



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, August 11, 2025

7:00 PM

Council Chambers/Zoom

To Attend the Meeting in Person:

Location: Council Chambers, City Hall, 501 Primrose Road, Burlingame, California 94010

To Attend the Meeting via Zoom:

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

Please use the following link to attend the hearing virtually using Zoom:

Go to www.zoom.us/join

Meeting ID: 812 5487 0059

Passcode: 642391

To access the meeting by phone:

Dial 1-669-444-9171

Meeting ID: 812 5487 0059

Passcode: 642391

Please note that the public may not make public comments via Zoom during Planning Commission meetings. The public may either attend the meeting in person to comment or send an email to publiccomment@burlingame.org (see below).

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 Email:

Members of the public may provide written comments by email to publiccomment@burlingame.org 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.

To ensure the Planning Commission receives your comment, please submit your email no later than 4:00 p.m. on the day of the meeting. Any emails received after 4:00 p.m. will not be sent to the Planning Commission prior to the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. REQUEST FOR AB 2449 REMOTE PARTICIPATION

Announcements/consideration and approval of requests by Planning Commissioners to participate remotely pursuant to AB 2449 (Government Code Section 54943(f)).

4. REVIEW OF AGENDA

5. PUBLIC COMMENTS, NON-AGENDA

Members of the public may speak about any item 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.

6. 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. Approval of June 23, 2025 Planning Commission Meeting Minutes

Attachments: [Draft June 23, 2025 Planning Commission Meeting Minutes](#)

b. Approval of July 14, 2025 Planning Commission Meeting Minutes

Attachments: [Draft July 14, 2025 Planning Commission Meeting Minutes](#)

7. ACTION ITEMS (PUBLIC HEARING)

a. Major Design Review and Special Permits at 340 Dwight Road (Project No. DSR25-0032)

Application for Major Design Review and Special Permits for second floor balcony and plate height for a new, two-story single-unit dwelling and attached garage in the R-1 (Low Density Residential) zoning district.

Recommendation: That the Planning Commission, by resolution, approve the Major Design Review and Special Permits as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303(a) of the CEQA Guidelines.

Staff: Fazia Ali, Assistant Planner

Applicant and Architect: Maria Barmina
Property Owner: Benjamin Zhu

Attachments: [340 Dwight Rd - Staff Report](#)
 [340 Dwight Rd - Area Map](#)
 [340 Dwight Rd - Resolution](#)
 [340 Dwight Rd - Proposed Plans](#)
 [340 Dwight Rd - Previous Plans](#)

- b.** Major Design Review and Special Permits at 1633 Westmoor Road (Project No. DSR25-0003)

Application for Major Design Review and Special Permits for a second floor balcony and plate height for a first and second story addition to an existing single-unit dwelling in the R-1 (Low Density Residential) zoning district.

Recommendation: That the Planning Commission, by resolution, approve the Major Design Review and Special Permits as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines.

Staff: Fazia Ali, Assistant Planner

Applicant and Architect: Ali Famhy, Studio S-Squared Architecture, Inc.

Property Owners: Shruti and Satyashil Awadhare

Attachments: [1633 Westmoor Rd - Staff Report](#)
 [1633 Westmoor Rd - Area Map](#)
 [1633 Westmoor Rd - Resolution](#)
 [1633 Westmoor Rd - Proposed plans](#)
 [1633 Westmoor Rd - Previous Plans](#)

- c.** Major Design Review and Special Permits at 121 Pepper Avenue (Project No. DSR25-0004)

Application for Major Design Review and Special Permits for plate height and attached garage for a new, one-story single-unit dwelling and attached garage in the R-1 (Low Density Residential) zoning district.

Recommendation: That the Planning Commission, by resolution, approve the Major Design Review and Special Permit as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines.

Staff: Erika Lewit, Senior Planner

Applicant and Architect: John Phillips, A&E Design
Property Owners: Colin Mistele and Katherine Rafanelli

Attachments: [121 Pepper Ave - Staff Report](#)
 [121 Pepper Ave - Area Map](#)
 [121 Pepper Ave - Public Comment Emails](#)
 [121 Pepper Ave - Historic Resource Evaluation](#)
 [121 Pepper Ave - Arborist Report](#)
 [121 Pepper Ave - Resolution](#)
 [121 Pepper Ave - Proposed Plans](#)
 [121 Pepper Ave - Previous Plans](#)

- d. Amendment to previously approved entitlements at 777 Airport Boulevard (Project No. AMEND25-0002)

Application for an Amendment to previously approved entitlements for Commercial Design Review, and Special Permits for building height and Development under Tier 3/Community Benefits for a new, 13-story office/research and development building in the BFC (Bayfront Commercial) zoning district.

Recommendation: That the Planning Commission, by resolution, approve the Amendment as conditioned.

CEQA Determination: This project was reviewed pursuant to the California Environmental Quality Act (CEQA), per Section 15183 of the CEQA Guidelines.

Staff: Catherine Keylon, Senior Planner

Applicant and Property Owner: DL Burlingame Sub LLC
Architect: M. Arthur Gensler & Associates Inc.

Attachments: [777 Airport Blvd - Staff Report](#)
 [777 Airport Blvd - Area Map](#)
 [777 Airport Blvd - Resolution](#)
 [777 Airport Blvd - Proposed Plans](#)

8. STUDY SESSION (PUBLIC HEARING)

- a. Major Design Review at 1341 Drake Avenue (Project No. DSR25-0011)

Application for Major Design Review for a new, two-story single-unit dwelling and detached garage in the R-1 (Low Density Residential) zoning district.

Staff: Brittany Xiao, Assistant Planner.

Applicant and Designer: Tim Raduenz, Form+One
Property Owner: XLC, LLC

Attachments: [1341 Drake Ave - Staff Report](#)
 [1341 Drake Ave - Area Map](#)
 [1341 Drake Ave - Arborist Report](#)
 [1341 Drake Ave - Proposed Plans](#)

b. Major Design Review at 900 Peninsula Avenue (Project No. CDSR25-0001)

Application for Major Design Review for exterior facade changes to an existing commercial building in the MMU (Myrtle Mixed Use) zoning district.

Staff: Brittany Xiao, Assistant Planner.

Applicant and Designer: Alan Cross
Property Owner: Putnam Automotive Group

Attachments: [900 Peninsula Ave - Staff Report](#)
 [900 Peninsula Ave - Area Map](#)
 [900 Peninsula Ave - Proposed Plans](#)

9. STAFF/COMMISSION REPORTS

10. 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 the Planning Division by 10:00 a.m. on Monday, August 11, 2025 at planningdept@burlingame.org or 650-558-7250. 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 Division at planningdept@burlingame.org. If you are unable to obtain information via the City's website or through email, contact the Planning Division at 650-558-7250.

An action by the Planning Commission is appealable to the City Council within 10 days of the Planning Commission's action on August 11, 2025. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on August 21, 2025, 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 \$924.00, which includes noticing costs.