

CITY OF BURLINGAME

**PLANNING COMMISSION RESOLUTION 2026-___
APPROVING A VESTING TENTATIVE PARCEL MAP
FOR A LOT MERGER AT 2, 12, AND 16 PARK ROAD
PROJECT NOS. DSR25-0021 AND MAP25-0002**

WHEREAS, an application has been made by Windy Hill Property Ventures, for Design Review and State Density Bonus to construct a seven-story, 144 multi-unit residential building that includes 12 below market rate (BMR) units (6 very-low and 6 moderate income units) with two levels of above-grade parking containing 140 parking spaces in the Baywater Mixed Use (BMU) and High Density Residential (R-4) zoning district within the Downtown Specific Plan, APN: 029-225-170 / 029-225-180/ 029-225-190 / 029-225-200; and

WHEREAS, on November 13, 2025, the applicant filed a vesting Tentative Parcel Map to merge four existing parcels (APN: 029-225-190/ 029-225-200 / 029-225-170 / 029-225-180) to create one 0.99 acre parcel; and

WHEREAS, on May 26, 2026, the Planning Commission of the City of Burlingame held a duly noticed public hearing at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing; and

WHEREAS, on May 26, 2026, the Planning Commission of the City of Burlingame reviewed and considered a Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15 – Minor Land Divisions) of the CEQA Guidelines, which states the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed Tentative Parcel Map meets these requirements, and therefore, is Categorically Exempt; and

WHEREAS, on May 26, 2026, the Planning Commission of the City of Burlingame reviewed the proposed Tentative Parcel Map pursuant to Section 26.24.050 (a) through (e) and the Public Works memorandum.

NOW, THEREFORE, the Planning Commission of the City of Burlingame does here by resolve, find, determine and order as follows:

SECTION 1: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15 – Minor Land Divisions) of the CEQA Guidelines, which states the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed Tentative Parcel Map meets these requirements, and therefore, is Categorically Exempt.

SECTION 2: City of Burlingame Municipal Code (BMC) Section 26.24.050 authorizes the Planning Commission to approve the Tentative Parcel Map for the merger of four parcels into one parcel. The Planning Commission finds the following:

TENTATIVE PARCEL MAP (BMC SECTION 26.24.050)

Following the submission of the map and the recommendations of the City Engineer, the Planning Commission shall consider the map and make its decision upon such consideration as, but not limited to, the following:

1. *Recommendations of the city engineer;*
The Public Works Department has provided a memorandum detailing the map action that has been requested and recommends approval.
2. *Compatibility of proposed lots to pattern of existing lots in the neighborhood; reverse corner lots or key lots shall not be introduced into a neighborhood where such lots do not now exist;*

The proposed map action does not create a reverse corner or key lot. The map action includes merging four parcels to create one parcel. The one new parcel meets the minimum required street frontage of 50-feet, and the minimum lot size of 5,000 square feet with proposed new Parcel 1 at 43,269 SF with a 150.07' street frontage along Peninsula Avenue and 281.36' street frontage on Park Road.

3. *Accessibility to safety services. The commission may consider grade of access roads or easements and require that such grade is not excessive or beyond the capacity to traverse by safety equipment;*

The existing parcels and new single parcel are flat. The property is a corner lot, with frontage on Park Road and Peninsula Avenue. The apartment building proposed has been designed to front along Park Road, with Peninsula Avenue considered the exterior side frontage. There are currently five curb cuts serving the existing properties, and with the proposed map action and development there would two curb cuts; one along Peninsula Avenue and one along Primrose Road.

4. *Proposed grading and contours of the finished sites. The commission may require as a condition that the finished contour of the building site or sites reasonably conform with the neighborhood pattern where such pattern exists;*

The extent of grading required for this project is minimal, given it is a flat site. There is no below grade parking, so the estimated cut/fill for this project is negligible.

5. *Compliance with creek lot requirements set forth in Section [26.08.075](#).*

The subject property does not contain a creek and is not located immediately adjacent to a creek, therefore Section 26.08.075 does not apply in this case.

SECTION 3: Based on the entire record of proceedings including staff reports and all public hearing testimony, the Planning Commission of the City of Burlingame **HEREBY** approves the Tentative Parcel Map subject to the following conditions:

CONDITIONS OF APPROVAL

1. that the existing structures shall be demolished before the map can be approved;

- 2. that a Final Parcel Map shall be filed by the applicant within the two-year time period as allowed by the Subdivision Map Act and the City’s Subdivision Ordinance;
- 3. that all sidewalk, driveway approach, curb, and gutter fronting the project site on Peninsula Avenue and Park Road shall be removed and replaced per City Standard Details;
- 4. that no developmental approvals are part of this mapping action;
- 5. that all property corners shall be set in the field and be shown on the Final Map;
- 6. that the Final Map shall show all proposed and existing easements, the widths of the right-of-way for Peninsula Avenue and Park Road including the centerlines of right-of-way, bearings and distances of centerline and any existing monuments in the roadway;
- 7. that permanent stormwater treatment measures and maintenance agreements shall be project and shall be recorded with the County prior to building permit issuance;
- 8. that a Special Encroachment Permit shall be required for the project. Installation, and maintenance of pervious pavement proposed for the sidewalks fronting the project site on Peninsula Avenue and Park Road. The permit shall be recorded with the County prior to building permit issuance.

PASSED AND ADOPTED this 26th day of May 2026.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 26th day of May 2026 by the following vote:

Secretary

Exhibit A – Tentative Map dated May 20, 2026