



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, February 24, 2020

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Draft February 10, 2020 Planning Commission Meeting Minutes

Attachments: [Draft February 10, 2020 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 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

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. 1034 Morrell Avenue, zoned R-1 - Application for Design Review and Special Permit for declining height envelope for a new, two-story single family dwelling and a 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. (Michael and Erin Boros, property owners and applicant; Mia Zinni, MZA, Ltd., designer) (81 noticed) Staff Contact: Erika Lewit

Attachments: [1034 Morrell Ave - Staff Report](#)
 [1034 Morrell Ave - Attachments](#)
 [1034 Morrell Ave - Plans](#)

- b. 1415 De Soto Avenue, zoned R-1 - Application for Design Review for a second story addition to an existing single family dwelling and Parking Variances to reconstruct an existing 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. (Audrey Tse, InSite Design, applicant and designer; Liza and David Levitt, property owners) (117 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1415 De Soto Ave - Staff Report](#)
 [1415 De Soto Ave - Attachments](#)
 [1415 De Soto Ave - Plans](#)

- c. 3016 Arguello Drive, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single family dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Kim Yee Lee and Seow Hui Yeoh, applicants and property owners; Ha Nguyen, Ha Nguyen + Designs, designer) (79 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [3016 Arguello Dr - Staff Report](#)
 [3016 Arguello Dr - Attachments](#)
 [3016 Arguello Dr - Plans](#)

- d. Proposed Amendments to Chapter 25.59 (Accessory Dwelling Units), Chapter 25.26 (R-1 District Regulations), Chapter 25.60 (Accessory Structures in R-1 and R-2 Districts) and Chapter 25.70 (Off-Street Parking) of the Burlingame Municipal Code related to Accessory Dwelling Units to be consistent with recently adopted amendments to California Government Code Sections 65852.2 and 65852.22. The proposed amendments are Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15282 (h) of the CEQA Guidelines. Staff Contact: Ruben Hurin

Attachments: [Staff Report](#)
[Redline Version - Amendments to Title 25](#)
[Clean Version - Amendments to Title 25](#)
[Resolution](#)
[Newspaper Notice](#)

9. DESIGN REVIEW STUDY

- a. 2625 Martinez Drive, zoned R-1 - Application for Design Review, Hillside Area Construction Permit and Special Permit for a new, two-story single family dwelling and attached garage. (Leonard Ng, LNAI Architecture, applicant and architect; Galen Ma and Tina Shi, property owners) (57 noticed) Staff Contact: Michelle Markiewicz

Attachments: [2625 Martinez Dr - Staff Report](#)
[2625 Martinez Dr - Attachments](#)
[2625 Martinez Dr - Plans](#)

- b. 1804 Devereux Drive, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. (Erwin Tanjuaquio, applicant and designer; Hillary Milks, property owner) (91 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1804 Devereux Dr - Staff Report](#)
[1804 Devereux Dr - Attachments](#)
[1804 Devereux Dr - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting February 18, 2020*

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 February 24, 2020. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on March 5, 2020, 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 \$1,045.00, 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.