



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, January 10, 2022

7:00 PM

Online

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- b. 1785 Sebastian Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling. (Qifeng Lei, applicant and property owner; James Chu, Chu Design Associates, designer) (87 Noticed) Staff Contact: Ted Lopez

**Attachments:** [1785 Sebastian Dr - Staff Report](#)

[1785 Sebastian Dr - Attachments](#)

[1785 Sebastian Dr - Plans](#)

*All Commissioners have visited the project site. Commissioner Schmid noted that he received an e-mail from one of the neighbors and responded back with regard to their comments, but did not speak with anybody during the visit. Commissioner Comaroto noted that she met and had a conversation with the project architect and spoke to the neighbor's son who is on the corner of Sebastian Drive and Trousdale Drive. Planning Manager Hurin provided an overview of the staff report.*

*Chair Schmid opened the public hearing.*

*James Chu, designer, represented the applicant and answered questions about the application.*

*Public Comments:*

> Enoch Yeung, 1745 Sebastian Drive: Thank you for taking the time to review this application and our comments. Regarding the home occupation permits and the Burlingame ordinances, it creates misplaced expectations between the neighbors and the owner of 1785 Sebastian Drive. We're really trying to seek clarification because right now, based on the Code Enforcement Divisions' actions, it seems that the impression we are getting is that commercial activity is okay in this zone as long as incidents are minimized. We're under the impression that no commercial activity should be happening to the level that it has been happening in the neighborhood. With that said, I'm going to move on and thank Commissioner Schmid for your response to the e-mail, understanding that we're restricted to making comments on the architectural design. I wanted to bring up that the gray standing seam metal roof doesn't seem compatible with the neighborhood's look and feel. Regarding the two balconies on the second floor with the big sliding doors, there aren't any other homes in the neighborhood with that type of architectural feature, so it doesn't seem to be compatible with the overall feel of the neighborhood. The overall massing is also a concern, going from 3,000 to 5,000 square feet. We're concerned about blocking the view of the scenery from 1745 Sebastian Drive, as well as possibly causing shadows into the yard. We also believe that the second story will result in the loss of privacy, with the ability of the occupants to look into the backyard because of the west side facing windows. I appreciate the architect mentioning they're going to try to minimize the windows; I'm not sure I quite understand how that will ensure privacy, the fact that there are still windows although they're shaded, still gives the occupant a view of the yard. Finally, we're not sure how the massing and changes to the foundation might affect water drainage on property. I see there's a chain link fence in the drainage area and I'm not exactly sure what's going on there; It might be an existing chain link fence. We want to make sure that drainage is being addressed as a part of the overall plans.

> Walter Bankovitch, 2950 Atwater Drive: My family has lived here since 1974 so we're among the older

neighbors. Our view wouldn't be obstructed but I understand the concern of other neighbors a little bit to the west of us. I'm concerned with what the motivation is for this second story. It appears that there are no windows on the north side of the front of the structure. Maybe I'm seeing that wrong, but if that were the case, I'm wondering with five bedrooms how many more bedrooms do they need or are they using this property to enhance their business operations, which personally I object to. We are one neighborhood and I suspect the Planning Commission gave a permit for something that did not involve a number of trucks coming and going from the property. I can understand, for example, an accounting firm who may have people coming in and out, that would be one thing. But I think the spirit of the law has been somewhat violated here in as much as we're seeing trucks and all sorts of material in the backyard. It appears to me that the sort of business that is being conducted here may not be appropriate for the neighborhood and I'm not quite sure that when the permit was granted, the powers that be realized that this sort of activity would be going on. So I submit to the Planning Commission that I believe that this activity should be somewhat curtailed and maybe they should take their business elsewhere to a warehouse or something of that sort. In conclusion, my concern is what will they be using this second story for? Is it warehousing or residential living?

