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## CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

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<b>Agenda Item: 7a</b>	<b>Hearing Date: September 8, 2025</b>
Project No.	DSR22-0006
Location	1812 Castenada Drive APN: 025-091-200
Applicant	Yury Kogan, Designer
Property Owner	Marat Diner
Staff	Erika Lewit, Senior Planner
General Plan Designation	Low Density Residential
Zoning	R-1 (Low Density Residential)
Lot Area	6,583 SF

### PROJECT DESCRIPTION

Review of an application for Major Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling in the R-1 (Low Density Residential) zoning district.

### RECOMMENDATION

Staff recommends the Planning Commission, by resolution, approve Major Design Review and Hillside Area Construction Permit as conditioned.

### BACKGROUND

The subject property is an interior lot and currently contains a single-unit dwelling and attached garage. The lot is wedge-shaped, with a curved front property line that is almost twenty feet longer than the rear property line. The applicant proposes a first story addition at the front of the house and a new second story. The total proposed floor area would be 3,140 SF (0.48 FAR), where 3,207 SF (0.49 FAR) is the maximum allowed.

The subject property is located within the Hillside Overlay Zone. Code Section 25.20.040 states that hillside development shall be designed to preserve existing distant views. View preservation shall be limited to obstruction of distant views to San Francisco Bay, the San Francisco Airport, and Mills Canyon from primary indoor living areas, such as living rooms and family rooms (Code Section 25.20.040.B.).

Planning staff would note that the Special Permit requirement, size limit of 75 SF, and increased side setbacks for second floor decks/balconies (Code Section 25.10.030 Table 25.10-2) do not apply to lots located within the Hillside Overlay Zone because many of these lots are sloped so that a deck/balcony is the primary way to provide a level area in the yard.

The existing attached garage provides two covered parking spaces on site and there is no uncovered parking on site because the driveway does not meet the minimum dimension for length. The number of bedrooms is increasing from three to five (upstairs office meets the definition of a bedroom). While the parking requirement is increasing with the added bedroom count, per AB 1308 if a single-unit dwelling is being remodeled, renovated, or expanded, local agencies cannot impose higher parking minimums as a condition of approval as long as the project does not exceed maximum size limits, including but not limited to, height, lot coverage, and FAR. Because the proposed project does not exceed maximum size limits,

the project is found to be in compliance with parking regulations (as set forth in AB 1308) and additional parking or a Parking Variance is not required. All other Zoning Code requirements have been met.

The existing site contains two non-protected size landscape trees in the rear, left side of the yard and three fruit trees that do not qualify as landscape trees along the left side property line. No existing trees are proposed to be removed. Based on the proposed floor area, three landscape trees are required on-site. At the design review study hearing, the Planning Commission requested that a landscape tree to soften the front elevation be added within the City right-of-way in front of the house. The proposed site plan shows a new 24-inch box landscape tree (Crape Myrtle) proposed in the front yard as requested by the Planning Commission, however because this placement is in the City right-of way and not within the private property , this tree does not count towards the landscape requirements. Planning staff has included a condition of approval (condition #1) that the plans submitted for a building permit must include an additional 24- inch box landscape tree (for a total of three on-site landscape trees) within the private property so that the project complies with the Urban Reforestation and Tree Protection Ordinance requirements.

The applicant is requesting the following applications:

- Major Design Review for a first and second story addition to an existing single-unit dwelling (C.S. 25.68.020.C.1.b.); and
- Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling (C.S. 25.70.020.A.).

## **ANALYSIS**

The proposed project has been designed in accordance with the Residential Design Guidelines and R-1 zoning district development standards. The proposed second floor addition is complimentary to the context of the other homes on the block in that it has a hipped roof, proportional plates heights including an 8-foot plate height on the proposed second floor, articulated massing with the second floor addition centered over the existing first story, and balanced fenestration throughout the dwelling. The proposed design will be integrated into the neighborhood with the use of quality materials such as horizontal wood siding seen throughout the neighborhood and aluminum clad wood windows which are an upgrade from the existing vinyl windows. Staff does not have any suggested changes for the Planning Commission to consider.

## **August 28, 2023 Planning Commission Meeting**

At the Planning Commission study meeting on August 28, 2023, the Commission had several suggestions regarding this project and referred the project to a design review consultant.

