



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, January 14, 2019

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Draft November 26, 2018 Planning Commission Meeting Minutes

Attachments: [Draft November 26, 2018 Planning Commission Meeting Minutes.pdf](#)

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.

8. REGULAR ACTION ITEMS

- a. Consideration of an Ordinance Adopting Residential Impact Fees for New Residential Development - This item has been continued to the January 28, 2019 Planning Commission Meeting.

- b. 1101 Rosedale Avenue, zoned R-1 - Application for Parking Variance to legalize an uncovered parking space within the front setback that does not lead to a garage or carport. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(a) of the CEQA Guidelines. (Martin Miller, applicant, property owner, and designer) (92 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1101 Rosedale Ave - Staff Report](#)
 [1101 Rosedale Ave - Attachments](#)
 [1101 Rosedale Ave - Plans](#)

- c. 800 Winchester Drive, zoned R-1 - Application for Design Review and Special Permit to attach a new garage to an existing single family 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. (Mike Amini, Craftsmen's Guild, applicant and designer; Neel and Adrienne Patel, property owners) (113 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [800 Winchester Dr - Staff Report](#)
 [800 Winchester Dr - Attachments](#)
 [800 Winchester Dr - Plans](#)

- d. 2683 Summit Drive, zoned R-1 - Application for Design Review Amendment to change the roofing material of a previously approved Design Review project 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 15303(a) of the CEQA Guidelines. (TRG Architects +Interior Design, Samaneh Nili, applicant and designer; Sunil and Katherine Koshie, property owners) (77 noticed) Staff Contact: Sonal Aggarwal

Attachments: [2683 Summit Dr - Staff Report](#)
 [2683 Summit Dr - Attachments](#)
 [2683 Summit Dr - Plans](#)

- e. 1268 Cortez Avenue, zoned R-1 - Application for Design Review for a project that was previously Denied Without Prejudice 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](#)

- f. 1245 Cabrillo Avenue, zoned R-1 - Application for Amendment to Design Review for changes to a previously approved first and second story addition to an existing single family dwelling and new 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 and Jennifer Lai, applicants and property owners; Chu Design Associates Inc., designer) (113 noticed) Staff Contact: Ruben Hurin

Attachments: [1245 Cabrillo Ave - Staff Report](#)
 [1245 Cabrillo Ave - Attachments](#)
 [1245 Cabrillo Ave - Plans](#)

- g. 1020 Toyon Drive, zoned R-1 - Application for Design Review for a new two-story single family 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. (Genesis King Hwa LLC, applicant and property owner; Christian Ruffat, designer) (75 noticed) Staff Contact: Michelle Markiewicz

Attachments: [1020 Toyon Dr - Staff Report](#)
 [1020 Toyon Dr - Attachments](#)
 [1020 Toyon Dr - Plans](#)

- h. 1628 Lassen Way, zoned R-1- Application for Design Review and Variance for Lot Coverage for 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 Leung, property owner) (139 noticed) Staff contact: Sonal Aggarwal

Attachments: [1628 Lassen Way - Staff Report](#)
 [1628 Lassen Way - Attachments](#)
 [1628 Lassen Way - Plans](#)

9. DESIGN REVIEW STUDY

- a. 475 1/2 Rollins Road, zoned R-1 - Application for Design Review and Front Setback Variance for a new, two-story single family dwelling with a detached garage (Brad Gunkel, Gunkel Architecture, Architect; Amy Chung and Francis Kim, property owners) (99 noticed) Staff Contact: Erika Lewit

Attachments: [475 1/2 Rollins Rd - Staff Report](#)
 [475 1/2 Rollins Rd - Attachments](#)
 [475 1/2 Rollins Rd - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting of January 7, 2019

- a. 133 Crescent Avenue - FYI for changes requested by the Planning Commission to a previously approved Design Review project.

Attachments: [133 Crescent Ave - Memorandum and Attachments](#)

- b. 705 Vernon Way - FYI for changes to a previously approved application for Design Review for a first and second story addition.

Attachments: [705 Vernon Way - Memorandum and Attachments](#)

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 January 14, 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 January 24, 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.