



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, January 13, 2020

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Draft November 25, 2019 Planning Commission Meeting Minutes

Attachments: [Draft November 25, 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. 859 Cowan Road, zoned IB - Application for a Conditional Use Permit and Parking Variance for a church use in an existing building. (Andrew Chiu, applicant; The Church of Burlingame, property owner; David Fung AIA, architect) (39 noticed) Staff Contact: Catherine Keylon

Attachments: [859 Cowan Rd - Staff Report](#)

[859 Cowan Rd - Attachments](#)

[859 Cowan 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. 2225 Davis Drive, 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 (Adam Bittle, applicant and architect; Jeffrey Walker & Angela Fang, property owners) (87 noticed) Staff Contact: Michelle Markiewicz

Attachments: [2225 Davis Dr - Staff Report](#)
 [2225 Davis Dr - Attachments](#)
 [2225 Davis Dr - Plans](#)

- b. 1548 Howard Avenue, zoned R-1 - Application for Design Review for a first and 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. (Hector Estipona, J Deal Associates, applicant and designer; Hugo Girol, property owner) (111 noticed) Staff Contact: Catherine Keylon

Attachments: [1548 Howard Ave - Staff Report](#)
 [1548 Howard Ave - Attachments](#)
 [1548 Howard Ave - Plans](#)
 [1548 Howard Ave - Historic Resources Survey](#)

- c. 1025 and 1029 Capuchino Avenue, zoned R-2 - Application for a One Year Extension for a previously approved application for a Conditional Use Permit for re-emerging lots. Design Review and front setback Variances for two new duplex residential units on two separate lots. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per section 15303 (a) of the CEQA Guidelines. (Ed Breur, TRG Architects, applicant and designer; Kurt Steil, property owner) (134 noticed) Staff Contact: Erika Lewit)

Attachments: [1025 and 1029 Capuchino Ave - Staff Report](#)
 [1025 and 1029 Capuchino Ave - Attachments](#)
 [1025 and 1029 Capuchino Ave - Plans](#)

8. REGULAR ACTION ITEMS

- a. 110 Loma Vista Drive, zoned R-1 - Application for Design Review and Special Permit for 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 15303(a) of the CEQA Guidelines. (Victor Song, applicant and property owner; Denny Han, architect) (58 noticed) Staff Contact: Erika Lewit

Attachments: [110 Loma Vista Dr - Staff Report](#)
 [110 Loma Vista Dr - Attachments](#)
 [110 Loma Vista Dr - Plans](#)

- b. 228 Stanley Road, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303(a) of the CEQA Guidelines. (James Chu, Chu Design Associates, applicant and designer; 228 Stanley Road LLC, property owner) (142 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [228 Stanley Rd - Staff Report](#)
 [228 Stanley Rd - Attachments](#)
 [228 Stanley Rd - Plans](#)

- c. 1147 Rollins Road, zoned C-2 – Application for Amendment to Conditional Use Permit to add sales of alcoholic beverages to a mini-mart at an existing gasoline service station. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 of the CEQA Guidelines. (Gustavo and Gladys Greco, Gus 76, applicants and property owners) (16 noticed) Staff Contact: Kevin Gardiner

Attachments: [1147 Rollins Rd - Staff Report](#)
 [1147 Rollins Rd - Attachments](#)

- d. 1095 Rollins Road, zoned C-1 - Application for Mitigated Negative Declaration, General Plan Amendment, Rezoning, Design Review, Conditional Use Permit for Height, Density Bonus, and Vesting Tentative Map for a lot merger for a new 6-story, 150-unit residential apartment building. (The Hanover Company, Scott Youdall, applicant; SA Properties Company L.P., property owner) (25 noticed) Staff Contact: Catherine Keylon

Attachments: [1095 Rollins Rd - Staff Report](#)
 [1095 Rollins Rd - Application](#)
 [1095 Rollins Rd - Attachments](#)
 [1095 Rollins Rd - Initial Study/Mitigated Neg Dec](#)
 [1095 Rollins Rd - MMRP](#)
 [1095 Rollins Road - CEQA Errata Memo](#)
 [1095 Rollins Rd - Response to Comments](#)
 [1095 Rollins Rd - Plans](#)

9. DESIGN REVIEW STUDY

- a. 737 Linden Avenue, zoned R-2 - Application for Design Review and Lot Split for construction of a new, two-story duplex on each new proposed lot. (James Chu, Chu Design Associates, Inc., applicant and designer; 737 Linden LLC, property owner) (77 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [737 Linden Ave - Staff Report](#)
 [737 Linden Ave - Attachments](#)
 [737 Linden Ave - Plans](#)

10. COMMISSIONER'S REPORTS**11. DIRECTOR REPORTS**

- Commission Communications
- City Council regular meeting January 6, 2020

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 January 13, 2020. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on January 23, 2020, 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.