

CITY OF BURLINGAME

PLANNING COMMISSION RESOLUTION 2026-____ APPROVING MAJOR DESIGN REVIEW FOR EXTERIOR FAÇADE CHANGES TO AN EXISTING 67,566 SQUARE FOOT COMMERCIAL BUILDING LOCATED AT 900 PENINSULA AVENUE. PROJECT NO. CDSR25-0001

WHEREAS, an application has been made by Alan Cross, Applicant, for Major Design Review for exterior facade changes to an existing 67,566 square foot commercial building on a 0.96 acre site in the MMU (Myrtle Road Mixed-Use) Zoning District, APN: 029-244-070; and

WHEREAS, on January 12, 2026, 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 January 12, 2026, the Planning Commission of the City of Burlingame reviewed and considered a Categorical Exemption under Section 15301(a) 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 review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 - Existing facilities, Class 1(a) of the CEQA Guidelines, which states that interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are exempt from environmental review.

SECTION 2: City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant approval of a Major Design Review upon making certain findings. The Planning Commission finds the following:

MAJOR DESIGN REVIEW FINDINGS (BMC SECTION 25.68.060.H.)

1. *The project is consistent with the General Plan and is in compliance with all applicable provisions of Title 25, all applicable design guidelines, all other City ordinances and regulations, and the standards established in BMC Section 25.68.060 (C).*

The proposed exterior façade improvements are consistent with the General Plan and are in compliance with all applicable provisions of Title 25 (Zoning), the Commercial Design Guidebook, the standards established in Chapter 5 (Design & Character) of the Downtown Specific Plan, the criteria for Major Design Review for Commercial, Industrial, and Mixed-Use Zoning Districts (Municipal Code Section 25.68.060.E), and all other City ordinances and regulations.

The addition of an entry portal, planter wall, a living wall, and low-lying shrubbery and hardscape material changes to the street facing facades of the building enhance the public realm. Although the storefront windows are being reduced in size, the glass entry portals are well-proportioned and function as display windows by allowing pedestrians and drivers on Peninsula Avenue to see into the interior of the vehicle showroom space meeting design guideline 5.2.3.2 - Display Windows of the Downtown Specific Plan.

The proposed exterior façade changes utilize varied materials, including aluminum composite panels, etched and clear glass, and oak veneer elements and colors such as dark blue, light

grey, white, and light brown to create visual interest for the commercial building in accordance with design guideline 5.2.3.3 -Materials of the Downtown Specific Plan.

Lastly, the proposed changes maintain the existing variation in fenestration of the storefront including the octagonal awning and inset entry portals, avoiding a large, interrupted expanse of horizontal and vertical wall surfaces in accordance with design guideline 5.2.3.1 - Facade Design of the Downtown Specific Plan.

2. *The project will be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development.*

The proposed project includes changes to the exterior building façade and does not alter the envelope of the existing commercial building on the parcel.

3. *The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.*

The project is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property because the proposed project complies with all zoning district development standards.

SECTION 3: The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** CDSR25-0001 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 and date stamped November 24, 2025, sheets A.001 through A.401;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review;
3. that any changes to the size or envelope of the building, which would include changing or adding exterior walls or parapet walls, shall require an amendment to this permit;
4. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
5. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
6. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;

7. that the applicant shall comply with Ordinance 1503, the City of Burlingame Storm Water Management and Discharge Control Ordinance;
8. 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; and

THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:

9. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.

SECTION 4: The Major Design Review 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 Code, a public hearing may be held before the Planning Commission to review this approval pursuant to Burlingame Municipal Code 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 12th day of January 2026.

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 12th day of January 2026 by the following vote:

Secretary

Exhibits:

Exhibit A - Project Plans dated November 24, 2025