, one 24-inch box Chinese Pistache tree, three 24-inch box Birch trees, and two 24-inch box Oak trees. Based on the proposed floor area, a total of four landscape trees are required, therefore the project complies with the Urban Reforestation and Tree Protection ordinance requirements. The existing street trees are to remain and would be protected during construction.

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 (which apply to single-unit dwelling projects in the R-2 zone). The new proposed structure would include a variety of materials that are in keeping with the architectural style, including shingle and stucco siding with wood trim finishes. The proposed design will be integrated into the neighborhood with the use of quality materials and architectural elements, including gable ends, shed dormers, and covered porches at the front and rear of the house. Staff does not have any suggested changes for the Planning Commission to consider.

September 22, 2025 Planning Commission Meeting

At the Planning Commission study meeting on September 22, 2025, the Commission noted that the project was well designed, did not suggest that any changes be made to the project, and voted to place this item on Consent Calendar.

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
Front Setback (1st flr): (2nd flr):	19'-4" 22'-0"	19'-4" (block average) 20'-0"
Side (interior) (1st flr): (2nd flr):	5'- 0" 11'-0"	5'-0" 5'-0"
Rear Setback (1st flr): (2nd flr):	89'-2" 110'-10"	15'-0" 20'-0"
Lot Coverage:	2,661 SF 24.4%	4,985 SF 0.45 FAR

	PROPOSED	ALLOWED/REQ'D
FAR:	4,028 SF 0.36 FAR	4,985 SF ¹ 0.45 FAR
Off-Street Parking:	2 covered (20' x 20') 1 uncovered (9' x 18')	2 covered (20' x 18') + 1 uncovered (9' x 18')
Building Height:	29'-4"	30'-0"
Plate Height (1st flr): (2nd flr):	9'-0" 8'-0"	9'-0" maximum 8'-0" maximum
DH Envelope:	complies	C.S. 25.10.055

¹ (0.32 x 10,892 SF) + 1,100 SF + 400 = 4,985 SF (0.45 FAR)

Summary of Proposed Exterior Materials

- **Windows:** aluminum clad wood windows with wood trim
- **Doors:** front door - wood with fixed glass on top; wooden front entry
- **Siding:** stucco siding on first floor, synthetic shingles on upper floor
- **Roof:** composition shingle
- **Other:** wood window trim, wood porch columns with metal porch railings, wood fascia, wood knee braces

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.

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

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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
Arborist Report
Resolution
Proposed Plans dated September 12, 2025