



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Agenda Planning Commission

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Monday, September 12, 2022

7:00 PM

Online

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***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 August 15, 2022 the City Council adopted Resolution Number 099-2022 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 099-2022, the City Council Chambers will not be open to the public for the September 12, 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](mailto: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 September 12, 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](https://www.zoom.us/join)****Meeting ID: 864 9704 7133****Passcode: 301476****To access by phone:****Dial 1-346-248-7799****Meeting ID: 864 9704 7133****Passcode: 301476****1. CALL TO ORDER****2. ROLL CALL****3. APPROVAL OF MINUTES**

- a. [August 22, 2022 Planning Commission Meeting Minutes](#)

**Attachments:**      [August 22, 2022 Planning Commission Meeting 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 limited to three minutes each; the Chair may adjust the time limit in light of the number of anticipated speakers.*

**6. STUDY ITEMS**

*There are no Study Items.*

**7. CONSENT CALENDAR**

*There are no Consent Calendar Items.*

**8. REGULAR ACTION ITEMS**

- a. 230 and 234 Victoria Road, zoned R-1 - Application for Lot Line Adjustment, Lot Frontage, and Lot Width Variances for 234 Victoria Road, and Floor Area Ratio Variance for the Existing Single-Unit Dwelling at 230 Victoria Road. (Ted Catlin, Dreiling Terrones Architecture, applicant and architect; Joshua Einhorn and Melissa Nemer, property owners) (84 noticed) Staff Contact: Erika Lewit

Attachments:      [230 and 234 Victoria Rd - Staff Report](#)

[230 and 234 Victoria Rd - Attachment](#)

[230 and 234 Victoria Rd - Plans](#)

- b. 209 Dwight Road, zoned R-1 - Application for Design Review for a first and second story addition to an existing single-unit 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. (Jorge Carbonell, Carbonell, architect; Melissa and Glen Kirk, property owners) (112 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments:      [209 Dwight Rd - Staff Report](#)

[209 Dwight Rd - Attachments](#)

[209 Dwight Rd - Plans](#)

- c. 2669 Martinez Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a second story addition to an existing single-unit 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. (David Kuoppamaki, applicant and designer; Grace and Larry Ngai, property owners) (80 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments:      [2669 Martinez Dr - Staff Report](#)

[2669 Martinez Dr - Attachments](#)

[2669 Martinez Dr - Plans](#)

- d. 1785 Sebastian Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit 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. (Qifeng Lei, applicant and property owner; James Chu, Chu Design Associates, designer) (87 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments:      [1785 Sebastian Dr - Staff Report](#)

[1785 Sebastian Dr - Attachments](#)

[1785 Sebastian Dr - Plans](#)

## 9. DESIGN REVIEW STUDY

- 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. (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, Special Permit for first and second story plate heights, and Minor Use Permit for detached garage plate height for a new, two-story single-unit dwelling and detached garage. (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. 1312 Montero Avenue, zoned R-1 - Application for Design Review and Special Permit for second floor deck for a first and second story addition to an existing single-unit dwelling. (Dreiling Terrones Architecture Inc., applicant and architect; Kate and Joel Rosenquist, property owners) (120 noticed) Staff Contact: Catherine Keylon

Attachments:      [1312 Montero Ave - Staff Report](#)  
                              [1312 Montero Ave - Attachments](#)  
                              [1312 Montero Ave - Plans](#)

- d. 2836 Mariposa Drive, zoned R-1- Application for Design Review, Hillside Area Construction Permit, and Special Permit for second floor deck for a first and second story addition to an existing single-unit dwelling. (Audrey Tse, InSite Design Inc., applicant and architect; Vikram Rao and Sonam Prakash, property owners) (104 noticed) Staff Contact: Fazia Ali

Attachments:      [2836 Mariposa Dr - Staff Report](#)  
                              [2836 Mariposa Dr - Attachments](#)  
                              [2836 Mariposa Dr - Plans](#)

- e. 777 Airport Boulevard, zoned BFC - Second Review of Application for Environmental Review, Commercial Design Review, and Special Permits for building height and Development under Tier 3/Community Benefits for new 13-story Office/R&D building. (LPC West, applicant and property owner; Gensler, architect) (24 noticed) Staff Contact: Catherine Keylon

Attachments:      [777 Airport Blvd - Staff Report](#)  
                              [777 Airport Blvd - Attachments](#)  
                              [777 Airport Blvd - Plans](#)

## 10. COMMISSIONER'S REPORTS

## 11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting of September 6, 2022

- a. 1548 Westmoor Road, zoned R-1 - FYI review of proposed changes to a previously approved Design Review project.

Attachments:      [1548 Westmoor Rd - Memo and Attachments](#)  
                             [1548 Westmoor Rd - Plans](#)

## 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 Monday, September 12, 2022 at [rhurin@burlingame.org](mailto: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](http://www.burlingame.org/planningcommission/agenda) or by emailing the Planning Manager at [rhurin@burlingame.org](mailto: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 September 12, 2022. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. September 22, 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.*