



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, August 12, 2019

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

a. Draft July 8, 2019 Planning Commission Meeting Minutes

Attachments: [Draft July 8, 2019 Planning Commission Meeting Minutes](#)

b. Draft July 22, 2019 Planning Commission Meeting Minutes

Attachments: [Draft July 22, 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

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. 709 Plymouth Way, zoned R-1 - Application for Design Review for a previously approved first and second floor addition to an existing single family dwelling (previous approval expired - no changes proposed to project). The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (e)(2) of the CEQA Guidelines. (Jesse Guerse, designer; Luai Kaileh, applicant; Ibrahim and Maha Kaileh, property owners) (134 noticed) Staff Contact: Erika Lewit

Attachments: [709 Plymouth Way - Staff Report](#)
[709 Plymouth Way - Attachments](#)
[709 Plymouth Way - Plans](#)

- b. 1669 Bayshore Highway, zoned IB - Application for a One Year Extension of a previously approved Conditional Use Permit and Parking Variance for a commercial recreation business. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (a) of the CEQA Guidelines. (Craig Ranier Gadduang, applicant; 1669 & 1699 Bayshore LLC, property owner) (28 noticed) Staff Contact: 'Amelia Kolokihakaufisi - THIS ITEM HAS BEEN CONTINUED TO A FUTURE PLANNING COMMISSION MEETING - DATE TO BE DETERMINED

8. REGULAR ACTION ITEMS

- a. 920 Bayswater Avenue, zoned MMU & R-3 - Application for Design Review Amendment for changes to a previously approved application for Mitigated Negative Declaration, Lot Merger, Design Review, Conditional Use Permit for Multifamily Residential, and Density Bonus Incentive for a New 128-Unit Apartment Development. (Fore Property Company, applicant and property owner; Withee Malcolm Architects, LLP) (325 noticed) Staff Contact: Catherine Keylon

Attachments: [920 Bayswater Ave - Staff Report](#)
[920 Bayswater Ave - Attachments](#)
[920 Bayswater Ave - Plans](#)
[920 Bayswater Ave - Elevator Shop Drawings](#)

- b. 725 Plymouth Way, zoned R-1 - Application for Design Review and Special Permit for declining height envelope for a first and second floor 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. (James Stavoy, applicant and architect; Heather and David Sanchez, property owners) (138 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [725 Plymouth Way - Staff Report](#)
[725 Plymouth Way - Attachments](#)
[725 Plymouth Way - Plans](#)

- c. 2601 Easton Drive, zoned R-1 - Application for Design Review and Special Permit for declining height envelope and attached garage for a new, two-story single family dwelling and attached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(a) of the CEQA Guidelines. (Gary Diebel, Diebel and Company | Architects, applicant and architect; Liz and Debanjan Ray, property owners) (90 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [2601 Easton Dr - Staff Report](#)
[2601 Easton Dr - Attachments](#)
[2601 Easton Dr - Plans](#)

- d. 2918 Adeline Drive, zoned R-1 - Application for a Conditional Use Permit for a new detached garage in front of an existing single family dwelling. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (e) of the CEQA Guidelines. (Leslie Jones, Jones Street Design, applicant and designer, Brent and Stephanie Jenkins, property owners) (59 noticed) Staff Contact: Michelle Markiewicz

Attachments: [2918 Adeline Dr - Staff Report](#)
[2918 Adeline Dr - Attachments](#)
[2918 Adeline Dr - Plans](#)

- e. Adoption of the Burlingame 2030 Climate Action Plan and Addendum to the General Plan Environmental Impact Report (EIR). Staff Contacts: Andrea Pappajohn and Kevin Gardiner

Attachments: [Staff Report](#)
[MIG Memorandum - Response to Comments](#)
[2030 CAP – Revised Public Review Draft](#)
[EIR Addendum](#)
[Resolution - EIR Addendum](#)
[Resolution - 2030 CAP Update and GP Amendment](#)
[Public Notice](#)

9. DESIGN REVIEW STUDY

- a. 812 Linden Avenue (vacant lot adjacent to 816 Linden Avenue), zoned R-1 - Application for a Conditional Use Permit for re-emerging lots, Design Review and Special Permit for one new, two-story single family dwelling and attached garage at 812 Linden Avenue (vacant parcel next to 816 Linden Ave). (Tim Raduenz, Form + One Design, applicant and designer; 812 Linden LLC and 816 Linden LLC, property owners) (148 noticed) Staff Contact: Erika Lewit

Attachments: [812 and 816 Linden Ave - Staff Report](#)
 [812 and 816 Linden Ave - Attachments](#)
 [812 and 816 Linden Ave - Plans](#)

- b. 503 Howard Avenue, zoned R-1 - Application for Design Review for a first and second story addition and Special Permit for a new attached garage to an existing single family dwelling. (JoAnn Gann, applicant and designer; Joseph and Judith Hamilton, property owners) (120 noticed) Staff Contact: Michelle Markiewicz

Attachments: [503 Howard Ave - Staff Report](#)
 [503 Howard Ave - Attachments](#)
 [503 Howard Ave - Plans](#)

- c. 1509 Bernal Avenue, zoned R-1 - Application for Design Review for a new two-story single family dwelling and detached garage. (James Chu, Chu Design Associates, Inc., applicant and designer; Ljs LLC, property owner) (118 noticed) Staff Contact: Michelle Markiewicz

Attachments: [1509 Bernal Ave - Staff Report](#)
 [1509 Bernal Ave - Attachments](#)
 [1509 Bernal Ave - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- *Commission Communications*

- a. 615 Airport Boulevard - Update regarding the progress of the development of the site (Anza Parking).

Attachments: [615 Airport Blvd - Memorandum & Attachments](#)

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 August 12, 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 August 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 \$1,045, 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.