> Connie Lee, 1712 Sebastian Drive: I live across the street from the house with the proposed expansion. I would like to share my views on the proposal on the potential impacts to me. The proposed expansion is to build a second story with two balconies and a big sliding door directly on top of the garage. I feel that this is not compatible with the neighboring houses and it will be an eyesore. I don't see any other houses in the neighborhood that look like the proposed expansion. In addition to the architecture concern, I have concerns with parking. For most of the houses, a two-car garage along with the driveway provides more than sufficient parking. Currently, there are already three to four cars, including large trucks and large vans, from that house that park on the street. With the proposed expansion, I would expect more cars and trucks and vans. This causes safety concerns with these vehicles driving up and down on the narrow street. Very often with the big cars parked on both sides of the street, people have to drive in the middle of the street, crossing the yellow line that separates the cars going in the opposite direction. This is very dangerous. In fact, I once parked my car on the street overnight and my car's left mirror got damaged by passing cars. So, after the expansion, it looks like the house will be two times larger than any houses in the neighborhood. There is already commercial traffic currently from the house, with the proposed expansion, their business will expand and traffic will increase. Over time, I'm concerned that this will transform the desirable neighborhood into a commercial neighborhood. I also wanted to say that my biggest concern was with privacy and views, so with the elevated height and the two balconies in front of the house, they can look directly into my backyard. I feel I would lose my privacy when I'm in the backyard. I spend quite a bit of time in my backyard. Currently, I have a nice view; two green trees and mountains and the expansion will probably block my view. I'll be looking at large balconies and buildings instead. For the house expansion, can they expand on the ground floor instead of building another story?

> David Newman, 3000 Atwater Drive: I live three houses away from this proposed project. I want to say that Vice-Chair Loftis spoke about passion, about the character in the neighborhood in reviewing the big project. I find it offensive given the conversation about that, as well as the character of Bernal Avenue in review of that application. This is a 5,000 square foot monstrosity and the architect can't articulate a style. We don't have the style of Ray Park or Easton Addition, but we care about our neighborhood. I like Vice-Chair Loftis' comments about the context of the public realm. I'm not sure if the space in front of our homes is considered exactly that, but that's a space that my children travel frequently and that's one of my concerns with regard to the project. Again, I'm one of a dozen residents here. I know there would be more if we had more than six days to have awareness of the project. I've gotten to know the property quite well for three reasons and I'll tie these to architecture review. First, through Anne Yeung who lives next door. As an elderly homeowner, she's called for my help when smelling smoke, which we have smelled from our homes from the backyard of 1785 Sebastian Drive. When I visited her, I encountered the neighbors of this project looking into her yard from the hillside. I understand the concerns about this home expanding and blocking her sunlight and views in the yard, especially after decades of raising her family there. This is an elevated location and looking down into her home. Second, I've gotten to know this home via the Mah family that lives on Atwater two doors down. Due to poorly maintained beehives at the top of the

hillside, bees were in their yard. I know the view from their yard and the architect's comment about 40 feet below, the architect should know it's a downhill view into the bay and not into the sky, the view that's about to be impacted. I have gotten to know it from my two daughters who regularly ride bikes by the property and were forced into the middle of the road. So, the idea of variance or exception to parking should remove any grandfathering of a project of this size. Lastly, I would like to ask the City Attorney if the application can be elevated to City Council given there are so many concerns here. We look to you as stewards of our neighborhood and we appreciate your interest and the impact of this project in terms of water, drainage, parking and safety.

> Anne Yeung, 1745 Sebastian Drive: I've lived here for 40 years and I'm a senior citizen. Since the neighbor moved next door, there have been a lot of problems; they especially love to burn trash in their backyard, I don't know why. I see a lot of business activity; they are manufacturing and there is a lot of chemical fumes all over my backyard. They usually burn trash in the afternoon and evening time. When they add a second story, my privacy and the sunlight will be gone. The houses on this street were built by the same builder and they're all uniform. If they build up it will look very awkward in our neighborhood. Our neighborhood is harmonious, lovely and clean. We try our best to keep our neighborhood in harmony. But this family moved here and then caused trouble. Last year, they had at least eight cars parked on the street. Their van and truck always block the street, I can't even put my garbage can outside because there is not enough space, so the cans always fall down. They have so many businesses and vehicles and they park on the street and take up all my parking in front of my house. Mainly, I don't like that my privacy got invaded and would like my neighborhood harmonious and quiet. I'm very upset.

