



City of Burlingame PLANNING COMMISSION AGENDA

MONDAY, AUGUST 10, 2026 AT 7:00 PM
BURLINGAME CITY HALL
501 PRIMROSE ROAD
OR ZOOM MEETING

PLANNING COMMISSIONERS:

Walker Shores, Chair
John Schmid, Vice Chair
Chris Horan
Sean Lowenthal
Jennifer Pfaff

To Attend the Meeting in Person:

Council Chambers, City Hall, 501 Primrose Road, Burlingame, California 94010

To Attend the Meeting via Zoom:

Consistent with Government Code Section 54953, this Planning Commission Meeting will be held in person and virtually via Zoom.

Please use the following link to attend the hearing virtually using Zoom:

Go to www.zoom.us/join

Meeting ID: 850 9814 2272

Passcode: 107043

To access the meeting by phone:

Dial 1-669-444-9171

Meeting ID: 850 9814 2272

Passcode: 107043

Please note that the public may not make public comments via Zoom during Planning Commission meetings. The public may either attend the meeting in person to comment or send an email to publiccomment@burlingame.org (see below).

To Provide Public Comment in Person:

Members of the public wishing to speak will be asked to fill out a "Request to Speak" card located on the table by the door and then hand it to staff. The provisions of a name, address, or other identifying information is optional. Speakers are limited to three minutes each, however, the Chair may adjust the time limit in light of the number of anticipated speakers.

To Provide Public Comment via Email:

Members of the public may provide written comments by email to publiccomment@burlingame.org for an agenda item. Emailed comments should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda or is on the Consent Calendar.

To ensure the Planning Commission receives your comment, please submit your email no later than 4:00 p.m. on the day of the meeting. Any emails received after 4:00 p.m. will not be sent to the Planning Commission prior to the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. REPORT OF REMOTE PARTICIPATION

Announcement of remote participation and basis for remote appearance by a Planning Commissioner pursuant to Government Code Section 54953.8 and Government Code Section 54953.8.3.

4. REVIEW OF AGENDA

5. PUBLIC COMMENTS, NON-AGENDA

Members of the public may speak on any item not on the agenda. Public comments for scheduled agenda items should wait until that item is heard by the Planning Commission. Speakers desiring answers to questions should direct them to the Planning Commission and, if relevant, the Commission may direct them to the appropriate staff member. The Ralph M. Brown Act (the State local agency open meeting law) prohibits the Planning Commission from acting on any matter that is not on the agenda.

6. CONSENT CALENDAR

Items on the consent calendar are acted on simultaneously unless separate discussion and/or action is requested by the applicant, a member of the public or a commissioner prior to the time the Commission votes on the motion to adopt.

- a. Approval of July 13, 2026 Planning Commission Meeting Minutes

Attachments: [Draft July 13, 2026 Planning Commission Meeting Minutes](#)

7. ACTION ITEMS (PUBLIC HEARING)

- a. Conditional Use Permit Amendment at 1501 Trousdale Drive (Project No.DSRA23-0005)

Application for Conditional Use Permit Amendment for the construction of solar carports with an energy storage system and amendment to conditions of approval for helipad usage at the Sutter Health Mills-Peninsula Medical Center located in the P/I (Public/Institutional) Zoning District.

Recommendation: Staff recommends the Planning Commission, by resolution, approve the Conditional Use Permit Amendment application as conditioned.

CEQA Determination: Pursuant to State CEQA Guidelines Section 15164, an EIR

Addendum has been prepared and no further environmental review is required.

Staff: Catherine Keylon, Senior Planner

Applicants: Matthew Brausch, Ameresco / Vahram Massehian, Sutter Health

Designer: Mariana Moncada, MMPV Design

Property Owner: Mills Peninsula Health Service

Attachments: [1501 Trousdale Dr - Staff Report](#)
 [1501 Trousdale Dr - Area Map](#)
 [1501 Trousdale Dr - 2004 CUP Resolution](#)
 [1501 Trousdale Dr - Arborist Report](#)
 [1501 Trousdale Dr - Caltrans Heliport Permit](#)
 [1501 Trousdale Dr - Glare Analysis](#)
 [1501 Trousdale - Resolution](#)
 [1501 Trousdale Dr - Proposed Plans](#)
 [1501 Trousdale Dr - EIR Addendum](#)
 [Appendix A - Air Quality](#)
 [Appendix B - Helicopter Noise Analysis](#)
 [Appendix C - Noise Peer Review](#)
 [Appendix D - Assessment of Helipad Impacts on Birds](#)

- b. Major Design Review, Variance for parking, and MND with MMRP at 410 Airport Boulevard (DSR21-0040)

Application for Major Design Review and Variance for parking for a single-story, 8,564 sf education center building and a public nature and recreation park in BFC (Bayfront Commercial) Zoning District.

Recommendation: Staff recommends the Planning Commission, by resolution, approve the Major Design Review and Variance application as conditioned and, by resolution, adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program associated with Project No. DSR21-0041 .

CEQA Determination: This project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and a draft Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program were prepared and circulated for public comment. With mitigation measures, there will be no significant environmental impacts as a result of the project.

Staff: Erika Lewit, Senior Planner

Applicant: SPHERE Institute and San Mateo Resource Conservation District

Property Owner: California State Lands Commission

Architect: DevCon Construction

Attachments: [410 Airport Blvd - Staff Report](#)
 [410 Airport Blvd - Area Map](#)
 [410 Airport Blvd - Arborist Report](#)
 [410 Airport Blvd - Parking Analysis](#)
 [PC Comments and Responses February 2022](#)
 [410 Airport Blvd - Operations Plan](#)
 [410 Airport Blvd- Project Resolution](#)
 [410 Airport Blvd - Proposed Plans](#)
 [410 Airport Blvd - Environmental Resolution](#)
 [410 Airport MND with Appendices](#)
 [410 Airport - RTC and MMRP](#)

8. STUDY SESSION (PUBLIC HEARING)

There are no Study Session Items.

9. STAFF/COMMISSION REPORTS

10. ADJOURNMENT

Notice: Any individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250, by 10:00 a.m. on Monday of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available via www.burlingame.org/planningcommission/agenda or by contacting the Planning Division at planningdept@burlingame.org or (650) 558-7250. If you are unable to obtain information via the City's website or through email.

An action by the Planning Commission is appealable to the City Council within 10 days of the Planning Commission's action on August 10, 2026. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on August 20, 2026, the action becomes final. In order to be effective, appeals must be in writing to the City Clerk and must be accompanied by the applicable appeal fees.