



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, February 11, 2019

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Draft December 10, 2018 Planning Commission Meeting Minutes
- b. Draft January 14, 2019 Planning Commission Meeting Minutes

Attachments: [Draft January 14, 2019 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

- a. 1328 Capuchino Avenue, zoned R-1 - Application for Special Permit for reduction of on-site parking. (James Neubert Architects, architect; Hari and Depali Abhyankar, property owners) (165 noticed) Staff Contact: 'Amelia Kolokihakaufigi

Attachments: [1328 Capuchino Ave - Staff Report](#)
[1328 Capuchino Ave - Attachments](#)
[1328 Capuchino Ave - Plans](#)

- b. 1125 Oxford Road, zoned R-1 - Application for Special Permit for reduction of on-site parking. (James Neubert Architects, architect; Vishal Jangla, property owner) (129 noticed) Staff Contact: Catherine Keylon

Attachments: [1125 Oxford Rd - Staff Report](#)
 [1125 Oxford Rd - Attachments](#)
 [1125 Oxford Rd - Plans](#)

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.

- a. 400 Chapin Lane, zoned R-1 - Application for a Variance, Conditional Use Permits and Special Permit for a new detached garage and a new detached guest and pool house. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA) per Section 15303 (e) of the CEQA Guidelines. (Ryan Morris, Morris Architecture, applicant and architect; Richard and Christina Jones, property owners) (83 noticed) Staff Contact: Erika Lewit.

Attachments: [400 Chapin Ln - Staff Report](#)
 [400 Chapin Ln - Attachments](#)
 [400 Chapin Ln - Plans](#)

8. REGULAR ACTION ITEMS

- a. Consideration of an Amendment to Title 25 of the Burlingame Municipal Code, the Zoning Code, to allow commercial recreation as a conditional use in the Burlingame Avenue Commercial (BAC) zone within Downtown Burlingame. This item has been continued to a future Planning Commission Meeting (date not determined).
- b. Consideration of an Ordinance Adopting Residential Impact Fees for New Residential Development

Attachments: [Staff Report](#)
 [Residential Impact Fee Ordinance - Exhibit A](#)
 [Seifel Consulting Report](#)
 [Proposed Resolution - Residential Impact Fees](#)
 [Proposed Resolution - Prevailing Wages](#)
 [Public Notice](#)

- c. 1268 Cortez Avenue, zoned R-1 - Application for Design Review for a project that was previously denied without prejudice for a new, two-story single family dwelling and Special Permit for an attached garage. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Eric Nyhus, applicant and architect; GLAD Trust, property owner) (103 noticed) Staff Contact: Erika Lewit

Attachments: [1268 Cortez Ave - Staff Report](#)
 [1268 Cortez Ave - Attachments](#)
 [1268 Cortez Ave - Plans](#)

- d. 800 Winchester Drive, zoned R-1 - Application for Design Review and Special Permit to attach a new garage 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. (Mike Amini, Craftsmen's Guild, applicant and designer; Neel and Adrienne Patel, property owners) (113 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [800 Winchester Dr - Staff Report](#)
 [800 Winchester Dr - Attachments](#)
 [800 Winchester Dr - Plans](#)

- e. 1613 Coronado Way, zoned R-1- Application for Design Review for a second story addition to an existing single family dwelling. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e) (1) of the CEQA Guidelines. (Jerry Deal, J. Deal Associates, applicant and designer; Gregory Button, property owner) (129 noticed) Staff Contact: Ruben Hurin

Attachments: [1613 Coronado Way - Staff Report](#)
 [1613 Coronado Way - Attachments](#)
 [1613 Coronado Way - Plans](#)

- f. 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. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(1) of the CEQA Guidelines. (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](#)

- g. 251 California Drive, zoned HMU - Application for Commercial Design Review for changes to the exterior facade of a commercial storefront. This project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15301(a) of the CEQA Guidelines.(Marco Fung, applicant and architect; Ken White, property owner) (85 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [251 California Dr - Staff Report](#)
 [251 California Dr - Attachments](#)
 [251 California Dr - Plans](#)

9. DESIGN REVIEW STUDY

- a. 329 Occidental Avenue, zoned R-1 - Application for Design Review for a new two-story single family dwelling with a detached garage. (Joe and Julia McVeigh, property owners; TRG Architects-Carlos Rojas, applicant and architect) (99 noticed) Staff contact: Catherine Keylon

Attachments: [329 Occidental Ave - Staff Report](#)
 [329 Occidental Ave - Attachments](#)
 [329 Occidental Ave - Plans](#)

- b. 1457 El Camino Real, zoned R-3 - Application for Environmental Scoping, Design Review, Condominium Permit, Conditional Use Permit for building height and Variance for Front Setback Landscaping for a new 4-story, 9-unit residential condominium building. (Rabih Balout, applicant and property owner; Troy Kashanipour, architect) (99 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1457 El Camino Real - Staff Report](#)
 [1457 El Camino Real - Attachments](#)
 [1457 El Camino Real - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting February 4, 2019

- a. 1245 Cabrillo Avenue - FYI for changes requested by the Planning Commission to a previously approved Design Review project.

Attachments: [1245 Cabrillo Ave - Memorandum & Attachments](#)
 [1245 Cabrillo Ave - Plans](#)

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 11, 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 22, 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.