



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Agenda Planning Commission

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Monday, January 28, 2019

7:00 PM

Council Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF 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. Consideration of an Ordinance Adopting Residential Impact Fees for New Residential Development - this item has been continued to a date to be determined.

- b. 1020 Toyon Drive, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and 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. (Genesis King Hwa LLC, applicant and property owner; Christian Ruffat, designer) (75 noticed) Staff Contact: Michelle Markiewicz

Attachments:      [1020 Toyon Dr - Staff Report](#)  
                             [1020 Toyon Dr - Attachments](#)  
                             [1020 Toyon Drive - Plans](#)

- c. 2721 Martinez 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 (accessory dwelling unit permit has been eliminated from project). This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 153031 (e)(1) of the CEQA Guidelines. (Xie Guan, Xie Associates, Inc., applicant and architect; Lin Yun Ping, property owner) (69 noticed) Staff Contact: Ruben Hurin

Attachments:      [2721 Martinez Dr - Staff Report](#)  
                             [2721 Martinez Dr - Attachments](#)  
                             [2721 Martinez Dr - Plans](#)

## 9. DESIGN REVIEW STUDY

- a. 1448 Drake Avenue, zoned R-1 - Application for Design Review and Special Permits for Declining Height Envelope and for a basement with a direct exit, for a new, two-story single family dwelling with a detached garage. (Eric Bluestein, applicant and property owner; RDS-Residential Design Solutions, designer) (121 noticed) Staff Contact: Catherine Keylon

Attachments:      [1448 Drake Ave - Staff Report and Attachments](#)  
                             [1448 Drake Ave - Plans](#)

- b. 1629 Howard Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (Adam Bittle, Architecture Allure, applicant and designer; Peter and Judith Cittadini TR, property owners) (119 noticed) Staff Contact: Ruben Hurin

Attachments:      [1629 Howard Ave - Staff Report](#)  
                             [1629 Howard Ave - Attachments](#)  
                             [1629 Howard Ave - Historic Resource Study](#)  
                             [1629 Howard Ave - Plans](#)

- c. 1350 Columbus Avenue, zoned R-1 - Application for Design Review and Lot Coverage Variance for a first and second story addition to an existing single family dwelling. (Gary Diebel, Diebel and Company, applicant and architect; Rich Schoustra and Holly Rogers, property owners) (123 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments:      [1350 Columbus Ave - Staff Report](#)  
                              [1350 Columbus Ave - Attachments](#)  
                              [1350 Columbus Ave - Plans](#)

- d. 1095 Rollins Road, zoned C-1 - Application for Enviromental Scoping, General Plan Amendment, Rezoning, Design Review, Conditional Use Permit for Height, Density Bonus, and Vesting tentative and final map for a new 6-story, 150-unit apartment building. (The Hanover Company, Scott Youdall, applicant; SA Properties Company L.P., property owner) (29 noticed) Staff Contact: Catherine Keylon

Attachments:      [1095 Rollins Rd - Staff Report](#)  
                              [1095 Rollins Rd - Application](#)  
                              [1095 Rollins Rd - Attachments](#)  
                              [1095 Rollins Rd- Renderings- 1.28.19](#)  
                              [1095 Rollins Rd - Plans- 1.28.19](#)

## 10. COMMISSIONER'S REPORTS

## 11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting January 22, 2019

## 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 January 28, 2019. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on February 7, 2019, 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 \$551, 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.*