

RESOLUTION NO. 140-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLINGAME APPROVING THE TENTATIVE AND FINAL PARCEL MAPS (PM 24-05) FOR THE SUBDIVISION OF LOTS 3, 9, AND A PORTION OF LOT 2, BLOCK 3, BURLINGAME HILLS SUBDIVISION AT 1385 HILLSIDE CIRCLE; CEQA DETERMINATION: EXEMPT PURSUANT TO STATE CEQA GUIDELINES 15303

THE CITY COUNCIL OF THE CITY OF BURLINGAME does resolve as follows:

WHEREAS, an application has been made by Westover Surveying on behalf of Property Owner Sherman Chiu, for a Tentative and Final Parcel Map for a Lot Subdivision of one lot into three newly created lots in the R-1 (Low Density Residential) zoning district APN: 027-282-050; and

WHEREAS, on September 18, 2024, the applicant filed a parcel map with the City of Burlingame, Public Works Department, to subdivide 1385 Hillside Circle, APN: 027-282-050, into three individual parcels that meet the minimum lot frontage and lot size as required by Title 25 (the "Subdivision") and to develop those parcels with three single family homes in accordance with all required Design Review and Special Permits (collectively with the Subdivision, the "Project"); and

WHEREAS, on November 10, 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 November 10, 2025, the Planning Commission of the City of Burlingame reviewed the proposed tentative and final parcel map for the Subdivision, including consideration of the factors listed in Burlingame Municipal Code Section 26.24.050; and

WHEREAS, the Planning Commission found that the proposed Subdivision complies with the City's General Plan and considerations listed in Burlingame Municipal Code section 26.24.050; and

WHEREAS, the Planning Commission also found that the proposed subdivision does not require dedication of easements or the construction of any public work; and

WHEREAS, on November 10, 2025, the Planning Commission of the City of Burlingame reviewed and considered a Categorical Exemption under Section 15303(a) (Class 3, New Construction or Conversion of Small Structures) for the Project; and

WHEREAS, on November 10, 2025, the Planning Commission adopted a Resolution recommending approval of the tentative and final maps to the City Council, subject to certain conditions; and

WHEREAS, the final map submitted by the applicant conforms to the tentative map, and no changes have been made to the final map since the Planning Commission's recommendation of November 10, 2025.

NOW, THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED BY THE COUNCIL, AS FOLLOWS:

Section 1: The forgoing recitals are true and correct and incorporated into this Resolution by reference.

Section 2: : The Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) (Class 3, New Construction or Conversion of Small Structures) 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, and this Project includes three such single-family residences. The Categorical Exemption Qualification memorandum prepared by David J. Powers for this Project contains substantial evidence supporting this exemption determination and is incorporated herein by reference.

Section 3: City of Burlingame Municipal Code (“BMC”) authorizes the City Council to approve the tentative and final parcel maps for the Subdivision. The City Council hereby approves the tentative and final maps (PM24-05) for 1385 Hillside Circle, subject to the conditions imposed by the Planning Commission, pursuant to BMC section 26.24.060.

Section 4: The City Council directs City staff to verify that all conditions of approval of the final map, as set forth by the Planning Commission, are met and to arrange for the recording of the final map.

Peter Stevenson, Mayor

I, MEAGHAN HASSEL-SHEARER, City Clerk of the City of Burlingame, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the City Council held on the 1st day of December, 2025, and was adopted thereafter by the following vote:

AYES: Councilmembers: Brownrigg, Colson, Pappajohn, Stevenson, Thayer

NOES: Councilmembers: None

ABSENT: Councilmembers: None

Meaghan Hassel-Shearer, City Clerk