

**CITY OF BURLINGAME**

**PLANNING COMMISSION RESOLUTION 2026-\_\_  
APPROVING MAJOR DESIGN REVIEW, SPECIAL PERMIT FOR A SECOND FLOOR BALCONY,  
AND VARIANCES FOR FIRST AND SECOND FLOOR FRONT SETBACKS TO CONSTRUCT A  
2,942 SQUARE-FOOT, TWO-STORY SINGLE-UNIT DWELLING LOCATED  
AT 1505 DRAKE AVENUE  
PROJECT NO. DSR25-0019**

**WHEREAS**, an application has been made by Tim Raduenz, Form + One Design, on behalf of the Property Owners, Suchi Suchitra and Tarun Desikan, for Major Design Review, Special Permit for a second floor balcony, and Variances for first and second floor front setbacks to construct a 2,942 square-foot, two-story single unit-dwelling on a 6,000 square-foot site in the R-1 (Low Density Residential) zoning District, APN: 026-033-100; and

**WHEREAS**, on April 13, 2026, the Planning Commission of the City of Burlingame held a duly noticed public hearing at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing; and

**WHEREAS**, on April 13, 2026, the Planning Commission of the City of Burlingame reviewed and considered a Categorical Exemption under Section 15303 (a) for the Project; and

**NOW, THEREFORE**, the Planning Commission of the City of Burlingame does here by resolve, find, determine and order as follows:

**SECTION 1:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (a) of the CEQA Guidelines, which states 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, up to three single family residences may be constructed or converted under this exemption.

**SECTION 2:** City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant Major Design Review, Special Permit, and Variances upon making certain findings. The Planning Commission finds the following:

**MAJOR DESIGN REVIEW FINDINGS (BMC SECTION 25.68.060.H.)**

1. *The project is consistent with the General Plan and is in compliance with all applicable provisions of Title 25, all applicable design guidelines, all other City ordinances and regulations, and the standards established in BMC Section 25.68.060 (C).*

The proposed new single-unit dwelling is consistent with the General Plan designation of Low Density Residential and is in compliance with all applicable provisions of Title 25, with the exception of the requests for Special Permit for a second floor balcony and Variances for first and second floor front setbacks. The proposed new dwelling is consistent with the design guidelines in that the mass and bulk of the proposed structure is in scale with the lot and in relation to neighboring properties and that the project proposes a Tudor style home that includes modern finishes to create a contemporary design. The dwelling incorporates traditional Tudor features such as a front gable, an arched brick and stone entry, and a mix of exterior finishes including stone, brick, and wood. The use of modern finishes, such as standing seam roofing and wood panel siding, creates a compatible mix of traditional elements with contemporary finishes, making the project compatible with the character and variety of

architectural styles in the neighborhood.

2. *The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development.*

The project will be constructed on a 6,000 square foot parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development as shown on the proposed plans.

3. *The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.*

The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property because the project complies with side and rear setbacks, lot coverage, floor area ratio, building height, declining height envelope, and off-street parking requirements.

### **SPECIAL PERMIT FINDINGS FOR THE R-1 ZONING DISTRICT (BMC SECTION 25.78.020.B.)**

1. *The blend of mass, scale, and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the well-defined character of the street and neighborhood.*

The blend of mass, scale, and dominant structural characteristics of the 2,942 square foot, two-story dwelling and balcony are consistent with the well-defined character of the street and neighborhood. The second floor balcony is designed in a manner that considers the surrounding residential context. As proposed, the balcony falls beneath the required size threshold and exceeds the required side setback providing an 11'-3" left side setback and a 25'-7" right side setback. In addition, privacy is provided as it is located at the rear of the dwelling, is recessed into the wall plane on the right side, and incorporates a railing that offers additional screening.

2. *The variety of roof line, façade, exterior finish materials, and elevations of the proposed new structure or addition are consistent with the existing structure, street, and neighborhood.*

The façade, exterior finish materials, and elevations of the proposed second floor balcony, including a metal decorative railing that is open (no roof), is consistent with the design of the proposed dwelling.

3. *The proposed project is consistent with the residential design guidelines adopted by the City.*

The proposed second floor balcony is consistent with the residential design guidelines in that the design of the second floor balcony, including a decorative metal railing with no roof, appropriate blends in with the Tudor style and does not create mass and bulk at the rear of the house.

4. *Removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the City's reforestation requirements, and that the mitigation for the removal that is proposed is consistent with established City policies and practices.*

The site contains six non-protected size trees and fruit trees which are proposed to be removed. Based on the proposed floor area, three landscape trees are required on-site. As part of this project, five new 24-inch box Trident Maple landscape trees are proposed.

Therefore, the project complies with the Urban Reforestation and Tree Protection Ordinance requirements.

### **VARIANCE FINDINGS (BMC SECTION 25.84.030)**

1. *There are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same zoning district.*

There are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same zoning district in that the existing dwelling has a nonconforming first floor front setback of 17'-3", which is the lowest front setback on the subject side of the block, and the average front setback is influenced by significantly greater front setbacks, ranging from 20.8 to 31.4 feet.

2. *The granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.*

The granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship in that the 20'-0" proposed front setback allows the applicant to provide a useable open space to accommodate a rear yard space, accessory dwelling unit and garage without crowding the rear yard, while still maintaining an appropriate front setback that is consistent with the other existing dwellings on the block.

3. *The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience.*

The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience in that the proposed structure will reduce the nonconforming front setback (from 17'-3" to 20'-0") and will comply with the minimum required second floor setback of 20'-0" where the block average is 23'-1".

4. *That the use of the property will be compatible with the aesthetics, mass, bulk, and character of existing and potential uses of properties in the general vicinity.*

That the use of the property will be compatible with the aesthetics, mass, bulk, and character of existing and potential uses of properties in the general vicinity in that the project includes constructing a new single-unit dwelling and accessory dwelling unit and the project is designed and will be finished with materials to complement the existing houses in the neighborhood.

**SECTION 3:** The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** DSR25-0019 subject to the following conditions:

### **CONDITIONS OF APPROVAL**

1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped March 30, 2026, sheets T1.0, GN, CG, SW-SW2, AR2-AR4, FAR, A1.0 through A5.0, AB2.0;

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;
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 foundation inspection, a licensed surveyor shall locate the property corners, set the building footprint and certify the first-floor elevation of the new structure(s) based on the elevation at the top of the form boards per the approved plans; this survey shall be accepted by the City Engineer;
11. 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;
12. 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;

13. 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
14. 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.

**SECTION 4:** The Major Design Review, Special Permit, and Variances approval shall be subject to revocation if the applicant fails to comply with the conditions listed herein at any time. If, at any time, the Community Development Director or Planning Commission determines that there has been or may be a violation of the findings or conditions of this approval, or of the Zoning Code, a public hearing may be held before the Planning Commission to review this approval pursuant to Burlingame Municipal Chapter 25.88. At said hearing, the Planning Commission may add conditions, or recommend enforcement actions, or revoke the approval entirely, as necessary to ensure compliance with the Zoning Regulations, and to provide for the health, safety, and general welfare of the community.

**PASSED AND ADOPTED** this 13th day of April 2026.

---

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 13<sup>th</sup> day of April 2026 by the following vote:

---

Secretary

Exhibits:  
Exhibit A - Project Plans dated March 30, 2026