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# CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

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| <b>Agenda Item: 7a</b>   | <b>Hearing Date: May 26, 2026</b>      |
| Project No.              | DSR26-0002                             |
| Location                 | 1431 Laguna Avenue<br>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 (ADU) 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 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. The detached garage is set back 1'-6" from the side property line as required by the Zoning Code.

A 400 square-foot detached ADU will 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.

### **April 13, 2026 Planning Commission Meeting**

At the Planning Commission meeting on April 13, 2026, the Commission had several suggestions regarding this project and voted to continue this item on the Action calendar when all information has been submitted and reviewed by the Planning Division.

The applicant submitted revised plans, dated May 4, 2026, to address the Planning Commission's comments. Below is a summary of the Commission's comments and changes made to the project.

1. Add a second floor window in the bedroom at the front of the house (right side of front elevation).
  - A second floor window was added on the right side of the front elevation (see sheet A3.1).
2. Enlarge the first floor window on the right side of the front elevation. In addition, add more details to this window, such as a flower box underneath it or a trellis above it.
  - The first floor window was enlarged and is more proportionately balanced on the front elevation. Additional detail was added to the window, including a windowsill and planter box (see sheet A3.1).
3. Add more details to the detached garage to make it look more attractive and match the house; it's too plain, there are no overhangs, and the roof pitch is very flat. Also need to show gutters along the left side of the garage.
  - Roof overhangs were added on all sides of the detached garage and ADU to improve proportions and provide greater weather protection. The left side of the garage maintains a reduced overhang due to the 18-inch setback from the adjacent property line. Due to Base Flood Elevation (BFE) requirements and garage height limitations, roof design options are limited. A gable roof design at the garage would significantly reduce clearance on the right side adjacent to the deck, down to approximately 5 feet, making the space less functional and potentially impacting usability. The shed roof configuration allows for approximately 7'-6" of clearance, providing a more practical and usable condition while still maintaining an improved overall design (see sheets A3.1 and A3.3).

Gutters and downspouts are now shown on the garage building elevations. In addition, the design of the garage door was changed to match the design of the front entry door on the house.

4. There are currently four different roof pitches on the house, including the garage. Consider looking into a coordinated roof pitch so they are consistent and work well together.
  - Roof pitches have been standardized to 5:12 across the main house, with the exception of the right dormer at 8:12. This variation is intentional to maintain balanced proportions at the front elevation and to allow for a vaulted ceiling condition at the dormer, enhancing the interior space (see sheets A3.1 and A3.2).

5. There are insufficient details on the house. Consider adding other details to add interest and depth, such as gable end brackets and more.
  - Gable end brackets have been enlarged to be more proportionate to the overall scale of the home. A wood trim ledge has been introduced to create a clean and intentional transition between the siding and stone veneer. Crawl space vents are also now shown and are integrated into the design of the house. See sheets A3.1 and A3.2 for these details.
6. Consider and show where gutters and downspouts will need to be placed on house and garage to show how you will manage the water in the future.
  - Gutters and downspouts have been added to the plans (see sheets A3.1 through A3.3).
7. Look at the window sizing overall on both the first and second floors and how they relate to each other.
  - As note above, on the front elevation the first floor window was enlarged and a second floor window was added. In addition, the previously proposed clerestory window in the front entry room along the left side of the house was changed to a window consistent in size and design with other windows throughout the house.
8. Address neighbors' concerns about the second floor windows at the rear of the house; consider adding landscape screening along the rear property line.
  - The applicant noted that he met with the adjacent neighbors to the left (1427 Laguna Avenue) and to the rear (1430 Paloma Avenue) of the project site to discuss their concerns with the proposed project; the applicant noted that he will continue to work with the neighbors throughout project construction. The following changes were made to address the neighbors' concerns with the second floor windows:
    - The bottom half of the second floor window in the bathroom at the rear of the house will be frosted (see sheet A3.1).
    - The previous proposed clerestory window on the rear wall of the ADU has been eliminated (see sheet A3.3).
9. The proposed Hardie plank siding will need to have corner boards; show corner boards on the building elevations and provide a detail.
  - The applicant is proposing mitered corners for the horizontal siding and is shown as such on the building elevations and materials board (see sheets A3.1 through A3.4).
10. Change window trim from fiber cement to a paint grade wood trim with more detail.
  - Window trim has been changed from fiber cement to paint grade wood; the wood window trim includes a sill and apron for added detail (see sheets A3.1 and A3.2).

