



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Tuesday, October 12, 2021

7:00 PM

Online

On September 16, 2021, Governor Newsom signed into law AB 361, which allows a local agency to meet remotely when:

- 1. The local agency holds a meeting during a declared state of emergency;***
- 2. State or local health officials have imposed or recommended measures to promote social distancing; and***
- 3. Legislative bodies declare the need to meet remotely due to present imminent risks to the health or safety of attendees.***

On September 20, the City Council adopted Resolution Number 116-2021 stating that the City Council and Commissions will continue to meet remotely for at least thirty days for the following reasons:

- 1. The City is still under a local state of emergency;***
- 2. County Health Orders require that all individuals in public spaces maintain social distancing and wear masks; and***
- 3. The City can't maintain social distancing requirements for the public, staff, Councilmembers, and Commissioners in their meeting spaces.***

Pursuant to Resolution Number 116-2021, the City Council Chambers will not be open to the public for the October 12, 2021 Planning Commission Meeting.

Members of the public may view the meeting by logging on to the Zoom meeting listed below. Additionally, the meeting will be streamed live on YouTube and uploaded to the City's website after the meeting.

Members of the public may provide written comments by email to publiccomment@burlingame.org.

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 agenda. The length of the emailed comment should be commensurate with the three minutes customarily allowed for verbal comments, which is approximately 250-300 words. To ensure your comment is received and read to the Planning Commission for the appropriate agenda item, please submit your email no later than 5:00 p.m. on October 12, 2021. The City will make every effort to read emails received after that time, but cannot guarantee such emails will read into the record. Any emails received after the 5:00 p.m. deadline which are not read into the record will be provided to the Planning Commission after the meeting.

To Join the Zoom Meeting:**To access by computer:****Go to www.zoom.us/join****Meeting ID: 835 4435 5120****Passcode: 803754****To access by phone:****Dial 1-346-248-7799****Meeting ID: 835 4435 5120****Passcode: 803754****1. CALL TO ORDER****2. ROLL CALL****3. APPROVAL OF MINUTES**

- a. Draft September 13, 2021 Planning Commission Meeting Minutes

Attachments: [Draft September 13, 2021 Planning Commission Meeting Minutes](#)

4. APPROVAL OF AGENDA

This Agenda has been ordered pursuant to the Planning Commission Rules of Procedure, Paragraph V. However, Staff will request that the Chair and Commission move to hear the Design Review Study Item (Item 9a) immediately following the Study Item (Item 6a).

5. PUBLIC COMMENTS, NON-AGENDA

Members of the public may speak about any item not on the agenda. Members of the public wishing to suggest an item for a future Planning Commission agenda may do so during this public comment period. 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. Speakers are limited to three minutes each; the Chair may adjust the time limit in light of the number of anticipated speakers.

6. STUDY ITEMS

- a. 2829 Las Piedras Drive, zoned R-1 - Application for a Hillside Area Construction Permit for a first floor addition to an existing single family dwelling. (Mark and Emily Karbarz, applicants and property owners; Deepak Pantankar, Evocoarch, architect) (92 noticed)
Staff Contact: Fazia Ali

Attachments: [2829 Las Piedras Dr - Staff Report](#)

[2829 Las Piedras Dr - Attachments](#)

[2829 Las Piedras Dr - Plans](#)

7. CONSENT CALENDAR

Items on the consent calendar are considered to be routine. They 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.

8. REGULAR ACTION ITEMS

- a. 1549 Los Montes Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a new, two-story single family dwelling, and Special Permit and Front Setback Variance for an attached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Erik Chan, Bay 9 Architects, applicant and architect; Thomas Lo, property owner) (106 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1549 Los Montes Dr - Staff Report](#)
[1549 Los Montes Dr - Attachments](#)
[1549 Los Montes Dr - Plans](#)

