



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 7a	Hearing Date: August 25, 2025
Project No.	DSRA25-0004
Location	1829 Sebastian Drive APN: 025-302-050
Applicant and Designer	Tim Raduenz, Form+One
Property Owners	Gina and Yousef Shamieh
Staff	Brittany Xiao, Assistant Planner
General Plan Designation	Low Density Residential
Zoning	R-1 (Low Density Residential)
Lot Area	9,321 SF

PROJECT DESCRIPTION

Review of an 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

Staff recommends the Planning Commission, by resolution, approve the Amendment to Major Design Review and Hillside Area Construction Permit as conditioned.

Originally Approved Project

An application for Major Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling was approved by the Planning Commission on February 27, 2023.

The subject property is an interior lot that contains a one-story single-unit dwelling and an attached garage. The originally approved project was for a first and second floor addition at the rear of the house, including a 210 SF loggia. The floor area increased from 3,083 SF (0.33 FAR) to 3,666 SF (0.39 FAR) where 4,083 SF (0.44 FAR) is the maximum allowed (included covered porch exemption).

The subject property is located within the Hillside Overlay Zone. Code Section 25.20.040 states that hillside development shall be designed to preserve existing distant views. View preservation shall be limited to obstruction of distant views to San Francisco Bay, the San Francisco Airport, and Mills Canyon from primary indoor living areas, such as living rooms and family rooms (Code Section 25.20.040.B.).

Proposed Project

The proposed changes include eliminating the loggia, increasing the size of the first story addition from 522 SF to 636 SF, and increasing the size of the second story addition from 522 SF to 543 SF. These changes extends the footprint of the proposed first story addition further into the rear yard by 4'-0" and fills in a recess at the front of the second story. The proposed FAR of the project would decrease from 3,876 SF (0.43 FAR) to 3,800 SF (0.41 FAR), primarily due to the removal of the proposed loggia.

The following application is requested for this project:

- 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 (Code Sections 25.68.020.C.1.b. and 25.70.020.A.).

ANALYSIS

Staff finds that the proposed changes on the first and second story are consistent with the previously approved design of the dwelling that was supported by the Planning Commission.

Table 1: Project Information

Table 1 below compares the proposed project to the development standards for a single-unit dwelling based on the R-1 zoning district.

	EXISTING	ORIGINAL APPROVAL (2/16/23 plans)	PROPOSED (7/24/25 plans)	ALLOWED/REQ'D
Front Setback (1st flr): (2nd flr):	15'-9" n/a	no change 72'-7"	no change	15'-0" or block average 20'-0" or block average
Side Setback (left): (right):	7'-6" 8'-0"	no change 8'-0" (to addition)	no change	7'-0" 7'-0"
Rear Setback (1st flr): (2nd flr):	57'-5" n/a	35'-10" 32'-10"	31'-10" 35'-11"	15'-0" 20'-0"
Lot Coverage:	3,119 SF 33.5%	3,333 SF 35.8%	3,257 SF 35.1%	3,728 SF 40%
FAR:	3,083 SF 0.33 FAR	3,876 SF 0.42 FAR	3,800 SF 0.41 FAR	4,083 SF ¹ 0.44 FAR
Off-Street Parking:	1 covered (15'-0" x 21'-10") 1 uncovered (9' x 18')	2 covered (19'-0" x 21'-10") 1 uncovered (9' x 18')	no change	2 covered (18' x 18' for existing conditions) 1 uncovered (9' x 18')
Building Height:	20'-8"	22'-4 ½"	no change	30'-0"
Plate Height (1st flr): (2nd flr):	8'-6" n/a	9'-0" 7'-0"	no change	9'-0" 8'-0"
DH Envelope:	not applicable	complies	complies	C.S. 25.10.035.2

¹ (0.32 x 9,321 SF) + 1,100 SF = 4,083 SF (0.44 FAR)

Summary of Proposed Exterior Materials:

- **Windows:** wood clad
- **Doors:** wood clad
- **Siding:** board and batten, brick, stucco
- **Roof:** concrete roof tiles and asphalt shingles

Design Review Criteria

The criteria for design review as established in Ordinance No. 2000 adopted by the City Council on December 6, 2021 are outlined as follows:

1. Consistency with any applicable design guidelines;
2. Compatibility of the architectural style with that of the existing character of the neighborhood;
3. Respect for the parking and garage patterns in the neighborhood;
4. Architectural style and consistency and mass and bulk of structures, including accessory structures;
5. Interface of the proposed structure with the structures on adjacent properties;
6. Landscaping and its proportion to mass and bulk of structural components; and
7. In the case of an addition, compatibility with the architectural style and character of the existing structure as remodeled.

Environmental Review

The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per 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.

Attachments:

Area Map
Resolution
Proposed Plans, dated July 24, 2025
Previous Plans, dated February 16, 2023