

CITY OF BURLINGAME

PLANNING COMMISSION RESOLUTION 2025-____ APPROVING MASTER SIGN PROGRAM FOR 1720 EL CAMINO REAL PROJECT NO. MSP25-0004

WHEREAS, an application has been made by Mardeen Gordon, on behalf of Property Owner, PPF/AHP OFF 1720 El Camino Real LP, for a Master Sign Program for a new wall sign above the first story on an existing commercial building in the North Burlingame Mixed-Use zoning district, APN: 025-161-090; 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 15311(a) (Class 11 – Accessory Structures) 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 15311(a) (Class 11 – Accessory Structures) of the CEQA Guidelines, which states that construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs, is exempt from environmental review.

SECTION 2: City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant a Master Sign Program upon making certain findings. The Planning Commission finds the following:

MASTER SIGN PROGRAM FINDINGS (BMC SECTION 25.42.060(D))

1. *The master sign program complies with the purpose and intent of this section and chapter.*

The proposed wall sign included in the Master Sign Program complies with the purpose and intent of the regulations outlined in Burlingame Municipal Code, Code Section 25.42.060 D. 1.-8., in that the placement of the wall sign does not obscure any building or window trim or any architectural feature of the building, that the shape and design of the sign is compatible with the architectural style of the building on which it is placed, that the size of the proposed sign is in proportion to the building façade along El Camino Real, and that no more than one upper floor sign is proposed along with the existing upper floor sign on the El Camino Real frontage.

2. *The master sign program does not allow any sign that is prohibited by Section 25.42.040 (Prohibited Signs).*

The proposed wall sign in the Master Sign Program is not a sign that is prohibited by Section 25.42.040 (Prohibited Signs).

3. *The master sign program standards will result in signs that are visually related or complementary to each other and to the buildings and/or developments they identify through the integration of predominant architectural materials, elements, or details of such buildings or developments.*

The proposed wall sign is complementary to the architectural style and details of the existing commercial building and contributes to the overall image of the City, in that the proposed material of the sign, including a non-illuminated painted aluminum cabinet, is compatible with the building materials.

4. *The signage shall make a positive visual contribution to the overall image of the City.*

The proposed wall sign, located on the third floor of the building and visible to pedestrians, will contribute to the City's mixed-use image in the NBMU zoning district.

5. *Any deviations from sign standards are justified by unique circumstances or conditions applicable to the property.*

The deviations from sign standards are justified by unique circumstances or conditions applicable to the property in that the wall sign is needed on the upper floor to identify the building tenant given that the subject property is a large parcel located along El Camino Real and that the building is set at an angle.

6. *The master sign program will not result in signs that would impair pedestrian and vehicular safety.*

The Master Sign Program will not result in a sign that would impair pedestrian and vehicular safety in that the proposed wall sign is located on the third story, does not extend into any public right-of-way or vehicular driveway, and does not contain any animated or changeable copy or flashing lights.

7. *Light and glare associated with the signs will not negatively affect nearby residential uses.*

There is no light or glare associated with the proposed wall sign since it is non-illuminated.

SECTION 3: The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** MSP25-0004 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 15, 2025, sheets 1 through 17;
2. that any increase in the number or area of the signs shall be subject to Planning Division or Planning Commission review (may require amendment to Master Sign Program);
3. that if the structure is demolished or the envelope changed at a later date, the Master Sign Program associated with the building, as well as any other exceptions to the code granted here will become void; and
4. 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.

SECTION 4: The Master Sign Program 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 15, 2025