From: [redacted]
To: Burlingame Planning Dept
Subject: 1385 Hillside Circle - proposed development
Date: Monday, July 21, 2025 12:42:08 PM

You don't often get email from suzannedelzellrogers@gmail.com. Learn why this is important

I live at 1312 Alvarado Avenue on the circle about two houses away from 1385. I have reviewed the plan received by the Planning Dept on 9/24/24, calling for 3 large houses all fronting onto Hillside Circle.

I have a number of concerns regarding the proposed plan:

1) our narrow one way curvy street, leading to a school and used as a way into the Burlingame Hills, cannot support the additional traffic burden of three 4 - bedroom houses. Consideration should be given to reducing the number of homes or having entrances for one or more of the homes on Easton Drive instead of Hillside Drive.

2) The proposed size of the houses is inconsistent with the current neighborhood. The plans show a rather massive wall of structures facing the street.

3) I am very concerned that with our one-way street there will be serious delays to my ability to exit my home during the construction phase. There needs to be an off-street construction pad, phased construction, and excellent communication with neighbors. School traffic is another issue that needs to be addressed during that time. I am often unable to leave my home during drop off and pick up times but I know the traffic will only last ten minutes. Construction traffic will not be so consistent.

4). Finally I am concerned about parking for the structures - not only for the residents but also for delivery and service vehicles. In addition to garage parking there should be pad parking included in the plans since there is no parking allowed in front of these proposed homes. The impact on surrounding neighbors who do have space in front of their homes should be considered.

I appreciate your time listening to my concerns. Suzanne Rogers

From: Roy [redacted]
Sent: Thursday, December 26, 2024 2:44 PM
To: Burlingame Planning Dept <planningdept@burlingame.org>
Cc: [redacted]
Subject: 1385 Hillside Circle - new construction

To: Planning Dept. and Planning commission Members

Re: Proposed development plan for 1385 Hillside Circle

We live at 1387 Hillside Circle next door to the development and have reviewed the plan received by planning department on 9/24/24 requesting three new homes all fronting Hillside Circle.
In my opinion and my other neighbors, the three new homes do not fit the neighborhood due to the square footage of each home and the footprint layout of each property. The average square footage on the Circle is 2705 square feet of the 8 homes listed below. The average square footage of each home at 1385 will be more than 4300 square feet. The 1385 homes are on average 38% larger. This will affect the charm of the neighborhood to see three monster homes next to each other. Parking will be an issue and will no doubt affect emergency vehicles attempting to get to the Hoover school and Canyon Road. Most of the neighborhood would like to see the developer to design the property to meet the original plot configuration designed by Easton estates. The original design shows one parcel located on Easton drive and two lots on Hillside Circle. This layout will reduce the congestion and make the neighborhood safer.

Hillside Circle Addresses and Square Footage of each
1381-3300 sq. ft.
1384-2930 sq. ft.
1387-1810 sq. ft.
1386-2340 sq. ft.
1400-2300 sq. ft.
1405-4080 sq. ft.
1408-1870 sq. ft.
1388-3010 sq. ft.
Average 2705 sq. ft.

Thanks

Roy Mayer
[redacted]

From: [redacted]
To: Public Comment
Cc: [redacted]
Subject: Fwd: 1385 proposed development
Date: Saturday, August 30, 2025 11:47:05 AM

> Please read at Public Hearing Sept 8
>
> For 34+ years, we've lived directly across Hillside Circle from the proposed development at 1385 Hillside Circle & have witnessed the progressive degradation of the house & its two multi-car garages. We thank the current Absentee-owner for his intent to remove all 3 decrepit, unoccupied structures . However, we strongly object to aspects of the proposed development that would threaten the safety of pedestrians & drivers on Hillside Circle.
> Fact: the street is narrow, curved, & sloped with limited distance visibility.
> Fact: during school term, the street is bumper-to-bumper cars twice daily. Distracted parents & unmindful juveniles fill the street walking to Hoover Elementary School.
> Fact: traffic flow is problematic on this street as evidenced by its having been designated one-way.
> The proposed development threatens community safety in several regards:
> 1. Demolition of the large house & 2 garages will entail street-clogging trucking activity that will significantly impede traffic flow & severely threaten the safety of school parents & children. Traffic & Safety Dept needs to Intervene.
> 2. The construction of 3 new large houses necessitating massive construction vehicles & frequent material deliveries will likewise impede routine neighborhood traffic flow & risk the lives of school children & parents. Traffic & Safety Dept needs to intervene.
> 3. Worst of all because of the long-term impact, is the proposal for 3 additional driveways onto Hillside Circle. This is an unacceptable & unnecessary burden on the street . The existing parcel is already subdivided into 3 parcels: two facing Hillside Circle & one facing Easton. This configuration is superior in terms of suitability for the neighborhood. We recognize that it may be cheaper — short term — for the developer to build houses on 3 linear lots, but the convergence of 3 more driveways onto this narrow, curved street is very bad —long term— for the entire neighborhood. We strongly urge that the original lot configuration be maintained. There is a sound & thoughtful reason it was originally planned thusly. Planning Dept needs to deny the subdivision configuration as proposed.

