



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, May 22, 2023

7:00 PM

Council Chambers/Online

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

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting from home or attend the meeting in person. Below is information on how the public may observe and participate in the meeting.

To Attend the Meeting in Person:

Location: 501 Primrose Road, Burlingame, California 94010

To Observe the Meeting via Zoom:

To access the meeting by computer:

Go to www.zoom.us/join

Meeting ID: 821 9315 8103

Passcode: 965377

To access the meeting by phone:

Dial 1-346-248-7799

Meeting ID: 821 9315 8103

Passcode: 965377

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 provision 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 Zoom:

During the meeting, public comment may be made by members of the public joining the meeting via Zoom. Zoom access information is provided above. Use the "Raise Hand" feature (for those joining by phone, press *9 to "Raise Hand") during the public comment period for the agenda item you wish to address. The Zoom Host will call on people to speak by name provided or last 4 digits of phone number for dial-in attendees. 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 to be read aloud during the public comment period 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. The length of the comment should be commensurate with the three minutes customarily allowed for verbal comments which is approximately 250-300 words. To ensure that 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 May 22, 2023. The City will make every effort to read emails received after that time but cannot guarantee such emails will be 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.

1. CALL TO ORDER - 7:00 p.m. - Council Chambers/Online**To access the meeting by computer:**

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2. ROLL CALL**3. PRESENTATIONS**

- a. Resolution of Commendation for Michael Gaul

4. APPROVAL OF MINUTES

- a. Draft May 8, 2023 Planning Commission Meeting Minutes

Attachments: [Draft May 8, 2023 Planning Commission Meeting Minutes](#)

5. APPROVAL OF AGENDA

6. 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. 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.

7. STUDY ITEMS

There are no Study Items for review.

8. CONSENT CALENDAR

There are no Consent Calendar Items for review.

9. REGULAR ACTION ITEMS

There are no Regular Action Items for review.

10. DESIGN REVIEW STUDY

- a. 1235 Cabrillo Avenue, zoned R-1 - Application for Design Review and Special Permit for second story balcony for a second story addition to an existing single-unit dwelling. (Form One, applicant and designer; Daniel Griffin, property owner) (61 noticed) Staff Contact: Ruben Hurin

Attachments: [1235 Cabrillo Ave - Staff Report](#)
[1235 Cabrillo Ave - Attachments](#)
[1235 Cabrillo Ave - Renderings](#)
[1235 Cabrillo Ave - Plans](#)

- b. 1557 Newlands Avenue, zoned R-1 - Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single-unit dwelling (considered a major renovation) and new detached garage. (Form One, applicant and designer; Brian Roche, property owner) (61 noticed) Staff Contact: Ruben Hurin

Attachments: [1557 Newlands Ave - Staff Report](#)
[1557 Newlands Ave - Attachments](#)
[1557 Newlands Ave - Historic Resource Evaluation](#)
[1557 Newlands Ave - Renderings](#)
[1557 Newlands Ave - Plans](#)

- c. 1460 Balboa Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single-unit dwelling. (Form One, applicant and designer; Kali and Trevor Tileston, property owners) (88 noticed) Staff Contact: Fazia Ali

Attachments: [1460 Balboa Ave - Staff Report](#)
 [1460 Balboa Ave - Attachments](#)
 [1460 Balboa Ave - Plans](#)

- d. 1528 Bernal Avenue, zoned R-1 - Application for Design Review for new, two-story single-unit dwelling and detached garage. (Rich Sargent, applicant and property owner; Chu Design Associates, designer) (67 noticed) Staff Contact: Brittany Xiao

Attachments: [1528 Bernal Ave - Staff Report](#)
 [1528 Bernal Ave - Attachments](#)
 [1528 Bernal Ave - Renderings](#)
 [1528 Bernal Ave - Plans](#)

- e. 1499 Bayshore Highway/825 Mahler Road, zoned I-I - Application for Commercial Design Review, Special Permits for building height and development under Tier 3 for a new 8-story research and development building with a 7-story parking structure. (King 1499 Bayshore Owner LLC, applicant and property owner; DGA, Inc. architect) (58 noticed) Staff Contact: Catherine Keylon

Attachments: [1499 Bayshore Hwy - Staff Report](#)
 [1499 Bayshore Hwy - Attachments](#)
 [1499 Bayshore Hwy - Plans](#)

11. COMMISSIONER'S REPORTS

12. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting of May 15, 2023*

- a. 1120 Summer Avenue, zoned R-1 - Review of changes to a previously approved Design Review project.

Attachments: [1120 Summer Ave - Memorandum](#)
 [1120 Summer Ave - Plans](#)

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, May 22, 2023 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 May 22, 2023. 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 1, 2023, 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.