



City of Burlingame PLANNING COMMISSION AGENDA

MONDAY, FEBRUARY 23, 2026 AT 7:00 PM
BURLINGAME CITY HALL
501 PRIMROSE ROAD
OR ZOOM MEETING

PLANNING COMMISSIONERS:

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

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: 853 4674 2584

Passcode: 268176

To access the meeting by phone:

Dial 1-669-444-9171

Meeting ID: 853 4674 2584

Passcode: 268176

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. REQUEST FOR AB 2449 REMOTE PARTICIPATION

Announcements/consideration and approval of requests by Planning Commissioners to participate remotely pursuant to AB 2449 (Government Code Section 54943(f)).

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 January 26, 2026 Planning Commission Meeting Minutes

Attachments: [Draft January 26, 2026 Planning Commission Meeting Minutes](#)

7. ACTION ITEMS (PUBLIC HEARING)

- a. Conditional Use Permit at 1465 Burlingame Avenue (CUP25-0005)

Application for Conditional Use Permit for a small-scale commercial recreation use (Pilates studio) within a 2,557 square-foot tenant space in an existing 4,623 square-foot commercial building with four parking spaces on a 6,250 square-foot site in the BAC (Burlingame Avenue Commercial) zoning district.

Recommendation: That the Planning Commission, by resolution, approve the Conditional Use Permit as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(a) of the CEQA

Guidelines.

Staff: Emma Goldsmith, Associate Planner

Applicant: Jason Mighdoll, MNT Wellness Co.
Architect: Eriko Stauber, RSS Architecture, Inc.
Property Owner: Zdenko Baban

Attachments: [1465 Burlingame Ave - Staff Report](#)
 [1465 Burlingame Ave - Area Map](#)
 [1465 Burlingame Ave - Project Description](#)
 [1465 Burlingame Ave - Resolution](#)
 [1465 Burlingame Ave - Proposed Plans](#)

8. STUDY SESSION (PUBLIC HEARING)

- a. Major Design Review and Hillside Area Construction Permit at 2674 Summit Drive (DSR25-0020)

Application for Major Design Review and Hillside Area Construction Permit to construct a 764 square-foot first and second story addition to an existing 2,572 square-foot single-unit dwelling and a 707 square-foot deck on a 17,061 square-foot site in the R-1 (Low Density Residential) zoning district.

Staff: Brittany Xiao, Associate Planner

Applicant and Architect: Ryan Morris, Morris Architecture LLC
Property Owner: David Matsuo

Attachments: [2674 Summit Dr - Staff Report](#)
 [2674 Summit Dr - Area Map](#)
 [2674 Summit Dr - Arborist Report](#)
 [2674 Summit Dr - Renderings](#)
 [2674 Summit Dr - Proposed Plans](#)

- b. Major Design Review and Special Permit at 1355 De Soto Avenue (DSR25-0023)

Application for Major Design Review and Special Permit for plate height to construct a 535 square-foot first and second story addition to an existing 2,849 square-foot single-unit dwelling on a 6,000 square-foot site in the R-1 (Low Density Residential) zoning district.

Staff: Erika Lewit, Senior Planner

Applicant and Architect: Grant Takahashi Lee, GTL Architecture
Property Owner: Kearns-Ngyuen Family Trust

Attachments: [1355 De Soto Ave - Staff Report](#)
[1355 De Soto Ave - Area Map](#)
[1355 De Soto Ave - Proposed Plans](#)

c. Major Design Review at 218-222 Lorton Avenue (CDSR25-0003)

Application for Major Design Review for exterior facade changes to an existing 6,089 square-foot commercial building on a 7,000 square-foot site in the BAC (Burlingame Avenue Commercial) zoning district.

Staff: Emma Goldsmith, Associate Planner

Applicant and Property Owner: Robert MacPhee
Architect: Robert Medan, AIA

Attachments: [218-222 Lorton Ave - Staff Report](#)
[218-222 Lorton Ave - Area Map](#)
[218-222 Lorton Ave - Renderings](#)
[218-222 Lorton Ave - Proposed Plans](#)

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 Monday 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 February 23, 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 March 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.