



City of Burlingame

PLANNING COMMISSION

AGENDA

MONDAY, JANUARY 26, 2026 AT 7:00 PM
BURLINGAME CITY HALL
501 PRIMROSE ROAD
OR ZOOM MEETING

PLANNING COMMISSIONERS:

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

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: 834 0636 8303
Passcode: 982421

To access the meeting by phone:

Dial 1-669-444-9171
Meeting ID: 834 0636 8303
Passcode: 982421

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. REQUEST FOR AB 2449 REMOTE PARTICIPATION**

Announcements/consideration and approval of requests by Planning Commissioners to participate remotely pursuant to AB 2449 (Government Code Section 54943(f)).

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 January 12, 2026 Planning Commission Meeting Minutes

Attachments: [Draft January 12, 2026 Planning Commission Meeting Minutes](#)

- b. Major Design Review at 233 Arundel Road (Project No. DSR25-0014)

Application for Major Design Review for a 522 square-foot first and second story addition to an existing 2,799 square-foot single-unit dwelling on a 7,500 square-foot site in the R-1 (Low Density Residential) zoning district.

Recommendation: That the Planning Commission, by resolution, approve the Major Design Review as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines.

Staff: Catherine Keylon, Senior Planner

Applicant and Designer: Elaine Lee, Elaine Lee Design
Property Owners: Erin and Adam Echter

Attachments: [233 Arundel Rd - Staff Report](#)

[233 Arundel Rd - Area Map](#)

[233 Arundel Rd - Public Comment Emails](#)

[233 Arundel Rd - Resolution](#)

[233 Arundel Rd - Proposed Rendering](#)

[233 Arundel Rd - Proposed Plans](#)

[233 Arundel Rd - Previous Rendering](#)

[233 Arundel Rd - Previous Plans](#)

7. ACTION ITEMS (PUBLIC HEARING)

There are no Action Items.

8. STUDY SESSION (PUBLIC HEARING)

a. Major Design Review and Special Permits at 1150 Vancouver Avenue (Project No. DSR25-0010)

Application for Major Design Review and Special Permits for a second floor balcony and attached garage to construct a 2,998 square-foot, two-story single-unit dwelling on a 6,000 square-foot site in the R-1 (Low Density Residential) zoning district.

Staff: Erika Lewit, Senior Planner

Applicant and Designer: Theo Tao, Team Metric Inc.
Property Owner: Rarefund Project 11 LLC

Attachments: [1150 Vancouver Ave - Staff Report](#)

[1150 Vancouver Ave - Area Map](#)

[1150 Vancouver Ave - Arborist Report](#)

[1150 Vancouver Ave - Proposed Plans](#)

b. Major Design Review, Special Permits, and Variances at 1437 Cabrillo Avenue (Project No. DSR25-0017)

Application for Major Design Review, Special Permits for Declining Height Envelope and Height, and Variances for first and second floor front setbacks and left side setback for a 1,145 square-foot first and second story addition to an existing 1,613 square-foot single-unit dwelling on a 6,000 square-foot site in the R-1 (Low Density Residential) zoning district.

Staff: Catherine Keylon, Senior Planner

Applicant and Architect: Mark Brand, Mark Brand Architecture
Property Owner: Kieran J. Woods

Attachments: [1437 Cabrillo Ave - Staff Report](#)
[1437 Cabrillo Ave - Area Map](#)
[1437 Cabrillo Ave - Arborist Report](#)
[1437 Cabrillo Ave - Proposed Plans](#)

c. Major Design Review and Hillside Area Construction Permit at 1822 Sebastian Drive (DSR25-0018)

Application for Major Design Review and Hillside Area Construction Permit to construct a 3,702 square-foot, two-story single-unit dwelling and attached garage on an 8,756 square-foot site in the R-1 (Low Density Residential) zoning district.

Staff: Brittany Xiao, Associate Planner

Applicant and Designer: James Chu, Chu Design Associates, Inc.
Property Owner: Jimmy Shen

Attachments: [1822 Sebastian Dr - Staff Report](#)
[1822 Sebastian Dr - Area Map](#)
[1822 Sebastian Dr - Renderings](#)
[1822 Sebastian Dr - Proposed Plans](#)

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 January 26, 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 February 5, 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.