> Petra Campos, 2935 Trousdale Drive: You're going to hear similar comments from my neighbors as what I'm going to talk about tonight. I live around the corner from the neighbors in question here. My family and I were some of the original residents of the Mills Estate. My mother lived on this property since 1963. I grew up here and moved in here with my husband and kids in 2013. We have seen a lot of changes in the neighborhood and they have been fabulous. This proposed project is not one that's in character with the neighborhood so we have grave concerns about what the neighbors are proposing here. Comments are similar to what you have heard. I believe the application they submitted fails to meet the Planning Commission's criteria and not necessary or desirable for this neighborhood and it will have a negative impact on the neighborhood. Key concerns, specifically for my property, is that the expansion is out of character with the surrounding homes. This addition will go against the natural fabric of Sebastian Drive. It will scale down and bump up to a two story and down again, so it will be out of the character with the neighborhood. Going to 5,000 square feet will impact the neighbors. For us specifically, it will impact our views from our backyard and from the backside of our house. It will impair our ability to see beyond Sebastian Drive and it will likely impact sunlight and views from the eastern area. Finally, we have so many young children in the neighborhood. There are kids on Sebastian Drive, Atwater Drive and all around the neighborhood. There are so many cars and vans, as you have heard with this project, that we expect if they increase the house to 5,000 square feet, they're going to have more cars and vans and it is a hazard to our kids to have so much commercial activity in a residential neighborhood. So, that is one serious concern. Then finally, we have talked about the size and scope of the project, increasing by 2,000 square feet, but they're not increasing the bedrooms, so I do wonder what are they doing with that additional 2,000 square feet? It seems excessive, out of scope and out of character with the neighborhood. Do they really need an additional 2,000 square feet or are they going to use it for commercial purposes? I urge you to use your discretion and powers around this.

> Tony Lei, 1785 Sebastian Drive: I'm the owner of the subject property. I find it sad that I've been having so many issues with my next door neighbor ever since we moved in. She walked into our backyard and our home by herself, so we got into that fight. Ever since then, she's been having trouble with us. So, let me go over what everyone has been saying about lots of cars, trucks or deliveries in the house. There have been a lot of deliveries to our house since the pandemic and I order a lot of stuff from Amazon every day. I have a family member who is on home dialysis, so medical supplies are delivered every week from the dialysis company. As for the parking, my neighbor lives by herself and she has two cars. I have a family of six and don't find it to be unreasonable to have four cars for a family of six. The main reason for

the second story addition is because we have kids, we currently have one child in the house and we plan on having more children in the future. We want to have more play space and also for the rooms to be bigger. I'm shocked that my neighbor is forming an ally with all the neighbors who have been here longer to complain about deliveries. Who doesn't have a bunch of deliveries on a daily basis? She complained that we park our cars on the street. I think that's why when the Commissioner visited our house the other day, my dad parked on the side driveway because she's called the police many times about us parking on the street and blocking her view, so that's why we decided to pull the van into the driveway area. She's called the police and fire department, many, many times. The compliance officer called to see what was delivered to my house and found that it was medical supplies and equipment for a home gym. So every time I had a delivery, the City would get complaints that I have all these commercial activities. Everything I'm doing is legal and I don't think I need to change my lifestyle to please my neighbor who has been unreasonable throughout these years; that's why we took a harassment case to the court a year ago.

Chair Schmid closed the public hearing.

*Commission Discussion/Direction:*

- > Consider raising the window sill height on the left-hand side at the second floor for privacy.
- > Provide a 3D drawing to help us see how the materials work their way through the building.
- > While visiting the project site, a utility van pulled up and parked to the side of the garage in front of the property, which from my understanding of the ordinances, is not allowed. When this comes back to action, please provide an explanation on why these utility vans need to be parked off to the side of the garage as opposed to parking in front of the garage like a typical pattern that we see in our neighborhoods.
- > If the fireplaces are going to be wood burning, please make sure they are extended as required by code.
- > I want to go back to the architecture and style. I've been looking at the drawing and listening to everything that has been said. Looking at the drawings again, there's something odd about the house and it has to do with integration of the various sides. The front of the house, with the matching pair of bedrooms with sliding doors, is frankly the most interesting part of the design. As you go around the sides, there seems to be a lack of integration of the design and maybe caused by what's being saved, but it seems very haphazard in its design. As I look deeper, there seems to be continuity problems of horizontal siding that should wrap around a corner, but goes around the corner and turns into apparent stucco. I certainly would want to see what should be seen as stucco wrapping a corner or horizontal siding wrapping a corner, because it affects the legibility of the house. I do think there's a problem with architecture integration. It seems it wanders from one side to the other and it's not very tightly bound one side to another; that needs to be looked at some more.
- > It's not self-evident in looking and trying to understand the architecture. Relative to the neighborhood, we do have some to consider in that context. The metal roofing is not benefiting the project by pushing itself even further and further away from the architecture of the neighborhood. I know that the designer has a lot of talent. I don't think it's as simple as having to work with what's there because part of the difficulty is the addition, which is all new on the second floor in terms of how it integrates. There is wood siding on the left side elevation, but it doesn't continue around to the rear, so it would be changing at a two-dimensional plain right there. That of itself creates a problem for what translates along the back of the house that turns into another lump that wants to be wood siding to separate itself from the other lumps that are stucco. It is not communicating well, it's not working well and needs another pass.
- > It's somewhat difficult to see exactly what views might be blocked in visiting the property because it's a high hillside behind, but nonetheless, it's important that story poles be erected for this project because there are enough properties concerned about this project that's not in the immediate vicinity that might have distant views. It is incumbent for us to require story poles so we can see the neighbor on Trousdale Drive who says they have views out from their backyard that look toward the bay that could be blocked by this project. I think story poles should be required for this project before it comes back and the design needs to be revisited.
- > It seems on all view homes that come in front of us, we ask for story poles, it will add a lot to what's

