



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, March 11, 2024

7:00 PM

Council Chambers/Online

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

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting virtually or attend the meeting in person. Below is information on how the public may observe and participate in the meeting.

To Attend the Meeting in Person:

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

To Attend the Meeting via Zoom:

To access the meeting by computer:

Go to www.zoom.us/join

Meeting ID: 833 0625 0454

Passcode: 326226

To access the meeting by phone:

Dial 1-669-444-9171

Meeting ID: 833 0625 0454

Passcode: 326226

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 to be read aloud during the public comment period 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. The length of the comment should be commensurate with the three minutes customarily allowed for verbal comments which is approximately 250-300 words. To ensure that 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 March 11, 2024. The City will make every effort to read emails received after that time but cannot guarantee such emails will be 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.

1. CALL TO ORDER - 7:00 p.m. - Council Chambers/Online**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. APPROVAL OF MINUTES**a. Draft February 12, 2024 Planning Commission Meeting Minutes**

Attachments: [Draft February 12, 2024 Planning Commission Meeting Minutes](#)

5. APPROVAL OF AGENDA**6. PUBLIC COMMENTS, NON-AGENDA**

The public is permitted to speak on items that are listed under the Consent Calendar, Commissioner's Reports, Director Reports, Requests for Future Agenda Items, new items, or items 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.

7. STUDY ITEMS

There are no Study Items.

8. 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. 124 Occidental Avenue, zoned R-1- Application for Design Review for a new, two-story single-unit dwelling and detached garage. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (James Chu, Chu Design Associates Inc., designer; Jacob and Ellen Christie, property owners) Staff Contact: Brittany Xiao (64 noticed)

Attachments: [124 Occidental Ave - Staff Report](#)

[124 Occidental Ave - Attachments](#)

[124 Occidental Ave - Plans](#)

9. REGULAR ACTION ITEMS

- a. 36 Bloomfield Road, zoned R-1 - Application for Design Review and Special Permit for second story balcony for a first and second story addition to an existing single-unit dwelling. (Azadeh Masrour, AMS Design LLP, applicant and designer; Nasim Novin, property owner) (59 noticed) Staff Contact: Brittany Xiao

Attachments: [36 Bloomfield Rd - Staff Report](#)

[36 Bloomfield Rd - Attachments](#)

[36 Bloomfield Rd - Plans](#)

- b. 1200-1340 Old Bayshore Highway, zoned BFC - Recommendation to the City Council on an application for Commercial Design Review, Special Permits for Building Height and Development under Tier 3/Community Benefits, Vesting Tentative Map, Development Agreement, and the associated Environmental Impact Report (EIR) for a new Office/Research & Development Project consisting of three, 11-story office/research & development buildings and two, 10 and 10.5 story parking structures (DW Burlingame I Owner, LLC, DW Burlingame II Owner, LLC, DW Burlingame II Owner A, LLC, DW Burlingame II Owner B, LLC, DW Burlingame III Owner, LLC, applicant and property owners; WRNS Studio, architect) (92 noticed) Staff Contact: Kelly Beggs/Catherine Keylon

1. Recommendation on certification of the Environmental Impact Report and adoption of a Water Supply Assessment
2. Recommendation on Commercial Design Review, Special Permits for Building Heights and Development under Tier 3/Community Benefits and a Vesting Tentative Map
3. Recommendation on a Development Agreement

Attachments:

[1200-1340 Old Bayshore Hwy - Staff Report](#)
[1200-1340 Old Bayshore Hwy - Attachments](#)
[1200-1340 Old Bayshore Hwy - EIR](#)
[1200-1340 Old Bayshore Hwy - EIR Appendices](#)
[1200-1340 Old Bayshore Hwy - Response to Comments](#)
[1200-1340 Old Bayshore Hwy - MMRP](#)
[1200-1340 Old Bayshore Hwy - Plans 1 - \(General, Site & Civil\)](#)
[1200-1340 Old Bayshore Hwy - Plans 2 - \(Landscaping, Shoreline Structures, S](#)
[1200-1340 Old Bayshore Hwy - Plans 3 - \(Buildings 1-3; South and North Parkir](#)
[1200-1340 Old Bayshore Hwy - Vesting Tentative Map](#)

10. DESIGN REVIEW STUDY ITEMS

There are no Design Review Study Items.

11. COMMISSIONER'S REPORTS

12. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting of March 4, 2024*

13. FUTURE AGENDA ITEMS

14. 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, March 11, 2024 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 March 11, 2024. 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 21, 2024, 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 \$784.00, which includes noticing costs.