



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, August 26, 2019

7:00 PM

Council Chambers

STUDY SESSION - 6:00 p.m. - Conference Room A

a. Housing Legislation

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

a. Draft August 12, 2019 Planning Commission Meeting Minutes

Attachments: [Draft August 12, 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. 503 Howard Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling and Special Permit for a new attached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e) (1) of the CEQA Guidelines. (JoAnn Gann, applicant and designer; Joseph and Judith Hamilton, property owners) (121 noticed) Staff Contact: Michelle Markiewicz

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

- b. 2601 Easton Drive, zoned R-1 - Application for Design Review and Special Permits for declining height envelope and an 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) (91 noticed) Staff Contact: 'Amelia Kolokihakaufisi

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

8. REGULAR ACTION ITEMS

- 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 attached garage for one new, two-story single family dwelling and attached garage at 812 Linden Avenue (vacant parcel next to 816 Linden Ave). This project is Categorically Exempt from review pursuant to the California Environmental Quality act (CEQA), per Section 5301(a) (Tim Raduenz, Form + One Design, applicant and designer; 812 Linden LLC and 816 Linden LLC, property owners) (149 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. 4 La Mesa Court, zoned R-1 - Application for Design Review Amendment for changes to windows and exterior materials of a previously approved new single family dwelling. (Four La Mesa LLC, applicant and property owner; Form + One Design, designer) (69 noticed) Staff Contact: Ruben Hurin

Attachments: [4 La Mesa Ct - Staff Report](#)
 [4 La Mesa Ct - Attachments](#)
 [4 La Mesa Ct - Plans](#)

- c. 620 Airport Boulevard, zoned AA - Application for a Five-Year Extension of a Conditional Use Permit for an existing airport parking interim use. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 of the CEQA Guidelines. (Boca Lake Office, Inc., applicant and property owner) (32 notices) Staff Contact: Ruben Hurin

Attachments: [620 Airport Blvd - Staff Report](#)
 [620 Airport Blvd - Attachments](#)

9. DESIGN REVIEW STUDY

- a. 1453 Bernal Avenue - zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (Tim Raduenz, Form + One, designer and applicant; Josh and Lisa Friedman, property owners) (122 noticed) Staff Contact: Erika Lewit

Attachments: [1453 Bernal Ave - Staff Report](#)
 [1453 Bernal Ave - Attachments](#)
 [1453 Bernal Ave - Historic Resource Evaluation](#)
 [1453 Bernal Ave - Plans](#)

- b. 1515 Los Altos 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. (Ryan Morris, Morris Architecture, applicant and architect, Peter Wise and Stephanie Wen, property owners) (96 noticed) Staff Contact: Michelle Markiewicz

Attachments: [1515 Los Altos Dr - Staff Report](#)
 [1515 Los Altos Dr - Attachments](#)
 [1515 Los Altos Dr - Plans](#)

- c. 2345 Poppy Drive, zoned R-1 - Application for Design Review for an addition to existing attic space above the second story of an existing single family dwelling. (Charles Holman, Charles Holman Design, applicant and designer; Michelle and Bryan Dow, property owners) (137 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [2345 Poppy Dr - Staff Report](#)
 [2345 Poppy Dr - Attachments](#)
 [2345 Poppy Dr - Plans](#)

- d. 1520 Ralston Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling and a Conditional Use Permit for an accessory structure. (Jo Ann Gann, designer and applicant; Thomas and Anna Tracy, property owners) (128 noticed) Staff Contact: Erika Lewit

Attachments: [1520 Ralston Ave - Staff Report](#)
[1520 Ralston Ave - Attachments](#)
[1520 Ralston Ave - Historic Resource Evaluation](#)
[1520 Ralston Ave - Plans](#)

- e. 1319 Capuchino 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; Patrick Gilson, property owner) (122 noticed) Staff Contact: Michelle Markiewicz

Attachments: [1319 Capuchino Ave - Staff Report](#)
[1319 Capuchino Ave - Attachments](#)
[1319 Capuchino Ave - Plans](#)

- f. 2104 Broadway, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. (Jeanne Davis, applicant and architect; Lesley and Derek Bowler, property owners) (88 noticed) Staff Contact: Michelle Markiewicz

Attachments: [2104 Broadway - Staff Report](#)
[2104 Broadway - Attachments](#)
[2104 Broadway - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting August 19, 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 August 26, 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 September 5, 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.