



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, April 27, 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: PC Draft Minutes - 04.13.15.pdf

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. 1509 El Camino Real, zoned R-2 and R-3 - Environmental Scoping for a new three-story, 10-unit residential condominium with at-grade parking (1509 El Camino LLC, applicant and property owner; Rodrigo Santos, engineer) (130 noticed) Staff Contact: Ruben Hurin

Attachments: [1509 El Camino Real - Staff Report](#)
[1509 El Camino Real - Attachments](#)
[1509 El Camino Real - Public Comments for 15-Unit Project](#)
[Initial Study for 15-Unit Project](#)
[Department of Transportation Letter](#)
[Department of Fish and Wildlife Letter](#)
[1509 El Camino Real - 04.27.15 - recd after 1.pdf](#)
[1509 El Camino Real - 04.27.15 - recd after 2.pdf](#)

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.

8. REGULAR ACTION ITEMS

- a. 225 Dwight Road, zoned R-1 - Design Review for a first and second story addition to an existing single family dwelling (Jesse Geurse, Geurse Conceptual Design, Inc., applicant and designer; Sinhad and Medina Begic, property owners) (58 noticed) Staff Contact: Catherine Barber

Attachments: [225 Dwight Rd- Staff Report](#)
[225 Dwight Rd - Attachments.pdf](#)

- b. 1000 Vancouver Avenue, zoned R-1 - Application for Conditional Use Permit for a new detached accessory structure for a home office use, with windows within 10-feet of property line and for two accessory structures greater than 100 SF (Joseph Bojues, applicant and property owner; Joe Johnston-Shedshop, designer) (57 noticed) Staff Contact: Catherine Barber

Attachments: [1000 Vancouver Ave - Staff Report](#)
[1000 Vancouver Ave - Attachments.pdf](#)
[1000 Vancouver Ave - 04.27.15 - recd after.pdf](#)

- c. 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

Attachments: [12 Vista Ln - Staff Report](#)
[12 Vista Ln - Attachments](#)
[12 Vista Ln - Received After](#)
[12 Vista Ln - 04.27.15 - recd after 2.pdf](#)

- d. 1520 Cypress Avenue, zoned R-1 - Application for Negative Declaration, Design Review, Side Setback Variance and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling and Conditional Use Permits to add a cabana and toilet to an existing detached garage (Dreiling Terrones Architecture, Inc., applicant and architect; Jeffrey Hessekiel, property owner) (72 noticed) Staff Contact: Ruben Hurin

Attachments: [1520 Cypress Ave - Staff Report](#)
[1520 Cypress Ave - Attachments.pdf](#)
[1520 Cypress Ave - Initial Study](#)
[1520 Cypress Ave - Historic Resource Study](#)
[1520 Cypress Ave - 04.27.15 - recd after.pdf](#)

9. DESIGN REVIEW STUDY

- a. 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](#)
[1552 Alturas Dr - 04.27.15 - recd after 1.pdf](#)
[1552 Alturas Dr - 04.27.15 - recd after 2.pdf](#)
[1552 Alturas Dr - 04.27.15 - recd after 3.pdf](#)

- 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](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting April 20, 2015

- a. FYI: 14 Stanley Road - review of proposed changes to a previously approved Design Review project.

Attachments: [14 Stanley Rd FYI memorandum](#)

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 April 27, 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 7, 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.