



**CITY OF BURLINGAME  
PLANNING COMMISSION STAFF REPORT**

<b>Agenda Item: 7b</b>	<b>Hearing Date: June 8, 2026</b>
Project No.	DSR25-0016
Location	1317 Laguna Avenue APN: 026-084-100
Applicant and Property Owner	Aaron Chang, Maska 1317 Investment LLC
Designer	Warren Huey, WH Drafting and Design
Staff	Emma Goldsmith, Associate 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 to construct a 964 square-foot first and second story addition to an existing 1,997 square-foot single-unit dwelling 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 application as conditioned.

**BACKGROUND**

The subject property is an interior lot and currently contains a 1,406 square-foot single-unit dwelling and a 591 square-foot attached garage. The applicant proposes to construct a 964 square-foot first and second story addition at the rear of the house. The project requires a Major Design Review application reviewed by the Planning Commission (C.S. 25.68.020.C.1.b.).

**ANALYSIS**

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

**Table 1: Project Information**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWED/REQ'D</b>
<b>Front Setback (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	20'-0" 33'-9"	no change 61'-11" (to addition)	15'-0" or block average 20'-0"
<b>Side Setback (left):</b> <b>(right):</b>	6'-7" 4'-0"	11'-8" (to addition) 12'-3" (to addition)	4'-0" 4'-0"
<b>Rear Setback (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	50'-6" 50'-6"	35'-9" 35'-9"	15'-0" 20'-0"

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWED/REQ'D</b>
<b>Lot Coverage:</b>	1,405 SF 23.4%	1,906 SF 31.8%	2,400 SF 40%
<b>FAR:</b>	1,997 SF 0.33 FAR	2,962 SF 0.49 FAR	3,020 SF <sup>1</sup> 0.50 FAR
<b>Off-Street Parking:</b>	1 covered in garage (13'-6" x 24'-3") 1 uncovered on driveway (9'-0" x 18'-0")	no change	1 covered (10'-0" x 18'-0") 1 uncovered (9'-0" x 18'-0")
<b>Building Height:</b>	19'-4"	28'-8"	30'-0"
<b>Plate Height (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	8'-4" 8'-0"	9'-0" (addition) 8'-0" (addition)	9'-6" 8'-6"
<b>Declining Height Envelope:</b>	complies	complies	C.S. 25.10.055.A.1.

<sup>1</sup> (0.32 x 6,000 SF) + 1,100 SF = 3,020 SF (0.50 FAR)

Urban Reforestation and Tree Protection Ordinance

The site contains three protected size trees (two deodar cedars at the rear of the property and a holly tree at the front) which are proposed to remain. Based on Urban Reforestation and Tree Protection Ordinance requirements, two landscape trees are required on-site. As part of this project, the existing three trees shall remain and two new 24-inch box Red Maple landscape trees are proposed. 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 0 of the proposed plans. Tree protection measures are called out on the landscape plan.

**Design Review**

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 25.68.050.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 addition is complimentary to the architectural style of the existing split-level Spanish house in that it includes a red clay tile roof, stucco siding, a flat roof, and proportional plate heights. The proposed mass and bulk of the addition is concentrated to the rear of the house, and while additions to split level houses can be challenging, the design has been assimilated into the context of the existing massing of the house.

### Summary of Proposed Exterior Materials

- **Windows:** new aluminum windows with wood trim
- **Doors:** existing front door and garage door, rear aluminum sliding glass door with wood trim
- **Siding:** stucco
- **Roof:** clay tile
- **Other:** metal railing for new deck

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

- The existing single-unit dwelling contains a mix of window styles, some with and without window grids. As a part of this project, the applicant proposes replacing several existing windows at the front of the house with new aluminum windows and install new windows at the proposed addition, all without window grids. Staff believes this is not consistent with the style of the existing house, and therefore recommends altering the proposed windows (new and replacement windows) to include simulated divided lite grids (with muntins on the exterior and interior of the window and bars between the glass) so it is compatible with the style of the existing house.

### **Environmental Review**

The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e) of the CEQA Guidelines, which states that additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

### **Attachments:**

Area Map  
Resolution  
Proposed Plans dated May 26, 2026