> Nancy & Jim Locke
> 1384 hillside circle

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From: [redacted]
To:
Cc: [redacted]
Subject: Re: 1385 proposed development
Date: Sunday, August 31, 2025 8:55:30 AM
Attachments: image0.png

To whom it may concern. Attached you'll find a capture from our security camera illustrating how busy Hillside circle becomes during the morning and afternoon when Hoover school classes start and end.

As Nancy mentions consideration of how student safety and traffic congestion will be handled during those periods must be forefront to the city's determination on approval for the 3 homes proposed to be built.
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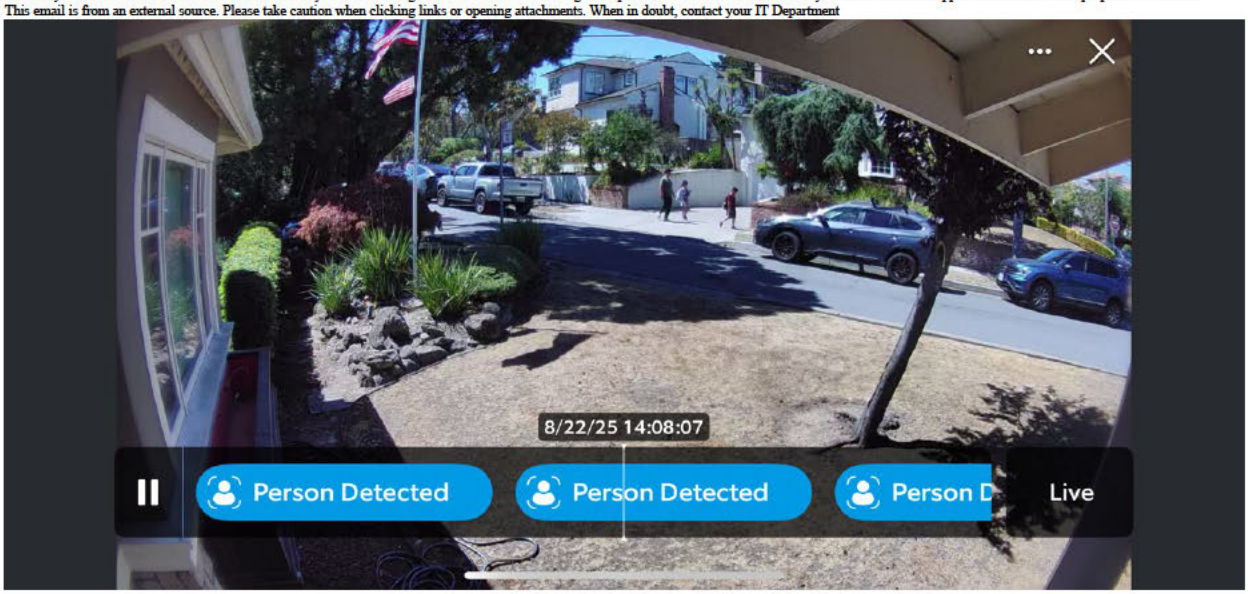

Hillside Circle is a very narrow street with poor sight lines, and the fact that Avalrado is a one way street feeding onto Hillside Circle only adds to the potential traffic problems as when construction vehicles are blocking Hillside there will not be any relief for traffic.

In addition there is the potential for emergency equipment to not be able to navigate the circle when construction equipment and debris bins are being used.

Marco Romani
1381 Hillside Circle

> On Aug 30, 2025, at 12:37, Nancy Locke [redacted] wrote:
>
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>
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> Nancy & Jim Locke
> 1384 hillside circle