going on out there.

> I'm not opposed to the doors on the balcony on the front, but they look odd, there's something going on there that doesn't fit. Some of the design needs to be revisited. A 3D rendering, taking it on all sides, would be helpful so we can get a perspective of what it's going to look like. Although I love metal roofs, I don't know that this home benefits from a metal roof. I'd like the applicant to possibly look at some other options.

> Regarding the story poles, for the public's behalf for future reference, it should be noted that we're looking for story poles in regard to the hillside area ordinance and view issues. We don't typically look for story poles to help us mitigate privacy issues. We don't have a privacy ordinance, but we have a hillside area ordinance which specifically references views, not privacy, so just something for the public to understand for when this comes back and when story poles are erected.

> I'd also like to note that we've had a lot of discussions, as being part of the Commission now for a few years, about neighbors concerned about the encroachment of views in their backyards. We've all said it one time or another, people buy a piece of property, they decide to add onto that property, and it is up to the neighbors to have conversations about trying to get along and trying to mitigate some privacy issues between themselves. I had a neighbor do a frosted stairwell that helped a lot with our privacy into our bedroom. I ask that neighbors try to work with their own neighbors to mitigate some of this. But we can't look at that and say you can't build a home because you're looking into the neighbor next door.

> I agree that we should put up story poles. But given the challenges we've had lately on other projects relative to story poles, we encourage those neighbors that when the story poles go up, they take pictures from the appropriate places to be able to give us some insight because we really don't get access to your homes and all of your key places. It's left us to use Google Earth to determine the angle from your backyard and whether you have a view or not. It's important that you understand that these are long distant views we are considering from main living areas. Long distant view are towards the bay, not uphill views. There are about seven or eight properties overlooking this property. Only a few of these properties probably have any views over this property. Most of them are uphill. So, if you're going to send us pictures and be arguing for the view corridor, really understand what it is that the hillside view ordinance protects. We would love to be able to hear from you, so we can take appropriate action, but it's not going to be a privacy concern or some of the other things that we heard this evening.

> People need to recognize that these lots up in this area are larger lots and this happens to be one of the larger ones. Larger lots typically afford larger homes, so I don't know that I would go out of my way to say this is a huge monstrosity given the size of the lot.

> On the privacy issue, there's some opportunities for improvement there. The fence on the right side actually looks like it is deteriorating and it could benefit from a new fence and a bit of extra effort towards screening landscape, which would help the downstream neighbor on the right of Sebastian Drive. Similarly, for the neighbor on the left, there are some proposed trees coming. The new second story addition is going to look at the house, not the backyard, so there's opportunities to solve some of these privacy concerns that the neighbors have with active screening and being considerate with the landscape.

> As I was listening to the concerns on the front elevation, I'm not so convinced that I'm for the balconies and the larger windows. There are second stories and windows facing out to the view, but none of those second stories and windows are quite as large as these openings here looking over everything. So, there's an opportunity for the architect to refine that. The 3D drawing is imperative given how complex the shapes and the materials are on this project. I like a good metal seam look on a good farmhouse design that has a cohesive design to it, but I am not seeing that here today. Like others have said, there's an opportunity to refine this design.

> It's important that the applicant and designer think carefully about whether to put up the story poles for the proposed design or revise the design and then consider putting up story poles, because it could come back still lacking integration that it needs. The massing and the integration might not be resolved and you might have a second set of story poles to put up.

