



City of Burlingame PLANNING COMMISSION AGENDA

TUESDAY, MAY 26, 2026 AT 7:00 PM
BURLINGAME CITY HALL
501 PRIMROSE ROAD
OR ZOOM MEETING

PLANNING COMMISSIONERS:

Walker Shores, Chair
John Schmid, Vice Chair
Chris Horan
Sean Lowenthal
Jennifer Pfaff

To Attend the Meeting in Person:

Council Chambers, City Hall, 501 Primrose Road, Burlingame, California 94010

To Attend the Meeting via Zoom:

Consistent with Government Code Section 54953, this Planning Commission Meeting will be held in person and virtually via Zoom.

Please use the following link to attend the hearing virtually using Zoom:

Go to www.zoom.us/join

Meeting ID: 837 2709 6843

Passcode: 664798

To access the meeting by phone:

Dial 1-669-444-9171

Meeting ID: 837 2709 6843

Passcode: 664798

Please note that the public may not make public comments via Zoom during Planning Commission meetings. The public may either attend the meeting in person to comment or send an email to publiccomment@burlingame.org (see below).

To Provide Public Comment in Person:

Members of the public wishing to speak will be asked to fill out a "Request to Speak" card located on the table by the door and then hand it to staff. The provisions of a name, address, or other identifying information is optional. Speakers are limited to three minutes each, however, the Chair may adjust the time limit in light of the number of anticipated speakers.

To Provide Public Comment via Email:

Members of the public may provide written comments by email to publiccomment@burlingame.org for an agenda item. 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 Calendar.

To ensure the Planning Commission receives your comment, please submit your email no later than 4:00 p.m. on the day of the meeting. Any emails received after 4:00 p.m. will not be sent to the Planning Commission prior to the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. REPORT OF REMOTE PARTICIPATION

Announcement of remote participation and basis for remote appearance by a Planning Commissioner pursuant to Government Code Section 54953.8 and Government Code Section 54953.8.3.

4. REVIEW OF AGENDA

5. PUBLIC COMMENTS, NON-AGENDA

Members of the public may speak on any item not on the agenda. Public comments for scheduled agenda items should wait until that item is heard by the Planning Commission. 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. CONSENT CALENDAR

Items on the consent calendar 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. Approval of April 27, 2026 Planning Commission Meeting Minutes

Attachments: [Draft April 27, 2026 Planning Commission Meeting Minutes](#)

7. ACTION ITEMS (PUBLIC HEARING)

- a. Major Design Review and Special Permit at 1431 Laguna Avenue (Project No. DSR26-0002)

Application for Major Design Review and Special Permit for garage location to construct a 3,307 square-foot single unit dwelling and a 293 square-foot detached garage on a 6,000 square-foot site in the R-1 (Low Density Residential) zoning district.

Recommendation: Staff recommends the Planning Commission, by resolution, approve the Major Design Review and Special Permit applications as conditioned.

CEQA Determination: This project is Categorical Exempt from review pursuant to the

California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines.

Staff: Faiza Ali, Assistant Planner

Applicant and Property Owner: Collin Yu

Designer: Luyao Zhang

Attachments: [1431 Laguna Ave - Staff Report](#)
 [1431 Laguna Ave - Area Map](#)
 [1431 Laguna Ave - Resolution](#)
 [1431 Laguna Ave - Rendering](#)
 [1431 Laguna Ave - Proposed Plans](#)
 [1431 Laguna Ave - Previous Plans](#)

- b.** Major Design Review and Special Permit at 1150 Vancouver Avenue (Project No. DSR25-0010)

Application for Major Design Review and Special Permit for attached garage to construct a 3,014 square-foot, two-story single-unit dwelling and an attached garage on a 6,000 square-foot site in the R-1 (Low Density Residential) zoning district.

Recommendation: That the Planning Commission, by resolution, approve the Major Design Review and Special Permit applications as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303(a) of the CEQA Guidelines.

Staff: Erika Lewit, Senior Planner

Applicant and Designer: Theo Tao, Team Metric Inc.

