



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, May 11, 2015

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

a. April 13, 2015 Regular Planning Commission Meeting

Attachments: [Revised April 13, 2015 Meeting Minutes](#)

b. April 27, 2015 Regular Planning Commission Meeting

Attachments: [April 27, 2015 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 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

- a. 1128-1132 Douglas Avenue and 524 Oak Grove Avenue - Environmental Scoping for proposed construction of a new five-story, 29-unit apartment building at 1128-1132 Douglas Avenue. The project includes moving the house at 1128 Douglas Avenue to the site at 524 Oak Grove Avenue and additions to the first and second floors (the existing house at 524 Oak Grove Avenue would be demolished) (Dreiling Terrones Architecture, Inc., applicant and architect; Jianguang Zhang, property owner) (101 noticed) Staff Contact: Ruben Hurin

Attachments: [1128-1132 Douglas Ave - Staff Report](#)
[1128-1132 Douglas Ave & 524 Oak Grove Ave - Attachments](#)
[1128-1132 Douglas Ave - Study Staff Report.pdf](#)
[524 Oak Grove Ave - Study Staff Report.pdf](#)
[1128 Douglas Ave - Historic Resource Evaluation](#)
[1132 Douglas Ave - Historic Resource Evaluation](#)

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. 1528 Hoover Avenue, zoned R-1 - Application for a One-Year Extension of a previously approved design review project. (Jesse Geurse, Geurse Conceptual Designs, designer; Jacqueline and James Haggarty, property owners) (46 noticed) Staff Contact: Erika Lewit

Attachments: [1528 Hoover Ave - Staff Report](#)
[1528 Hoover Ave - Attachments](#)
[1528 Hoover Ave - plans - 03 24 14](#)

- b. 1812 Davis Drive, zoned R-1 - Application for Design Review for first and second story additions to an existing single family dwelling (JoAnn Gann, applicant and designer; Candace Nagare, property owner) (43 noticed) Staff Contact: Erika Lewit

Attachments: [1812 Davis Dr - Staff Report](#)
[1812 Davis Dr - Attachments](#)
[1812 Davis Dr - plans - 05 11 15](#)

8. REGULAR ACTION ITEMS

- a. 12 Vista Lane, zoned R-1 - Application for Design Review, Hillside Area Construction Permit and Special Permits for attached garage and declining height envelope for a new, two-story single family dwelling with an attached garage (Jacob Furlong, Dreiling Terrones Architecture Inc, applicant and architect; Jiangnang Zhang, property owner) (33 noticed) Staff Contact: Ruben Hurin (This item was continued from the April 27, 2015 Planning Commission meeting.)

Attachments: [12 Vista Ln - Staff Report](#)
 [12 Vista Ln - Attachments](#)

- b. 1552 Alturas Drive, zoned R-1- Application for Design Review and Hillside Area Construction Permit for a second story rear deck addition to an existing single family dwelling (Eric Cox, Kembcon Engineers, engineer and applicant; Bruce and Linda Carlton, property owners) (47 noticed) Staff Contact: Erika Lewit

Attachments: [1552 Alturas Dr - Staff Report](#)
 [1552 Alturas Dr - Attachments](#)

- c. 1123 Lincoln Avenue, zoned R-1 - Application for Design Review for first and second story additions to an existing single family dwelling (Tim Raduenz, Form + 1 Design, applicant and designer; Philippe Bachmann, property owner) (75 noticed) Staff Contact: Erika Lewit

Attachments: [1123 Lincoln Ave - Staff Report](#)
 [1123 Lincoln Ave - Attachments](#)
 [1123 Lincoln Ave - plans - 05.11.15](#)

- d. 1700 Devereux Drive, zoned R-1- Application for Design Review and Parking Variance for a major renovation including a first and second story addition to an existing single family dwelling with an attached garage (Wehmeyer Design, applicant and architect; Stephen and Kimarie Matthews, property owners) (43 noticed) Staff Contact: Catherine Barber

Attachments: [1700 Devereux Dr - Staff Report](#)
 [1700 Devereux Dr - Attachments](#)
 [1700 Devereux Dr - plans - 05.11.15](#)

- e. 1433 Floribunda Avenue, zoned R-3 - Application for an Amendment for changes to a previously approved Condominium Permit, Design Review and Parking Variance for construction of a new four-story, 10-unit residential condominium with below-grade parking (Iris2 LLC, applicant and property owner; Levy Design Partners, architect) (184 noticed) Staff Contact: Ruben Hurin

Attachments: [1433 Floribunda Amendment - Staff Report](#)
 [1433 Floribunda Ave - Attachments](#)

9. DESIGN REVIEW STUDY

- a. 1523 Willow Avenue, zoned R-1 - Application for Design Review, Special Permit for declining height envelope and Variances for side setback and parking for a first and second story addition to an existing single family dwelling (Peter Suen, applicant and designer; Kevin Lange and Betty Chen, property owners) (105 noticed) Staff Contact: Ruben Hurin
Attachments: [1523 Willow Ave - Staff Report](#)
 [1523 Willow Ave - Attachments](#)
 [1523 Willow Ave - plans - 05.11.15](#)
- b. 1438 Laguna Avenue, zoned R-1 - Design Review for a first and second story addition to an existing two-story single family dwelling (Alex Nie, Nie Yang Architects, applicant and architect; Yuan Tian and Ying Ding, property owners) (59 noticed) Staff Contact: Catherine Barber
Attachments: [1438 Laguna Ave - Staff Report](#)
 [1438 Laguna Ave- Attachments.pdf](#)
- c. 1644 Lassen Way, zoned R-1 - Application for Design Review for a second story addition to an existing one-story house with an attached garage (John Matthews, applicant and architect; John and Anna Fogelsong, property owners) (71 noticed) Staff Contact: Catherine Barber
Attachments: [1644 Lassen Way - Staff Report](#)
 [1644 Lassen Way - Attachments.pdf](#)
- d. 1405 Burlingame Avenue, zoned BAC - Application for Commercial Design Review for changes to the front facade of an existing storefront (Jovis Hung, applicant: Matt Bradley, Oculus Inc., designer; On The Avenue LLC, property owner) (42 noticed) Staff Contact: Ruben Hurin
Attachments: [1405 Burlingame Ave - Staff Report](#)
 [1405 Burlingame Ave - Attachments](#)

10. COMMISSIONER'S REPORTS

- Subcommittee Assignments: Bicycle & Pedestrian Advisory Committee, Historic Preservation Subcommittee, Commercial & Mixed-Use/Sustainability Subcommittee, Residential/Sustainability Subcommittee, Neighborhood Consistency Subcommittee, Neighborhood Design Guidelines CC/PC Subcommittee, General Plan Citizens Advisory Committee, Community Center Citizens Advisory Committee

11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting May 18, 2015

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 May 11, 2015. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on May 21, 2015, 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 \$485, 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.