**Commissioner Terrones made a motion, seconded by Vice-Chair Loftis, to place the item on the Regular Action Calendar when plans have been revised as directed, and story poles erected. The motion carried by the following vote:**

**Aye:** 6 - Comaroto, Terrones, Tse, Gaul, Loftis, and Schmid

**From:** James Chu [<mailto:james@chudesign.com>]  
**Sent:** Thursday, August 11, 2022 1:24 PM  
**To:** CD/PLG-Erika Lewit <[elewit@burlingame.org](mailto:elewit@burlingame.org)>  
**Cc:** Tony Lei <[REDACTED]>; Mark Canlas <[mark@chudesign.com](mailto:mark@chudesign.com)>  
**Subject:** Fwd: 1785 Sebastian Ave

Hi Erika,

Per PC meeting, the following changes were made:

1. Metal roof replaced with composition shingle roof.
2. Both balconies removed from front elevation, and replaced with two dormers with window.
3. Smaller windows are proposed on left elevation to minimized privacy concern.
4. Better material transition between wood siding and stucco all around the proposed.
5. Color renderings provided.
6. Story pole plan provided and will be installed.

Regards,  
James

**James Chu**

Email: [james@chudesign.com](mailto:james@chudesign.com)

Website: [www.chudesign.com](http://www.chudesign.com)

**Chu Design Associates Inc.**

**CUSTOM HOME DESIGN & ENGINEERING**

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# CITY OF BURLINGAME

City Hall – 501 Primrose Road  
Burlingame, California 94010-3997



## COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

PH: (650) 558-7250  
FAX: (650) 696-3790

Date:

8/19/2022

Project Address:

1785 Sebastian Drive

Assessor's Parcel No.:

025-312-160

Owner's Name:

Tony Lei

This is to certify that on 8/18/22 (date), the story poles located on the above-referenced site were installed or inspected by the undersigned, and found to be in conformance with the design, height, and location shown on the plans, elevations, and the attached story pole plan.

For additional information, please contact me at 925-787-0463 (phone no.)

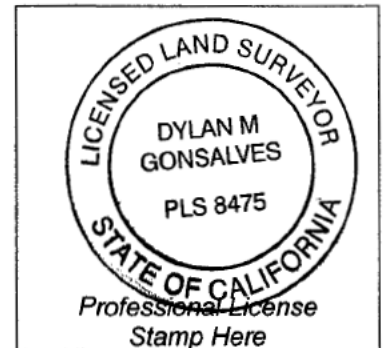
Signature

Dylan Gonsalves

Name (printed or typed)

Land Surveyor

Title

















# PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: [PLANNINGDEPT@BURLINGAME.ORG](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

1785 Sebastian Drive

PROJECT ADDRESS

025-312-160

ASSESSOR'S PARCEL # (APN)

R-1

ZONING

PROJECT DESCRIPTION

First & second story addition/remodel. New exterior style.

APPLICANT INFORMATION

Qifeng Lei

PROPERTY OWNER NAME ☐ APPLICANT?

PHONE

JAMES CHU; CHU DESIGN ASSOCIATES

ARCHITECT/DESIGNER ☒ APPLICANT?

650-345-9286x1001

PHONE

22684

BURLINGAME BUSINESS LICENSE #

210 INDUSTRIAL RD #205 SAN CARLOS, CA 94070

ADDRESS

james@chudesign.com

E-MAIL

AFFIDAVIT OF OWNERSHIP

THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY

July 20, 2021

DATE

I AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE

July 20, 2021

DATE

## AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION JC (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

### APPLICATION TYPE

- |   |  |
|---|--|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)                | <input type="checkbox"/> VARIANCE (VAR)  |
| <input type="checkbox"/> CONDITIONAL USE PERMIT (CUP)                 | <input type="checkbox"/> WIRELESS        |
| <input checked="" type="checkbox"/> DESIGN REVIEW (DSR)               | <input type="checkbox"/> FENCE EXCEPTION |
| <input checked="" type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT | <input type="checkbox"/> OTHER: _____    |
| <input type="checkbox"/> MINOR MODIFICATION                           |  |
| <input type="checkbox"/> SPECIAL PERMIT (SP)                          |  |

DATE RECEIVED:

RECEIVED

SEP 01 2021

CITY OF BURLINGAME  
CDD-PLANNING DIV.