11. The porch post is inset from the corner of the porch and blocking the window in front of it. Consider shifting the column to the outer edge of the porch. Add more details to the porch column.
  - The porch post has been relocated to the outer edge of the porch; the porch column was enhanced with a base and crown trim for added detail (sheet A3.1).
12. Consider looking at the overall design of the entire porch and the dimensions of the posts to make it look substantial. Front porch railing design and detail needs to match the design of the house. As designed, the porch railings could end up looking cheap.
  - Trim was added at the base and crown of the porch columns. In addition, the material of the front porch railing was changed from aluminum to wood to be consistent with the design of the house (see sheet A3.1).
13. Come back with a more developed landscape plan that shows additional trees throughout the site and provides more interest overall.
  - The landscape plan has been enhanced to provide shrubs and perennials along walkway edges and throughout the rear yard to improve layering and visual interest. The front yard has been enhanced with planter boxes, shrubs, path lighting, and more detailed grading/retaining elements (see sheets A3.1 and L1.1).
14. Add handrail to the front stairs to make it safe for pedestrians.
  - Because there is a gradual upsloping grade change with no drop offs exceeding 14 inches, handrails are not required (see sheets A3.1 and A3.2, and renderings).

## **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 on the following page, with the exception of the detached garage location.

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**Table 1: Project Information**

|  | <b>PROPOSED</b>  | <b>ALLOWED/REQ'D</b>  |
|--|--|---|
| <b>Front Setback (1<sup>st</sup> flr):</b><br><b>(2<sup>nd</sup> flr):</b> | 17'-0"<br>24'-0"   | 16'-8" (block average)<br>20'-0"                                    |
| <b>Side Setback (left):</b><br><b>(right):</b>                             | 11'-0"<br>5'-0"  | 4'-0"<br>4'-0"  |
| <b>Rear Setback (1<sup>st</sup> flr):</b><br><b>(2<sup>nd</sup> flr):</b>  | 49'-8"<br>49'-8"   | 15'-0"<br>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<br>39%  | 2,400 SF<br>40%   |
| <b>FAR:</b>  | 3,307 SF<br>0.55 FAR   | 3,313 SF <sup>2</sup><br>0.55 FAR                                   |
| <b>Off-Street Parking:</b>   | 1 covered in garage <sup>3</sup><br>(11'-3" x 23'-5")<br>1 uncovered on driveway<br>(9'-0" x 18'-0") | 2 covered<br>(20'-0"W x 18'-0"D)<br>1 uncovered<br>(9'-0" x 18'-0") |
| <b>Building Height:</b>  | 29'-11"  | 30'-0"  |
| <b>Plate Height (1<sup>st</sup> flr):</b><br><b>(2<sup>nd</sup> flr):</b>  | 9'-0"<br>8'-0"   | 9'-0"<br>8'-0"  |
| <b>Declining Height Envelope:</b>  | window encloser exemption<br>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, three 24-inch box landscape trees, including a Bay Laurel tree, a Swan Hill tree and a Crepe Myrtle 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 Criteria

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 wood window trim, a front porch with a wood column and wood railing, gable end brackets, 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; wood window trim
- **Doors:** fiberglass entry door with paneled frosted glass
- **Garage Door:** fiberglass garage door with glass panels
- **Siding:** fiber cement horizontal siding with mitered corners; faux stone cladding base
- **Roof:** asphalt shingle roof
- **Other:** wood column and railing at front porch, gable end brackets

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 ADU 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.

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**Attachments:**

Area Map  
Resolution  
Renderings  
Proposed Plans dated May 4, 2026  
Previous Plans dated March 16, 2026