



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, October 25, 2021

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 October 18, 2021, the City Council adopted Resolution Number 128-2021 stating that the City Council and Commissions will continue to meet remotely for at least thirty days for the following reasons:

- 1. The City is still under a local state of emergency;***
- 2. County Health Orders require that all 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 128-2021, the City Council Chambers will not be open to the public for the October 25, 2021 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 October 25, 2021. 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: 852 6209 7866****Passcode: 872338****To access by phone:****Dial 1-346-248-7799****Meeting ID: 852 6209 7866****Passcode: 872338****1. CALL TO ORDER****2. ROLL CALL****3. APPROVAL OF MINUTES**

- a. Draft September 27, 2021 Planning Commission Meeting Minutes

Attachments: [Draft September 27, 2021 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

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.

- a. 1120 Summer 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 family dwelling. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (e)(1). (Richard Terrones, Dreiling Terrones Architecture, applicant and architect; Mark and Catherine Intrieri, property owners) (138 noticed) Staff Contact: Erika Lewit

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

- b. 520 Howard Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (e)(1). (James Stavoy, designer and applicant; David Hackos and Lauren Cony property owners) (110 noticed) Staff Contact: Erika Lewit

Attachments: [520 Howard Ave - Staff Report](#)
 [520 Howard Ave - Attachments](#)
 [520 Howard Ave - Plans](#)

- c. 1870-1876 El Camino Real, zoned NBMU - Application for a One Year Extension of a previously approved project for Design Review, Density Bonus, Community Benefits, and Lot Merger for a new 7-story, 169-unit residential apartment development. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15183 of the CEQA Guidelines. (Bay Area Oil Supply Inc./Prime Plaza LLC, applicants and property owners; Studio T-Square Inc., architect) (67 noticed) Staff Contact: Catherine Keylon

Attachments: [1870-1876 El Camino Real - Staff Report](#)
 [1870-1876 El Camino Real - Attachments](#)
 [1870-1876 El Camino Real - Plans](#)

8. REGULAR ACTION ITEMS

- a. 1505 Alturas Drive, zoned R-1 - Application for Hillside Area Construction Permit for a first floor addition at the rear of an existing split-level single family dwelling. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per section 15301(e)(1) of the CEQA Guidelines. (Alex Tzang Architects, applicant and architect; Nina and Bishwa Ganguly, property owners) (80 noticed) Staff Contact: Catherine Keylon

Attachments: [1505 Alturas Dr - Staff Report](#)
 [1505 Alturas Dr - Attachments](#)
 [1505 Alturas Dr - View Study](#)
 [1505 Alturas Dr - Plans](#)

- b. 2752 Summit Drive, zoned R-1 - Application for Design Review, Hillside Area Construction Permit, and Special Permit for an attached garage for a new, two-story single family dwelling and attached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Michael Kuperman, applicant and property owner; Stepan Berlov, designer) (75 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [2752 Summit Dr - Staff Report](#)
 [2752 Summit Dr - Attachments](#)
 [2752 Summit Dr - Plans](#)

- c. 2312 Hillside Drive, zoned R-1 - Application for Design Review and Special Permits for declining height envelope and detached garage length 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. (Diebel and Company, applicant and architect; Susan Shao and Wei Zhu, property owners) (112 noticed) Staff Contact: Catherine Keylon

Attachments: [2312 Hillside Dr - Staff Report](#)
 [2312 Hillside Dr - Attachments](#)
 [2312 Hillside Dr - Plans](#)

- d. 567 Airport Boulevard, zoned AA - Application for Mitigated Negative Declaration, Commercial Design Review and Conditional Use Permits for floor area ratio and building height for a new, eight-story office/research and development building and parking garage. (Peninsula Owner, LLC, applicant and property owner; DES Architects, architect) (43 noticed) Staff Contact: Ruben Hurin

Attachments: [567 Airport Blvd - Staff Report](#)
 [567 Airport Blvd - Attachments](#)
 [567 Airport Blvd - Response to Comments](#)
 [567 Airport Blvd - Revised Traffic Impact Analysis](#)
 [567 Airport Blvd - IS/MND](#)
 [567 Airport Blvd - MMRP](#)
 [567 Airport Blvd - Plans](#)
 [567 Airport Blvd - Graphics Package](#)

- e. Consideration and Recommendation of a Proposed Ordinance of the City of Burlingame Providing a Comprehensive Update of Title 25 (Zoning) of the Burlingame Municipal Code:

1. Resolution Recommending General Plan Amendments to Increase Floor Area Ratio (FAR) for Office and Research/Development Projects on Properties Fronting Old Bayshore Highway in the Bayfront Area and to Provide Additional Specificity to Sea Level Rise Goals and Policies

2. Update of Title 25 (Zoning) of the Burlingame Municipal Code and Zoning Map

Attachments: [Staff Report - Zoning Ordinance](#)
 [Attachments - Zoning Ordinance](#)
 [Burlingame Zoning Ordinance](#)
 [Zoning Map](#)
 [Staff Report - October 12, 2021 PC Meeting](#)

9. DESIGN REVIEW STUDY

- a. 2112 Carmelita Avenue, zoned R-1 - Application for Design Review and Special Permit for building height for a new, two-story single family dwelling and detached garage. (Jeanne Davis, Davis Architecture, applicant and architect; Cristina and Alexey Abrahams, property owners) (94 noticed) Staff Contact: Erika Lewit

Attachments: [2112 Carmelita Ave - Staff Report](#)
 [2112 Carmelita Ave - Attachments](#)
 [2112 Carmelita Ave - Plans](#)

- b. 1129 Killarney Lane, zoned R-1 - Application for Design Review and Special Permit for attached garage for a new, two-story single family dwelling and attached garage. (Chu Design Associates, applicant and designer; Robert Gilson, property owner) (130 noticed) Staff Contact: Catherine Keylon

Attachments: [1129 Killarney Ln - Staff Report](#)
 [1129 Killarney Ln - Attachments](#)
 [1129 Killarney Ln - Plans](#)

- c. 1548 Westmoor Road, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling and new detached garage. (Tony Pantaleoni, Kotas/Pantaleoni Architects, architect; Sarah and Theo Wong, property owners) (128 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1548 Westmoor Rd - Staff Report](#)
 [1548 Westmoor Rd - Attachments](#)
 [1548 Westmoor Rd - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting of October 18, 2021

a. 2721 Martinez Drive - FYI for review of as-built changes to a previously approved Design Review project.

Attachments: [2721 Martinez Dr - Memo and Attachments](#)
 [2721 Martinez Dr - 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, October 25, 2021 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 October 25, 2021. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on November 4, 2021, 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 \$708.00, which includes noticing costs.