

CITY OF BURLINGAME

**PLANNING COMMISSION RESOLUTION 2025-____
APPROVING MAJOR DESIGN REVIEW AND HILLSIDE AREA CONSTRUCTION PERMIT FOR
1812 CASTENADA DRIVE
PROJECT NO. DSR22-0006**

WHEREAS, an application has been made by Yury Kogan, on behalf of Property Owner, Marat Diner, 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, APN: 025-091-200; and

WHEREAS, on September 8, 2025, 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 September 8, 2025, the Planning Commission of the City of Burlingame reviewed and considered a Categorical Exemption under Section 15301(e)(1) (Class 1, Existing Facilities) 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 15301(e)(1) (Class 1 – Existing Facilities) 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.

SECTION 2: City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant Major Design Review and Hillside Area Construction Permit 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 addition to the 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; the proposed addition to the dwelling is consistent with the design guidelines in matching the style of the existing house with horizontal siding and hipped roofs; that the mass and bulk of the proposed structure is in scale with the lot and in relation to neighboring properties in that the addition is centered over the existing first floor; that the proposed landscaping will add an additional street tree to soften the impacts of the second floor; and that upgraded materials such as aluminum clad windows and enhanced design features such as a larger porch make the project compatible with the character of 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 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 setback, lot coverage, floor area ratio, height, declining height envelope, and parking requirements.

HILLSIDE AREA CONSTRUCTION PERMIT FINDINGS (BMC SECTION 25.70.040)

1. *The project is consistent with the purpose of the Hillside Overlay Zone.*

The purpose of the Hillside Overlay Zone (BMC section 25.20.040) is to protect public health and safety by minimizing hazards, including soil erosion and fire danger associated with development on hillsides; preserve and enhance the City's scenic character, including its natural hillsides and views of San Francisco Bay; respect natural features in the design and construction of hillside development; and design hillside development to be sensitive to existing terrain, distant views, and significant natural landforms and features.

The proposed project is consistent with the purpose of the Hillside Overlay Zone in that 1) the proposed second floor plate height (8'-0") and overall roof height (24'-4") are at or below the maximums to limit the potential of blocking existing distant views of San Francisco Bay from neighboring houses, 2) the trees to be planted as part of the project are selected from the Parks Division's Hillside View Area Trees list which includes species that are of only small or medium height and have narrow crowns to reduce potential view blockage, and 3) there are no changes proposed to the existing terrain and natural land forms with the project.

2. *The project complies with the development standards found in Section 25.20.040.B through I.*

The proposed project complies with the development standards found in Section 25.20.040.B. through I. in that the first and second floor addition is designed and located in a manner that preserves existing distant views to San Francisco Bay from primary indoor living areas with 8-foot second floor plate heights, a roof ridge that is more than five feet lower than the maximum allowed by code regulations, and hipped roof forms. The proposed project locates the additions on the existing level area of the site or above the existing first floor which does not require any grading.

3. *The placement of the proposed construction does not have a substantial impact on adjacent properties or on the character of the immediate neighborhood.*

The proposed construction will not have a substantial impact on adjacent properties or on the character of the immediate neighborhood in that 1) the second floor addition exceeds required setbacks, the 8-foot second floor plate height and hipped roofs minimize the massing for the addition and impacts on surrounding properties, 3) the proposed balcony is centered at the rear of the addition which increases the side setbacks to neighboring properties (23'-4" from the right side property line and 43'-4" from the rear property line), and 4) the project has been

designed to be consistent with the character of neighboring properties with ranch-style houses and attached garages.

SECTION 3: The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** DSR22-0006 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 July 9, 2025, sheets T1.0 through D1.0; and that for the building permit submittal the plans shall include one additional 24-inch box size landscape tree (three total landscape trees) within the private property;
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 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;
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.

SECTION 4: The Major Design Review and Hillside Area Construction Permit 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 determine that there has been or may be a violation of the findings or conditions of this approval, or of the Zoning Regulations, a public hearing may be held before the Planning Commission to review this approval pursuant to Zoning Regulation Section 25.88.050. 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 8th day of September 2025.

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 8th day of September 2025 by the following vote:

Secretary

Exhibits:

Exhibit A - Project Plans dated July 9, 2025

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