- b. 1617 Chapin Avenue, zoned R-1 - Application for Design Review, Special Permit for attached garage, and Front and Side Setback Variances for a new attached garage addition to an existing single family dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines. (Tim Raduenz, Form One Design, applicant and designer; Debbie and Karl Bakhtiari, property owners) (105 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1617 Chapin Ave - Staff Report](#)
[1617 Chapin Ave - Attachments](#)
[1617 Chapin Ave - Plans](#)

- c. 3 Victoria Road, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (James Kwan, applicant and property owner; Jesse Geurse, Geurse Conceptual Designs, Inc., designer) (273 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [3 Victoria Rd - Staff Report](#)
[3 Victoria Rd - Attachments](#)
[3 Victoria Rd - Plans](#)

- d. 720 Farrington Lane, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(2) of the CEQA Guidelines. (Kaileen Yen, Winder Gibson Architects, applicant and architect; James Whitley and Ashley Wong, property owners) (128 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [720 Farrington Ln - Staff Report](#)
[720 Farrington Ln - Attachments](#)
[720 Farrington Ln - Plans](#)

- e. 1204 El Camino Real, zoned C-1, Broadway Commercial Area - Application for Commercial Design Review for exterior facade changes to an existing commercial building and Parking Variance for a change in use from automobile repair shop to retail and personal service uses. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(a) of the CEQA Guidelines.(1480 Broadway Properties LLC, property owner; Suheil Shatara, Shatara Architecture Inc., architect and applicant) (150 noticed) Staff Contact: Ruben Hurin

Attachments: [1204 El Camino Real - Staff Report](#)
[1204 El Camino Real - Attachments](#)
[1204 El Camino Real - Plans](#)
[1204 El Camino Real - Encroachment Permit Plans](#)

Continued from September 27, 2021 meeting.

- f. 567 Airport Boulevard, zoned AA - Application for Mitigated Negative Declaration, Commercial Design Review and Conditional Use Permits for floor area ratio and building height for a new, eight-story office/research and development building and parking garage. (Peninsula Owner, LLC, applicant and property owner; DES Architects, architect) (43 noticed) Staff Contact: Ruben Hurin

Attachments: [567 Airport Blvd - Staff Report](#)
[567 Airport Blvd - Attachments](#)
[567 Airport Blvd - Response to Comments](#)
[567 Airport Blvd - Revised Traffic Impact Analysis](#)
[567 Airport Blvd - IS/MND](#)
[567 Airport Blvd - MMRP](#)
[567 Airport Blvd - Plans](#)
[567 Airport Blvd - Graphics Package](#)

- g. Consideration and Recommendation of a Proposed Ordinance to Amend Title 25 (Zoning) of the Burlingame Municipal Code Providing a Comprehensive Update of Title 25 (Zoning), Adoption of the City of Burlingame Zoning Map, and Repealing Title 21 (Historic Preservation) and Title 22 (Signs). Staff Contact: Kevin Gardiner and Ruben Hurin

Attachments: [Staff Report - Zoning Ordinance](#)
[Attachments - Zoning Ordinance](#)
[Burlingame Zoning Ordinance](#)
[Zoning Map](#)

9. DESIGN REVIEW STUDY

- a. 520 Howard Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. (James Stavoy, designer and applicant; David Hackos and Lauren Cony property owners) (110 noticed) Staff Contact: Erika Lewit

Attachments: [520 Howard Ave - Staff Report](#)
[520 Howard Ave - Attachments](#)
[520 Howard Ave - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting of October 4, 2021

12. 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 Ruben Hurin, Planning Manager, by 10:00 a.m. on Tuesday, October 12, 2021 at rhurin@burlingame.org or (650) 558-7256. 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 for inspection via www.burlingame.org/planningcommission/agenda or by emailing the Planning Manager at rhurin@burlingame.org. If you are unable to obtain information via the City's website or through email, contact the Planning Manager at 650-558-7256.

An action by the Planning Commission is appealable to the City Council within 10 days of the Planning Commission's action on October 12, 2021. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on October 22, 2021, the action becomes final. In order to be effective, appeals must be in writing to the City Clerk and must be accompanied by an appeal fee of \$708.00, which includes noticing costs.