Property Owner: Rarefund Project 9 LLC

Attachments: [1150 Vancouver Ave - Staff Report](#)
 [1150 Vancouver Ave - Area Map](#)
 [1150 Vancouver Ave - Arborist Report](#)
 [1150 Vancouver Ave - Resolution](#)
 [1150 Vancouver Ave - Proposed Plans](#)
 [1150 Vancouver Ave - Previous Plans](#)

- c.** Major Design Review, State Density Bonus, and Vesting Tentative Parcel Map at 2, 12 and 16 Park Road (Project No. DSR25-0021)

Application for Major Design Review, State Density Bonus, and Tentative Parcel Map to merge four parcels and construct a seven-story, 144 multi-unit residential building that

includes 12 below market rate (BMR) units (6 very-low and 6 moderate income units) with two levels of above-grade parking containing 140 parking spaces in the Bayswater Mixed Use (BMU) and High Density Residential zoning district within the Downtown Specific Plan.

CEQA Determination: This project is Statutorily Exempt from review pursuant to the California Environmental Quality Act (CEQA), pursuant to Assembly Bill (AB) 130. The Tentative Parcel Map is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15315 of the CEQA Guidelines.

Staff: Neda Zayer, Community Development Director
Catherine Keylon, Senior Planner

Applicant: Windy Hill Property Ventures

Property Owners: John F. Crosby (2 Park Road) / Michael K. Howard (12-16 Park Road)

Architect: BDE, Ian Murphy

Attachments: [2 Park Rd - Staff Report](#)
 [2 Park Rd - Area Map](#)
 [2 Park Rd - AB 130 Checklist](#)
 [2 Park Rd - Public Works Department Memorandum](#)
 [2 Park Rd - Public Comments](#)
 [2 Park Rd - Public Comments - Supplemental](#)
 [2 Park Rd - Entitlement Resolution](#)
 [2 Park Rd - Map Resolution](#)
 [2 Park Rd - Proposed Plans](#)

- d. Amendments to Title 25 (Zoning) of the Burlingame Municipal Code, the Zoning Map, the General Plan, the Downtown Specific Plan, and the North Rollins Specific Plan (Project No. ZOA26-0001)

Consideration of Amendments to Title 25 (Zoning) of the Burlingame Municipal Code, the Zoning Map, the General Plan, the Downtown Specific Plan and the North Rollins Specific Plan to create Transit Oriented Development overlay zones within one-quarter mile radius of the Millbrae BART/Caltrain Station and Downtown Burlingame Caltrain Station in order to comply with Senate Bill 79 by creating a transit-oriented development local alternative plan (TODAP). (Project No. ZOA26-0001)

Recommendation: That the Planning Commission, by resolution, recommend the City Council amend Title 25 (Zoning) of the Burlingame Municipal Code and the Zoning Map; and amend the General Plan, Downtown Specific Plan and North Rollins Specific Plan.

CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15061(b)(3) and 15378(b)(2).

Staff: Neda Zayer, Community Development Director
Joseph Sanfilippo, Economic Development and Housing Specialist
Catherine Keylon, Senior Planner

Attachments: [Staff Report](#)
 [Resolution - Title 25 and Zoning Map](#)
 [Exhibit A - Title 25](#)
 [Exhibit B - Zoning Map](#)
 [Resolution - General Plan Amendments](#)
 [Exhibit A - General Plan](#)
 [Exhibit B - Land Use Map](#)
 [Resolution - Downtown Specific Plan Amendments](#)
 [Exhibit A - Downtown Specific Plan](#)
 [Resolution - North Rollins Specific Plan Amendments](#)
 [Exhibit A - North Rollins Specific Plan](#)
 [Title 25 Redlined Version](#)
 [General Plan Redlined Version](#)
 [Downtown Specific Plan Redlined Version](#)
 [North Rollins Specific Plan Redlined Version](#)

8. STUDY SESSION (PUBLIC HEARING)

There are no Study Session Items.

9. STAFF/COMMISSION REPORTS

10. 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 the Planning Division at planningdept@burlingame.org or (650) 558-7250, by 10:00 a.m. on Tuesday of the meeting. 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 via www.burlingame.org/planningcommission/agenda or by contacting the Planning Division at planningdept@burlingame.org or (650) 558-7250 if you are unable to obtain information via the City's website or through email.

An action by the Planning Commission is appealable to the City Council within 10 days of the Planning Commission's action on May 26, 2026. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on June 5, 2026, the action becomes final. In order to be effective, appeals must be in writing to the City Clerk and must be accompanied by the applicable appeal fees.