STAFF USE ONLY



1/5/2022

City of Burlingame  
501 Primrose Road,  
Burlingame, CA 94010  
Attn: City of Burlingame Planning Commission  
Kevin Gardiner, Community Development Director  
Ruben Hurin, Planning Manager

**Subject:** Design Review Study Item 9b-1785 Sebastian Drive

Dear City of Burlingame Planning Commissioners,

We are a group of residents living in the Mills Estate neighborhood that reside along Sebastian Drive, Trousdale, and Atwater Drive and are either adjacent or in close proximity to 1785 Sebastian Drive. We urge the City Planning Staff and the City Planning Commission to reject the application of owner of 1785 Sebastian Drive to add a second story addition and possibly whatever other additions to the ground floor residence.

For years the owner of 1785 Sebastian Drive has operated a commercial business under the home occupation permit granted by the City of Burlingame exceeding its permitted use of simply operating as a home office. Instead, the residence has been operating the home as a commercial warehouse for shipping and storing various materials for its commercial business operations. This has resulted in multiple nuisances felt by neighbors.

- 1) Heavy frequency of commercial trucks dropping off numerous packages throughout the week.
- 2) A large number of cars parked daily in front of the house during work hours, presumably workers.
- 3) Smoke/Chemical Burning Odors coming from the house during the evenings.
- 4) The presence of an inordinate number of bees from the 20-30 bee hives the resident keeps in their backyard.

In spite of multiple complaints to City Inspectors, City Police, and City Fire, the owners continue their commercial activity. Complaints made by neighbors directly to the owners of 1785 Sebastian Drive have been responded with retaliatory and hostile action which included a frivolous law suit against a homeowner which was thrown out by the judge as an illegitimate complaint.

We feel the addition of a second story to the house will only result in the expansion of more commercial activity in the neighborhood, not to mention infringe upon the privacy of the adjacent neighbors. The

resident of 1785 Sebastian Drive takes the approvals granted by the City as entitlements to its existing commercial activity which give the owner license to disregard neighbor concerns. City staff while listening to our complaints have done very little to either verify the complaints, much less mitigate the nuisances. We also fear the general disregard of ensuring any environmental impacts made by construction activity will be properly mitigated by this neighbor because he has historically operated in bad faith.

We ask therefore that you deny the owner's request for a building permit.

Please see attachments of photo evidence, court briefing of the lawsuit, along with legal declarations made by neighbors corroborating the various nuisances coming from 1785 Sebastian Drive.

Sincerely,

Anne Yeung,

David & Erin Newman

Jean Talvola,

Lina Phu,

Helen & Andy Dughman

Sakkubai Prathikanthi,

Stanley Pollard

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW,  
AND HILLSIDE AREA CONSTRUCTION PERMIT**

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling at 1785 Sebastian Drive, Zoned R-1, Qifeng Lei, property owner, APN: 025-312-160;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on September 12, 2022, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA 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, is hereby approved.
2. Said Design Review and Hillside Area Construction Permit are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review and Hillside Area Construction Permit are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

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Chairperson

I, \_\_\_\_\_, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 12th day of September, 2022 by the following vote:

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Secretary



## **EXHIBIT "A"**

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit  
**1785 Sebastian Drive**  
Effective **September 22, 2022**  
Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped August 31, 2022, sheets A.1 through A.8 and topographic survey;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
5. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

### **THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:**

10. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;

## **EXHIBIT "A"**

Conditions of Approval for Categorical Exemption, Design Review, and Hillside Area Construction Permit  
**1785 Sebastian Drive**  
Effective **September 22, 2022**

11. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
12. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
13. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.



CITY OF BURLINGAME  
COMMUNITY DEVELOPMENT DEPARTMENT  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010  
PH: (650) 558-7250  
[www.burlingame.org](http://www.burlingame.org)

**Project Site: 1785 Sebastian Drive, zoned R-1**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, September 12, 2022 at 7:00 P.M.** You may access the meeting online at [www.zoom.us/join](http://www.zoom.us/join) or by phone at (346) 248-7799:

Meeting ID: 864 9704 7133    Passcode: 301476
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**Description:** Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling.

Members of the public may provide written comments by email to: [publiccomment@burlingame.org](mailto:publiccomment@burlingame.org).

Mailed: September 2, 2021

*(Please refer to other side)*

**PUBLIC HEARING  
NOTICE**

**City of Burlingame - Public Hearing Notice**

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or (650) 558-7250 by 10 am on the day of the meeting.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

Kevin Gardiner, AICP  
Community Development Director

*(Please refer to other side)*



**1785 Sebastian Drive**  
**300' noticing**  
**APN: 025-312-160**

