



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Agenda Planning Commission

---

Monday, February 25, 2019

7:00 PM

Council Chambers

---

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF MINUTES

### 4. APPROVAL OF AGENDA

### 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 asked to fill out a "request to speak" card located on the table by the door and hand it to staff, although the provision of a name, address or other identifying information is optional. 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

### 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.*

- a. 1328 Capuchino Avenue, zoned R-1 - Application for Special Permit for reduction of on-site parking. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(a) of the CEQA Guidelines. (James Neubert Architects, architect; Hari and Depali Abhyankar, property owners) (163 noticed) Staff Contact: 'Amelia Kolokihakaufisi

**Attachments:**      [1328 Capuchino Ave - Staff Report](#)  
                                 [1328 Capuchino Ave - Attachments](#)  
                                 [1328 Capuchino Ave - Plans](#)

- b. 250 California Drive, zoned CAR - Application for a One Year Extension of a previously approved application for Commercial Design Review and Conditional Use Permits for a new, four-story mixed use office building (retail and office). The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15332 of the CEQA Guidelines. (20 Hobart LLC, applicant and property owner; MBH Architects, architect) (71 noticed) Staff Contact: Ruben Hurin

**Attachments:**      [250 California Dr - Staff Report](#)  
[250 California Dr - Attachments](#)  
[250 California Dr - Plans](#)

## 8. REGULAR ACTION ITEMS

- a. Consideration of an Amendment to Title 25 of the Burlingame Municipal Code, the Zoning Code, to allow commercial recreation as a Conditional Use in the Burlingame Avenue Commercial (BAC) zone within Downtown Burlingame. Staff Contact: Ruben Hurin

**Attachments:**      [Amendment to Title 25 Zoning - Staff Report](#)  
[Amendment to Title 25 Zoning - Attachments](#)  
[Proposed Amendments to Title 25 Zoning](#)  
[PC Resolution](#)

- b. 1268 Cortez Avenue, zoned R-1 - Application for Design Review for a project that was continued from a previous hearing for a new, two-story single family dwelling and Special Permit for an attached garage. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Eric Nyhus, applicant and architect; GLAD Trust, property owner) (103 noticed) Staff Contact: Erika Lewit

**Attachments:**      [1268 Cortez Ave - Staff Report](#)  
[1268 Cortez Ave - Attachments](#)  
[1268 Cortez Ave - Plans](#)

- c. 1629 Howard Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Adam Bittle, Architecture Allure, applicant and designer; Peter and Judith Cittadini TR, property owners) (99 noticed) Staff Contact: Ruben Hurin

**Attachments:**      [1629 Howard Ave - Staff Report](#)  
[1629 Howard Ave - Attachments](#)  
[1629 Howard Ave - Historic Resource Study](#)  
[1629 Howard Ave - Plans](#)

- d. 1628 Lassen Way, zoned R-1- Application for Design Review for a first and second story addition to an existing single family dwelling. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Master SWU Associates, Steve Wu, applicant and designer; Jeff Park, property owner) (139 noticed) Staff contact: Ruben Hurin
- Attachments:**     [1628 Lassen Way - Staff Report](#)  
                          [1628 Lassen Way - Attachments](#)  
                          [1628 Lassen Way - Plans](#)
- e. 1448 Drake Avenue, zoned R-1 - Application for Design Review and Special Permit for Declining Height Envelope for a new, two-story single family dwelling with a detached garage. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Eric Bluestein, applicant and property owner; RDS-Residential Design Solutions, designer) (121 noticed) Staff Contact: Catherine Keylon
- Attachments:**     [1448 Drake Ave - Staff Report](#)  
                          [1448 Drake Ave - Attachments](#)  
                          [1448 Drake Ave - Plans](#)
- f. 1505 Sherman Avenue, zoned R-1 and R-3 - Application for an amendment to an existing Conditional Use Permit to add twelve additional students for a pre-school use at a church. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 of the CEQA Guidelines. (Rev. Schufreider and Dan Ionescu, applicants; Trinity Lutheran Church, property owner) (257 noticed) Staff Contact: Erika Lewit
- Attachments:**     [1505 Sherman Ave and 1248 Sherman Ave - Staff Report](#)  
                          [1505 Sherman Ave and 1248 Sherman Ave - Attachments](#)  
                          [1505 Sherman and 1248 Balboa - Plans](#)
- g. 988 Howard Avenue, zoned MMU - Application for a Conditional Use Permit for a real estate office on the third floor (Urban Compass, Inc., applicant; Vocon, designer; Opus One Properties, property owner) (82 noticed) Staff contact: Catherine Keylon
- Attachments:**     [988 Howard Ave - Staff Report and Attachments](#)  
                          [988 Howard Ave - Plans](#)

## 9. DESIGN REVIEW STUDY

- a. 1425 Bernal Avenue, zoned R-1 - Application for Design Review for a new two-story single family dwelling and detached garage. (Raymond Wong, property owner; Chu Design Associates (applicant and designer) (123 noticed) Staff Contact: Michelle Markiewicz

Attachments:      [1425 Bernal Ave - Staff Report](#)  
[1425 Bernal Ave - Attachments](#)  
[1425 Bernal Ave - Plans](#)

## 10. COMMISSIONER'S REPORTS

## 11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting February 19, 2019

## 12. ADJOURNMENT

*Note: An action by the Planning Commission is appealable to the City Council within 10 days of the Planning Commission's action on February 25, 2019. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on March 7, 2019, 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 \$551, which includes noticing costs.*

*Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection during normal business hours at the Community Development/Planning counter, City Hall, 501 Primrose Road, Burlingame, California.*