

CITY OF BURLINGAME
PLANNING COMMISSION RESOLUTION 2025-__
APPROVING AMENDMENT TO MAJOR DESIGN REVIEW AND
HILLSIDE AREA CONSTRUCTION PERMIT
FOR 1829 SEBASTIAN DRIVE
PROJECT NO. DSRA25-0004

WHEREAS, an application has been made by Tim Raduenz, on behalf of Property Owners, Gina and Yousef Shamieh, for an 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; and

WHEREAS, on August 25, 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 August 25, 2025, the Planning Commission of the City of Burlingame reviewed and considered a Categorical Exemption under Section 15301 (e)(1) of the CEQA Guidelines 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) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, is hereby approved.

SECTION 2: City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant approval of an Amendment 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 an existing 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 architectural style, mass and bulk of the addition (featuring hip roofs, concrete roof tiles and asphalt shingle roofing, proportional plate heights, board and batten, brick, and stucco siding, and wood clad windows and doors) is compatible with the existing house and character of the neighborhood and that the windows and architectural elements of the proposed structure are placed so that the structure respects the interface with the structures on adjacent properties. The proposed changes to the first and second story addition are in keeping with the original design and are consistent with the original approval.

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 proposed project, as amended, 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 proposed project, as amended, 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, and declining height envelope 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 proposed project, as amended, is consistent with the purpose of the Hillside Overlay Zone and does not have a substantial impact on adjacent properties or on the character of the immediate neighborhood in that 1) the site is located on a sloping lot, which slopes upward from front to rear by more than seventeen feet, with the proposed additions located on the lower portion of the lot and with trees along the rear property line and proposed landscaping along both side property lines screening the subject property, 2) that the front elevation interface with the street still appears as a predominantly single-story dwelling and therefore the surrounding properties will not be impacted by the proposed additions, and 3) that the two-story portion of the house is located more than seventy feet from the front property line and will be mostly screened by existing and proposed landscaping therefore would minimize any impacts on long distant views.

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

The proposed project, as amended, complies with the development standards found in Section 25.20.040.B. through I. as shown on the proposed plans and because the project is designed in a manner that preserves existing distant views in that the second story addition is located on the flat portion of the site and that the proposed roof ridge is 1'-8" taller than the existing roof ridge.

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, as amended, will not have a substantial impact on adjacent properties or on the character of the immediate neighborhood in that the addition is at the rear of the existing house, the second story addition is located on the flat portion of the site, that the proposed roof ridge is only 1'-8" taller than the existing roof ridge, and that the project has been designed to be consistent with the character of neighboring properties.

SECTION 3: The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** DSRA25-0004 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 date stamped July 24, 2025, sheets T1.0, GN, CG, SW2, FAR, Topographic and Boundary Survey, A1.0 through A5.0, A9.0, and L-1;
2. that the second floor addition along the right (north) side property line shall only contain shutters (no windows) as shown on the Proposed Right Elevation, on sheet A3.2, date stamped July 24, 2025; any proposed change to add a window or windows on the second floor along the Right Elevation shall require an application for Amendment;
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 (FYI or amendment to be determined by Planning staff);
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 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;
13. 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
14. 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 Amendment to Master 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 25th day of August 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 25th day of August 2025 by the following vote:

Secretary

Exhibits:

Exhibit A - Project Plans dated July 24, 2025