



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, September 9, 2019

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Draft August 26, 2019 Planning Commission Meeting Minutes

Attachments: [Draft August 26, 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. 160 Lorton Avenue (Parking Lot N), zoned R-4 - Update to the design details of a previously approved five-level parking garage. (Chris Grant, The Pacific Companies, applicant; City of Burlingame, property owner; Watry Design, Inc., designer) (297 noticed)
Staff Contact: Ruben Hurin

Attachments: [160 Lorton Ave - Staff Report](#)
[160 Lorton Ave - Attachments](#)
[160 Lorton Ave - Plans](#)

- b. 1801 Adrian Road, zoned RRMU - Application for Environmental Scoping, Commercial Design Review, Conditional Use Permit, and Parking Variance for a two-story addition to an existing one-story commercial building. (Bryan Miranda, Public Storage Inc., applicant and property owner; Shab Vakili, KSP Studio, architect) (38 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1801 Adrian Rd - Staff Report](#)
 [1801 Adrian Rd - Attachments](#)
 [1801 Adrian 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. 1509 Bernal Avenue, zoned R-1 - Application for Design Review for a new two-story single family dwelling and detached garage. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (a). (James Chu, Chu Design Associates, Inc., applicant and designer; Ljs LLC, property owner) (119 noticed) Staff Contact: Michelle Markiewicz

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

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

- c. 2104 Broadway, zoned R-1 - Application for Design Review 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. (Jeanne Davis, applicant and architect; Lesley and Derek Bowler, property owners) (85 noticed) Staff Contact: Michelle Markiewicz

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

8. REGULAR ACTION ITEMS

- a. 1453 Bernal Avenue - zoned R-1 - Application for Design Review for a new, two-story single family 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. (Tim Raduenz, Form + One, designer and applicant; Josh and Lisa Friedman, property owners) (121 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. 1232 Burlingame Avenue, zoned BAC - Application for Commercial Design Review for changes to the front facade of an existing commercial storefront. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 of the CEQA Guidelines. (Keil Sonoma Corporation, applicant and property owner; Thomas A. Pirtle III, DTMArchitect, architect) (151 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1232 Burlingame Ave - Staff Report](#)
 [1232 Burlingame Ave - Attachments](#)
 [1232 Burlingame Ave - Plans](#)

9. DESIGN REVIEW STUDY

- a. 132 Elm Avenue, zoned R-1 - Application for Design Review and Special Permit for declining height envelope for a new, two-story single family dwelling and detached garage, and Special Permits and Conditional Use Permits for new accessory structures. (John Stewart, Stewart Associates, applicant and architect; Cyndi and Bob Gilson, property owners) (75 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [132 Elm Ave - Staff Report](#)
 [132 Elm Ave - Attachments](#)
 [132 Elm Ave - Historic Resource Evaluation](#)
 [132 Elm Ave - Plans](#)

- b. 1212 Balboa Avenue, zoned R-1 - Application for Design Review for a new two-story, single family dwelling and detached garage. (Jesse Geurse, applicant and designer; Lowell and Regina Scott, property owners) (152 noticed) Staff contact: Catherine Keylon

Attachments: [1212 Balboa Ave - Staff Report](#)
 [1212 Balboa Ave - Attachments](#)
 [1212 Balboa Ave - Plans](#)

- c. 139 Loma Vista Drive, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling. (Patrick Burger, applicant and architect; Wu Fang, property owner) (76 noticed) Staff Contact: Michelle Markiewicz

Attachments: [139 Loma Vista Dr - Staff Report](#)
 [139 Loma Vista Dr - Attachments](#)
 [139 Loma Vista Dr - Plans](#)

- d. 1556 Cypress Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling and new detached garage. (Tim Raduenz, Form+One, applicant and designer; Kasey and Bill Schuh, property owners) (112 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1556 Cypress Ave - Staff Report](#)
 [1556 Cypress Ave - Attachments](#)
 [1556 Cypress Ave - Historic Resource Evaluation](#)
 [1556 Cypress Ave - Plans](#)

- e. 1457 Bernal Avenue - zoned R-1 - Application for Design Review, Special Permit for declining height envelope and building height, and Variances for setback and driveway width for a new, two-story single family dwelling and detached garage. (Tim Raduenz, Form + One, designer and applicant; Tim and Megan Baldwin, property owners) (117 noticed) Staff Contact: Erika Lewit

Attachments: [1457 Bernal Ave - Staff Report](#)
 [1457 Bernal Ave - Attachments](#)
 [1457 Bernal Ave - Historic Resource Evaluation](#)
 [1457 Bernal Ave - Project Analysis](#)
 [1457 Bernal Ave - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting September 3, 2019*

- a. 373 Lexington Way - FYI for proposed changes to a previously approved Design Review application.

Attachments: [373 Lexington Way - Memorandum](#)
 [373 Lexington Way - Attachments](#)
 [373 Lexington Way - 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 September 9, 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 19, 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.