



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, August 25, 2025

7:00 PM

Council Chambers/Zoom

To Attend the Meeting in Person:

Location: Council Chambers, City Hall, 501 Primrose Road, Burlingame, California 94010

To Attend the Meeting via Zoom:

Consistent with Government Code Section 54953, this Planning Commission Meeting will be held in person and virtually via Zoom.

Please use the following link to attend the hearing virtually using Zoom:

Go to www.zoom.us/join

Meeting ID: 822 7439 4204

Passcode: 342649

To access the meeting by phone:

Dial 1-669-444-9171

Meeting ID: 822 7439 4204

Passcode: 342649

Please note that the public may not make public comments via Zoom during Planning Commission meetings. The public may either attend the meeting in person to comment or send an email to publiccomment@burlingame.org (see below).

To Provide Public Comment in Person:

Members of the public wishing to speak will be asked to fill out a "Request to Speak" card located on the table by the door and then hand it to staff. The provision of a name, address, or other identifying information is optional. Speakers are limited to three minutes each, however, the Chair may adjust the time limit in light of the number of anticipated speakers

To Provide Public Comment via Email:

Members of the public may provide written comments by email to publiccomment@burlingame.org for an agenda item. Emailed comments should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda or is on the Consent Calendar.

To ensure the Planning Commission receives your comment, please submit your email no later than 4:00 p.m. on the day of the meeting. Any emails received after 4:00 p.m. will not be sent to the Planning Commission prior to the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. REQUEST FOR AB 2449 REMOTE PARTICIPATION

Announcements/consideration and approval of requests by Planning Commissioners to participate remotely pursuant to AB 2449 (Government Code Section 54943(f)).

4. REVIEW OF AGENDA

5. PUBLIC COMMENTS, NON-AGENDA

Members of the public may speak about any item not on the agenda. Public comments for scheduled agenda items should wait until that item is heard by the Planning Commission.

Persons are required to limit their remarks to three (3) minutes unless an extension of time is granted by the Chair. Speakers desiring answers to questions should direct them to the Planning Commission and, if relevant, the Commission may direct them to the appropriate staff member. The Ralph M. Brown Act (the State local agency open meeting law) prohibits the Planning Commission from acting on any matter that is not on the agenda.

6. CONSENT CALENDAR

Items on the consent calendar are considered to be routine. They are acted on simultaneously unless separate discussion and/or action is requested by the applicant, a member of the public or a commissioner prior to the time the Commission votes on the motion to adopt.

a. Approval of August 11, 2025 Planning Commission Meeting Minutes

Attachments: [Draft August 11, 2025 Planning Commission Meeting Minutes](#)

7. ACTION ITEMS (PUBLIC HEARING)

a. Amendment to Major Design Review and Hillside Area Construction Permit at 1829 Sebastian Drive (Project No. AMEND25-0004)

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

Recommendation: That the Planning Commission, by resolution, approve the Major Design Review and Hillside Area Construction Permit as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(2) of the CEQA Guidelines.

Staff: Brittany Xiao

Applicant and Designer: Tim Raduenz, Form+One
Property Owners: Gina and Yousef Shamieh

Attachments: [1829 Sebastian Dr - Staff Report](#)
[1829 Sebastian Dr - Area Map](#)
[1829 Sebastian Dr - Resolution](#)
[1829 Sebastian Dr - Proposed Plans](#)
[1829 Sebastian Dr - Proposed Renderings](#)
[1829 Sebastian Dr - Previous Approved Plans](#)
[1829 Sebastian Dr - Previous Approved Renderings](#)

b. Master Sign Program at 1720 El Camino Real (Project No. MSP25-0004)

Application for Master Sign Program for a new wall sign located above the first story on an existing commercial building in the NBMU (North Burlingame Mixed-Use) zoning district.

Staff recommends the Planning Commission, by resolution, approve a Master Sign Program as conditioned.

CEQA Determination: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15311(a) of the CEQA Guidelines.

Staff: Brittany Xiao

Applicant: Mardeen Gordon

Property Owner: PPF/AHP OFF 1720 El Camino Real Owner, LP

Designer: Dustin Passalalpi, Corporate Signs

Attachments: [1720 El Camino Real - Staff Report](#)
[1720 El Camino Real - Area Map](#)
[1720 El Camino Real - Resolution](#)
[1720 El Camino Real - Proposed Plans](#)

8. STUDY SESSION (PUBLIC HEARING)

There are no Study Session items.

9. STAFF/COMMISSION REPORTS

10. ADJOURNMENT

Notice: Any 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 at the meeting, should contact the Planning Division by 10:00 a.m. on Monday, August 25, 2025 at planningdept@burlingame.org or 650-558-7250. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for inspection via www.burlingame.org/planningcommission/agenda or by emailing the Planning Division at planningdept@burlingame.org. If you are unable to obtain information via the City's website or through email, contact the Planning Division at 650-558-7250.

An action by the Planning Commission is appealable to the City Council within 10 days of the Planning Commission's action on August 25, 2025. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on September 4, 2025, the action becomes final. In order to be effective, appeals must be in writing to the City Clerk and must be accompanied by an appeal fee of \$924.00, which includes noticing costs.