The applicant submitted revised plans, date stamped July 9, 2025, to address the Planning Commission's comments. Below is a summary of the Commission's comments and changes made to the project.

1. Street trees in the Mills Estate area are located adjacent to the sidewalk and in the right-of-way. Please work with the Parks Division to provide a street tree in the City's right-of-way at the front of the property.
  - The proposed site plan has been revised to include a 24-inch box size Crape Myrtle tree, which is listed on the Parks Divisions' Hillside View Area Trees. The tree is shown in the City right-of-way at the front left side of the property.

2. Proposed rear balcony is very large and close to the side property line which will have a negative impact on the privacy of the surrounding neighbors.
  - The size of the balcony has been reduced from 250 SF to 46 SF and the balcony has been centered on the second floor addition so that the side and rear setbacks to neighboring properties have increased from 7'-10" to 23'-4" along the right side property line and from 20'-11" to 43'-4" along the rear property line (see revised site plan, floor plans and building elevations).
3. Proposed second floor presents as boxy, vertical, and lopsided over the existing first floor. Design revisions should work to better integrate the addition with the existing first floor and to accentuate horizontal massing as opposed to vertical massing.
  - The applicant has centered the addition over the first floor as viewed from the front elevation. Horizontal siding and hipped roofs are proposed throughout to reduce the verticality massing of the project (see revised building elevations).
4. Once the design has been revised, story poles should be installed so neighbors can evaluate the impact to protected views.
  - Story poles were installed and certified on August 21, 2025.

**Analysis and Recommendation by Design Reviewer:** Please refer to the attached design reviewer's analysis and recommendation, dated July 11, 2025, for a detailed review of the project. The applicant made several revisions and worked with staff and the design review consultant resulting in an improved project. Based on the design review analysis of the project, the design reviewer notes that the revised design meets the design review guidelines and supports approval of the project as proposed.

**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.

	EXISTING	PREVIOUS (08/09/23 plans)	PROPOSED (07/09/25 plans)	ALLOWED/REQ'D
<b>Front Setback (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	15'-8" 30'-1"	no change 35'-10"	17'-7" 23'-10"	15'-0" 15'-0"
<b>Side Setback (left):</b> <b>(right):</b>	7'-0" 6'-4" <sup>1</sup>	no change no change	no change no change	7'-0" 7'-0"
<b>Rear Setback (1<sup>st</sup> flr):</b> <b>(2<sup>nd</sup> flr):</b>	20'-2" n/a	no change 20'-7"	20'-2" 46'-2"	15'-0" 20'-0"

<sup>1</sup> Existing, non-conforming side setback to the first floor.

	EXISTING	PREVIOUS (08/09/23 plans)	PROPOSED (07/09/25 plans)	ALLOWED/REQ'D
<b>Lot Coverage:</b>	2,141 SF 33%	2,401 SF 40%	2,309 SF 35%	2,633 SF 40%
<b>FAR:</b>	2,141 SF 0.33 FAR	2,701 SF 0.41 FAR	3,140 SF 0.48 FAR	3,207 SF <sup>2</sup> 0.49 FAR
<b>Off-Street Parking:</b>	2 covered (19' x 20'-6") 0 uncovered	no change	no change	2 on-site spaces (18' x 18' for existing covered spaces)
<b>Building Height:</b>	15'-7"	23'-9"	24'-4"	30'-0"
<b>Plate Height (1<sup>st</sup> flr): (2<sup>nd</sup> flr)</b>	8'-2" n/a	no change 7'-6"	no change 8'-0"	8'-0" 9'-0"
<b>DH Envelope:</b>	n/a	complies	complies	C.S. 25.26.075

<sup>2</sup> (0.32 x 6,583 SF) + 1,100 SF = 3,207 SF (0.49 FAR).

### Summary of Proposed Exterior Materials

- **Windows:** aluminum clad wood
- **Doors:** wood front door and garage door
- **Siding:** 8-inch wood horizontal clapboard siding with corner boards
- **Roof:** composition shingle
- **Other:** wood window trim and balcony railings

### 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 15301(e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition.

### **Attachments:**

Area Map  
Design Review Consultant Analysis  
Resolution  
Rendering  
Proposed Plans dated July 9, 2025  
Previous Plans dated August 9, 2023