



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Agenda Planning Commission

---

Monday, October 28, 2019

7:00 PM

Council Chambers

---

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF MINUTES

#### a. Draft September 9, 2019 Planning Commission Meeting Minutes

Attachments: [Draft September 9, 2019 Planning Commission Meeting Minutes](#)

#### b. Draft September 23, 2019 Planning Commission Meeting Minutes

Attachments: [Draft September 23, 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. 1704 Davis Drive, zoned R-1 - Application for Design Review for a second story addition to an existing single family dwelling with an attached garage. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (e) (1). (Una Kinsella, applicant and architect; Jerry and Barbara Maley, property owners) (76 noticed) Staff Contact: Catherine Keylon

Attachments:      [1704 Davis Dr - Staff Report](#)  
                             [1704 Davis Dr - Attachments](#)  
                             [1704 Davis Dr - Plans](#)

## 8. REGULAR ACTION ITEMS

- a. 1319 Capuchino 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; Patrick Gilson, property owner) (119 noticed) Staff Contact: Michelle Markiewicz

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

- b. 831 Acacia Drive, 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. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (a). (Nikko Kandhari, applicant and property owner; Kellond Architects, architect) (149 noticed) Staff Contact: Erika Lewit

Attachments:      [831 Acacia Dr - Staff Report](#)  
                             [831 Acacia Dr - Attachments](#)  
                             [831 Acacia Dr - Plans](#)

- c. 1457 Bernal Avenue - zoned R-1 - Application for a Mitigated Negative Declaration, Design Review, Special Permit for declining height envelope and building height, and Variances for side 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 Report](#)  
                             [1457 Bernal Ave - Project Analysis](#)  
                             [1457 Bernal Ave - Mitigated Negative Declaration](#)  
                             [1457 Bernal Ave - Plans](#)

- d. 1345 Vancouver Avenue, zoned R-1 - Application for Design Review and Special Permit for building height 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 15301(a). (Joseph Ho, applicant and designer; Xiaochuang (Henry) Lin, property owner) (122 noticed) Staff Contact: Michelle Markiewicz

Attachments:      [1345 Vancouver Ave - Staff Report](#)  
                             [1345 Vancouver Ave - Attachments](#)  
                             [1345 Vancouver Ave - Plans](#)

- e. 1556 Cypress Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling and detached garage. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e) (2). (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 - Plans](#)

- f. 250 California Drive, zoned CAR - Application for a Conditional Use Permit to allow retail, personal service, and business service uses on the ground floor of an approved new commercial building (not built yet). Proposed uses on the ground floor fall within the scope of the previously approved project which qualified for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), per Section 15332, In-Fill Development Projects. (20 Hobart LLC, applicant and property owner) (65 noticed) Staff Contact: Ruben Hurin

Attachments:      [250 California Dr - Staff Report](#)  
                             [250 California Dr - Attachments](#)  
                             [250 California Dr - Plans](#)

## 9. DESIGN REVIEW STUDY

- a. 730 Crossway Road, zoned R-1 - Application for Design Review and Front Setback Variance for a new two-story single family dwelling and detached garage. (Wehmeyer Design, applicant and designer; Leslie Macchia, property owner) (167 noticed) Staff Contact: Michelle Markiewicz

Attachments:      [730 Crossway Rd - Staff Report](#)  
                             [730 Crossway Rd - Attachments](#)  
                             [730 Crossway Rd - Plans](#)

- b. 1335 Balboa Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (James, Chu, applicant and designer; Igor and Andrea Cerc, property owners) (92 noticed) Staff Contact: Erika Lewit

**Attachments:**      [1335 Balboa Ave - Staff Report](#)  
                                 [1335 Balboa Ave - Attachments](#)  
                                 [1335 Balboa Ave - Plans](#)

- c. 1336 Drake Avenue, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. (Tim Raduenz, Form + One, applicant and designer; 1336 Drake Ave LLC , property owner) (118 noticed) Staff Contact: Michelle Markiewicz

**Attachments:**      [1336 Drake Ave - Staff Report](#)  
                                 [1336 Drake Ave - Attachments](#)  
                                 [1336 Drake Ave - Plans](#)

- d. 1214-1220 Donnelly Avenue, zoned DAC - Design Review Study for an Application for Environmental Review, Amendment to the Downtown Specific Plan and Zoning Code to allow a multi-family residential use, Conditional Use Permit for building height, Condominium Permit and Lot Merger for construction of a new three-story, 14-unit mixed use commercial/residential building (John Britton, applicant; Britton Trust, property owner; Gary Gee Architects, Inc., architect;) (182 noticed) Staff Contact: Ruben Hurin

**Attachments:**      [1214-1220 Donnelly Ave - Staff Report](#)  
                                 [1214-1220 Donnelly Ave - Attachments](#)  
                                 [1214-1220 Donnelly Ave - Materials Binder](#)  
                                 [1214-1220 Donnelly Ave - Plans](#)

e. 1766 El Camino Real, zoned NBMU:

a. Application for Environmental Review, Design Review, and Conditional Use Permit for mechanical parking stackers for a new seven-story, mixed-use building with retail, office and 60 residential units with below grade parking (Certosa Inc. applicant and property owner; Architecture International, architect) (84 noticed) Staff Contact: Catherine Keylon

b. Application for Zoning Code Amendment to Amend Office Parking Regulations in the NBMU Zone. Staff Contact: Catherine Keylon

Attachments:      [1766 El Camino Real - Entitlements Staff Report](#)  
[1766 El Camino Real - Entitlements Attachments Part 1](#)  
[1766 El Camino Real - Entitlements Attachments Part 2](#)  
[1766 El Camino Real - Entitlements Attachments Part 3](#)  
[1766 El Camino Real - Code Amendment Staff Report](#)  
[1766 El Camino Real - Code Amendment - Attachments](#)  
[1766 El Camino Real - Plans](#)

## 10. COMMISSIONER'S REPORTS

## 11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting October 21, 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 October 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 November 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 \$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.*