



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, October 24, 2022

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 October 17, 2022 the City Council adopted Resolution Number 124-2022 stating that the City Council and Commissions will continue to meet remotely for at least thirty days for the following reasons:

- 1. There is still a declared state of emergency;***
- 2. The State recommends that 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 124-2022, the City Council Chambers will not be open to the public for the October 24, 2022 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 24, 2022. 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: 850 0771 4538****Passcode: 388194****To access by phone:****Dial 1-346-248-7799****Meeting ID: 850 0771 4538****Passcode: 388194****1. CALL TO ORDER****2. ROLL CALL****3. APPROVAL OF MINUTES**

- a. Draft September 26, 2022 Planning Commission Meeting Minutes

Attachments: [Draft September 26, 2022 Planning Commission Meeting Minutes](#)

4. APPROVAL OF AGENDA**5. PUBLIC COMMENTS, NON-AGENDA**

The public is permitted to speak on items that are listed under the Consent Calendar, Commissioner's Reports, Director Reports, Requests for Future Agenda Items, new items, or items not on the agenda. Public comments for scheduled agenda items should wait until that item is heard by the Planning Commission.

Persons are required to limit their remarks to three (3) minutes unless an extension of time is granted by the Chair. Please use the Raise Your Hand feature in Zoom during this item to speak under Public Comments. 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. STUDY ITEMS

There are no Study Items for review.

7. CONSENT CALENDAR

There are no Consent Calendar Items for review.

8. REGULAR ACTION ITEMS

- a. 720 Newhall Road, zoned R-1- Application for Design Review and Special Permit for first story plate height for a first and second story addition to an existing single-unit dwelling and new detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(2).(Carlos Rojas, TRG Architects, applicant and architect; John and Kimberly Ohlund, property owners) (95 noticed) Staff Contact: Fazia Ali

Attachments: [720 Newhall Rd - Staff Report](#)
 [720 Newhall Rd - Attachments](#)
 [720 Newhall Rd - Plans](#)

- b. 1317 Paloma Avenue, zoned R-1 - Application for Design Review and Special Permit for a second story plate height for a new, two-story single-unit 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.(Ardalan Djalali, applicant and designer; Behzad Hadjian, property owner) (132 noticed) Staff Contact: Fazia Ali

Attachments: [1317 Paloma Ave - Staff Report](#)
 [1317 Paloma Ave - Attachments](#)
 [1317 Paloma Ave - Plans](#)

- c. 1549 Burlingame Avenue, zoned R-1 - Application for Design Review for removal of more than 50 percent of exterior walls (substantial construction) of an existing two-story, single-unit dwelling with a new detached garage, Side Setback Variances, Floor Area Ratio Variance, and Special Permit for declining height envelope. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Dario Avram and Karen Goff, applicants and property owners; James Chu, Chu Design Associates, designer) (99 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1549 Burlingame Ave - Staff Report](#)
 [1549 Burlingame Ave - Attachments](#)
 [1549 Burlingame Ave - Plans](#)
 [1549 Burlingame Ave - Historic Resource Evaluation](#)

- d. 1669/1699 Bayshore Highway and 810/821 Malcolm Road, zoned I-I: Commercial Design Review, Special Permits for Building Height and for Community Benefits for Increased FAR, Parking Variance, and Tentative Parcel Map for a new research and development campus in one seven-story building, one eight-story building, and a parking garage. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15332 of the CEQA Guidelines (Infill Exemption). (King Bayshore Owner LLC, Peter Banzhaf, applicant and property owner; Perkins and Will, Derek Johnson, architect) (64 noticed) Staff Contact: Erika Lewit

Attachments: [1669/1699 Bayshore Hwy & 810/821 Malcolm Rd - Staff Report](#)
[1669/1699 Bayshore Hwy & 810/821 Malcolm Rd - Attachments](#)
[1669/1699 Bayshore Hwy & 810/821 Malcolm Rd - Class 32 Infill Exemption](#)
[1669/1699 Bayshore Hwy & 810/821 Malcolm Rd - Plans](#)

9. DESIGN REVIEW STUDY

- a. 1441 Alvarado Avenue, zoned R-1 - Application for Design Review, Hillside Area Construction Permit, and Special Permits for building height and new attached garage for a first and second story addition to an existing split-level single-unit dwelling. (Joshua Larson, architect and applicant; Mikayla and Robert Cameron, property owners) (101 noticed) Staff Contact: Michelle Markiewicz

Attachments: [1441 Alvarado Ave - Staff Report](#)
[1441 Alvarado Ave - Attachments](#)
[1441 Alvarado Ave - Plans](#)

- b. 912 Linden Avenue, zoned R-1 - Application for Design Review for a new, two-story single-unit dwelling and attached garage. (Anna Felver, Thomas James Homes, applicant; SF21G, LLC, Thomas James Homes, property owner; KTG Architecture and Planning, architect) (113 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [912 Linden Ave - Staff Report](#)
[912 Linden Ave - Attachments](#)
[912 Linden Ave - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting of October 17, 2022*

- a. 620 Trenton Way, zoned R-1 - FYI review of proposed changes to a previously approved Design Review project.

Attachments: [620 Trenton Way - Memo and Attachments](#)
[620 Trenton Way - Plans](#)

12. FUTURE AGENDA ITEMS

13. 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 Monday, October 24, 2022 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 24, 2022. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on November 3, 2022, 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 \$745.00, which includes noticing costs.