



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, September 14, 2020

7:00 PM

Online

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Governor's Executive Order N-33-20 issued on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, the Council Chambers will not be open to the public for the September 14, 2020 Burlingame Planning Commission meeting.

Members of the public may view the meeting by logging on to the Zoom meeting listed below. Additionally, the meeting will be streamed live on YouTube and uploaded to the City's website after the meeting.

Members of the public may provide written comments by email to publiccomment@burlingame.org.

Emailed comments should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda or is on the consent agenda. The length of the emailed comment should be commensurate with the three minutes customarily allowed for verbal comments, which is approximately 250-300 words. To ensure your comment is received and read to the Planning Commission for the appropriate agenda item, please submit your email no later than 5:00 p.m. on September 14, 2020. The City will make every effort to read emails received after that time, but cannot guarantee such emails will read into the record. Any emails received after the 5:00 p.m. deadline which are not read into the record will be provided to the Planning Commission after the meeting.

To Join the Zoom Meeting:

To access by computer:

Go to www.zoom.us/join

Meeting ID: 891 0251 6360

Passcode: 071683

To access by phone:

Dial 1-669-900-6833

Meeting ID: 891 0251 6360

Passcode: 071683

1. CALL TO ORDER

2. ROLL CALL**3. APPROVAL OF MINUTES**

- a. Draft August 24, 2020 Planning Commission Meeting Minutes

Attachments: [Draft August 24, 2020 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 limited to three minutes each; the Chair may adjust the time limit in light of the number of anticipated speakers.

6. STUDY ITEMS

- a. 1341 Marsten Road, zoned RR - Application for Conditional Use Permit and Parking Variance for a commercial recreation use. (Adna Berryman, applicant and property owner) (37 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1341 Marsten Rd - Staff Report](#)
 [1341 Marsten Rd - Attachments](#)
 [1341 Marsten 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.

8. REGULAR ACTION ITEMS

- a. 1515 Willow Ave, zoned R-1 - Application for Fence Exception to increase the fence height 20% above the maximum allowed. This project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15303(e) of the CEQA Guidelines. (Mika Hamamura, applicant and designer; Jamie Freedman and Jill Loftiss, property owners) (262 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1515 Willow Ave - Staff Report](#)
 [1515 Willow Ave - Attachments](#)
 [1515 Willow Ave - Plans](#)

- b. 624 Lexington Way, zoned R-1 - Application for Design Review Amendment for changes to a previously approved first and second story addition to an existing single family dwelling. This project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15301(e)(2) of the CEQA Guidelines. (Rob Wehmeyer, Wehmeyer Design, applicant and designer; Kelsey and Dave Armstrong, property owners) (130 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [624 Lexington Way - Staff Report](#)
 [624 Lexington Way - Attachments](#)
 [624 Lexington Way - Plans](#)

- c. 128 Lorton Avenue, zoned R-4 Incentive District Subarea - Application for Amendment to Design Review and Waivers/Modifications for changes to a previously approved 19-unit residential condominium building. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15332 of the CEQA Guidelines (Infill Exemption). (Chris Grant, The Pacific Companies, applicant; SDG Architects, Inc., architect; Thomas Cady, property owner) (202 noticed) Staff Contact: Ruben Hurin

Attachments: [128 Lorton Ave - Staff Report](#)
 [128 Lorton Ave - Attachments](#)
 [128 Lorton Ave - Plans](#)

9. DESIGN REVIEW STUDY

- a. 1151 Rosedale Avenue, zoned R-1 - Application for Design Review for a first and second story addition to an existing single family dwelling (major renovation) and Special Permit for a new attached garage. (Warren Huey, applicant and designer; Sapphire Huey, property owner) (96 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1151 Rosedale Ave - Staff Report](#)
 [1151 Rosedale Ave - Attachments](#)
 [1151 Rosedale Ave - Plans](#)

- b. 1321 De Soto 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. (James Chu, Chu Design Associates, Inc., applicant and designer; David Welch, property owner) (110 noticed) Staff Contact: Erika Lewit

Attachments: [1321 De Soto Ave - Staff Report](#)
 [1321 De Soto Ave - Attachments](#)
 [1321 De Soto Ave - Plans](#)

- c. 3 Cananea Place, zoned R-1 - Application for Design Review and Hillside Area Construction Permit for a new deck and addition on the main level along the left side and rear of an existing single family dwelling. (Panko Architects, applicant and architect; Proeast Properties, property owner) (84 noticed) Staff Contact: Catherine Keylon

Attachments: [3 Cananea Pl - Staff Report](#)
 [3 Cananea Pl - Attachments](#)
 [3 Cananea Pl - Plans](#)

- d. 120 Occidental Avenue, zoned R-1 - Application for Design Review for a major renovation to an existing single family dwelling with a first floor addition at the rear, a new second story addition, and a new detached two-car garage. (Form One Design, applicant and designer; RG Developments, property owner) (128 noticed) Staff Contact: Catherine Keylon

Attachments: [120 Occidental Ave - Staff Report](#)
 [120 Occidental Ave - Attachments](#)
 [120 Occidental Ave - Historic Resource Evaluation](#)
 [120 Occidental Ave - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting of September 8, 2020*

- a. 1 & 45 Adrian Ct - FYI for review of information requested by the Planning Commission for a previously approved mixed use development project.

Attachments: [1 & 45 Adrian Ct - Memorandum and Attachments](#)
 [1 & 45 Adrian Ct - Plans](#)

12. ADJOURNMENT

Notice: Any individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact Ruben Hurin, Planning Manager, by 10:00 a.m. on Monday, September 14, 2020 at rhurin@burlingame.org or (650) 558-7256. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for inspection via www.burlingame.org/planningcommission/agenda or by emailing the Planning Manager at rhurin@burlingame.org. If you are unable to obtain information via the City's website or through email, contact the Planning Manager at 650-558-7256.

An action by the Planning Commission is appealable to the City Council within 10 days of the Planning Commission's action on September 14, 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 September 24, 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 \$1,075.00, which includes noticing costs.