

CITY OF BURLINGAME

**PLANNING COMMISSION RESOLUTION 2026-___
APPROVING MAJOR DESIGN REVIEW AND SPECIAL PERMIT FOR ATTACHED GARAGE TO
CONSTRUCT A 3,014 SQUARE-FOOT, TWO-STORY SINGLE-UNIT DWELLING AND
ATTACHED GARAGE AT 1150 VANCOUVER AVENUE
PROJECT NO. DSR25-0010**

WHEREAS, an application has been made by Theo Tao on behalf of Property Owner, Rarefund Project 9, LLC, for Major Design Review and Special Permit for attached garage for a two-story, single-unit dwelling and attached garage in the R-1 (Low Density Residential) zoning district, APN: 026-183-250; and

WHEREAS, on May 26, 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 May 26, 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 15303 (a) of the CEQA Guidelines, which states that construction of a limited number of new, small facilities or structures, including one single-unit residence, or a second dwelling unit in a residential zone, is exempt from environmental review. In urbanized areas, this exemption may be applied to the construction or conversion of up to three (3) single-unit residences as part of a project.

SECTION 2: City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant Major Design Review and Special 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 new single-unit dwelling with an attached garage 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 Special Permit for attached garage. The proposed single-unit 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 in that the modern design repeats some traditional design elements of the existing Spanish, Ranch, and Bungalow style dwellings, such as a prominent first floor window element at the front elevation, gable roofs, articulated massing, and proportional plate heights. The proposed design is also compatible with the existing variety of dwelling styles in the neighborhood because of the use of high-quality materials, including wood-grain aluminum siding, aluminum windows, stone veneer siding at select locations, a standing seam metal roof, and a substantial number of landscape trees proposed on the site, making the project both consistent and 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 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 setback, lot coverage, floor area ratio, building height, declining height envelope, and off-street parking requirements. The single-unit dwelling and attached garage are designed with front, side and rear setbacks that meet or exceed the minimum requirements.

SPECIAL PERMIT FINDINGS FOR ATTACHED GARAGE (BMC SECTION 25.78.020.A.1.)

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 new single-unit dwelling and attached garage are consistent with the well-defined character of the street and neighborhood in that the attached garage is proposed on the same side of the property as the existing garage, preserving the existing driveway pattern in the neighborhood, and that the proposed attached garage will help to preserve the existing mature protected-size Oak trees on the neighboring property to contribute to the urban forest. The new attached garage contains materials and massing that are consistent with the existing house, contains two single-wide doors to break up the massing of the garage façade, and is setback 25'-0" from the front property line reducing its impact on the neighborhood character.

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 variety of roof line, façade, exterior finish materials, and elevations of the new dwelling and attached garage are consistent with the existing street and neighborhood in that the mix of exterior siding materials provides both architectural interest and articulation in the design. The proposed exterior finish materials, such as aluminum windows and aluminum siding with a wood-grain finish, reflect the mix of materials on the existing dwellings in the neighborhood. The attached garage is integrated into the design of the dwelling with the use of siding material used on other portions of the dwelling, a smaller garage doors (two single-wide doors), and the use of grass pavers in the driveway to soften and integrate this feature with the rest of the landscaping in the front setback. Furthermore, the attached garage is set back 2'-6" from the front wall of the house, adding articulation along the first floor at the front of the dwelling.

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

The proposed project is consistent with the residential design guidelines adopted by the City in that the garage location will not change the existing driveway pattern for the property. The proposed design mimics the design patterns existing in the neighborhood in that it features a

single story element with a prominent window that has a shorter front setback than the rest of the structure.

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.*

A tree removal permit for the removal of one protected tree will be obtained from the Parks and Recreation Department. A total of three new landscape trees will be planted at the subject property and the project meets the minimum landscaping requirements as defined in the Urban Reforestation and Tree Protection Ordinance.

SECTION 3: The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** DSR25-0010 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 May 7, 2026, sheets A0 through A11, and L1-1 and L1-2, and Boundary and Topographic Survey date February 19, 2025;
2. that the 6" wood grain siding shall be 15 gauge T5 aluminum alloy; that the dormer over the single story at the rear and the ceiling underneath the second story overhangs will be clad in stucco; and that the driveway to the garage shall be grass pavers with real, non-artificial grass turf;
3. 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;
4. 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;
5. 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;
6. 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;
7. 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;
8. 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;

9. 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;
10. 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:

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 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;
13. 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;
14. 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
15. 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 Special 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 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 26th day of May, 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 26th day of May, 2026 by the following vote:

Secretary

Exhibits:

Exhibit A - Project Plans dated May 7, 2026