



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, July 11, 2022

7:00 PM

Online

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 June 20, 2022 the City Council adopted Resolution Number 078-2022 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 078-2022, the City Council Chambers will not be open to the public for the July 11, 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.

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 July 11, 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****Meeting ID: 854 9123 0621****Passcode: 625375****To access by phone:****Dial 1-346-248-7799****Meeting ID: 854 9123 0621****Passcode: 625375****1. CALL TO ORDER****2. ROLL CALL****3. APPROVAL OF MINUTES****a. Draft June 13, 2022 Planning Commission Meeting Minutes****Attachments:** [Draft June 13, 2022 Planning Commission Meeting Minutes](#)**b. Draft June 27, 2022 Planning Commission Meeting Minutes****Attachments:** [Draft June 27, 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. 34 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 15303 (a) of the CEQA Guidelines. (Jesse Geurse, Geurse Conceptual Design, Inc., applicant and designer; Peter Gorski and Suzanne Nguyen, property owners) (130 noticed) Staff Contact: Erika Lewit

Attachments: [34 Dwight Rd - Staff Report](#)
 [34 Dwight Rd - Attachments](#)
 [34 Dwight Rd - Plans](#)

- b. 1425 Castillo Avenue, zoned R-1 - Application for Design Review and Special Permit for building height for a new, two-story single-unit 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. (Jesse Geurse, Geurse Conceptual Designs, Inc., applicant and designer; Rajiv Gujral, property owner) (116 noticed) Staff Contact: Fazia Ali

Attachments: [1425 Castillo Ave - Staff Report](#)
 [1425 Castillo Ave - Attachments](#)
 [1425 Castillo Ave - Plans](#)

- c. 1556 Cypress Avenue, zoned R-1 - Application for Design Review Amendment for as-built changes to a previously approved first and second story addition to an existing single-unit dwelling and new detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Tim Raduenz, Form+One, applicant and designer; Kasey and Bill Schuh, property owners) (113 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1556 Cypress Ave - Staff Report](#)
 [1556 Cypress Ave - Attachments](#)
 [1556 Cypress Ave - Historic Resource Evaluation](#)
 [1556 Cypress Ave - Plans](#)

- d. 1345 Vancouver Avenue, zoned R-1 - Application for Design Review Amendment for proposed changes to a previously approved project for a new, two-story single-unit 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. (SJA Development, applicant and designer; 16 Goethe Street LLC, property owner) (122 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1345 Vancouver Ave - Staff Report](#)
 [1345 Vancouver Ave - Attachments](#)
 [1345 Vancouver Ave - Plans](#)

- e. 1251 California Drive, zoned CMU - Application for a Conditional Use Permit to convert an existing commercial building to an 8-room hotel. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 – Class I of the CEQA Guidelines. (Ted Catlin, Dreiling, Terrones Architecture, applicant and architect; Paul Dimech, property owner) (114 noticed) Staff Contact: Erika Lewit

Attachments: [1251 California Dr - Staff Report](#)
[1251 California Dr - Attachments](#)
[1251 California Dr - Plans](#)

9. DESIGN REVIEW STUDY

- a. 713 Howard Avenue, zoned R-1 - Application for Design Review and Special Permits for first and second story plate heights and second story balcony for a new, two story single-unit dwelling and detached garage. (Audrey Tse, Insite Design Inc, applicant and architect; Kevin and Christine Chung, property owners) (98 noticed) Staff Contact: Fazia Ali

Attachments: [713 Howard Ave - Staff Report](#)
[713 Howard Ave - Attachments](#)
[713 Howard Ave - Plans](#)

- b. 2229 Adeline Drive, zoned R-1 - Application for Design Review and Special Permit for Declining Height Envelope for a two and half story addition to an existing single-unit dwelling. (Tim Raduenz, Form+One, applicant and designer; Cameron and Shannon Foster, property owners) (104 noticed) Staff Contact: Catherine Keylon

Attachments: [2229 Adeline Dr - Staff Report](#)
[2229 Adeline Dr - Attachments](#)
[2229 Adeline Dr - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting of July 5, 2022*

- a. 2758 Summit Drive, zoned R-1 - FYI for revisions to a previously approved Design Review project for a first and second story addition to an existing single-unit dwelling.

Attachments: [2758 Summit Dr - FYI](#)
[2758 Summit Dr - FYI Attachments](#)
[2758 Summit Dr - FYI 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, July 11, 2022 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 July 11, 2022. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on July 21, 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.