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

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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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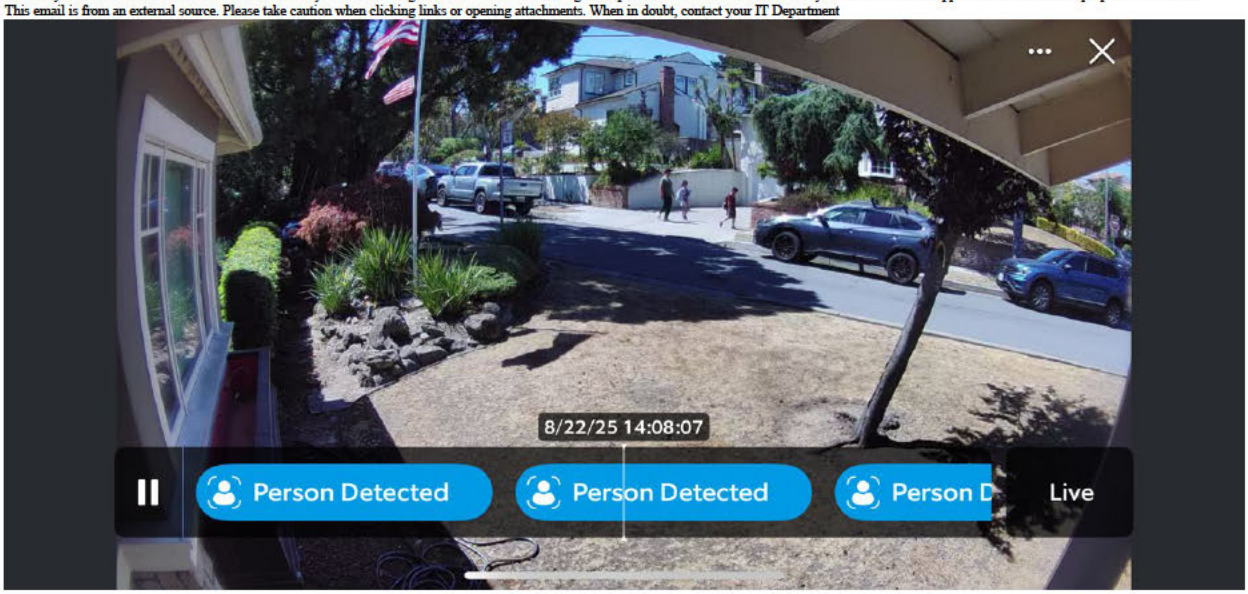

Hillside Circle is a very narrow street with poor sight lines, and the fact that Avalrado is a one way street feeding onto Hillside Circle only adds to the potential traffic problems as when construction vehicles are blocking Hillside there will not be any relief for traffic.

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:
>
> 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.
> 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.
> 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.
> Nancy & Jim Locke
> 1384 hillside circle

From: [redacted]
To: Public Comment; Burlingame Planning Dept
Subject: Comment on DSR25-0023, 1385 Hillside Circle
Date: Sunday, September 7, 2025 7:37:55 PM

You don't often get email from [redacted] Learn why this is important

Dear Burlingame Planning Commission,

In regard to the Planning Commission agenda on Sept 8, I am writing to formally object to the proposed development at 1385 Hillside Circle (Project No. DSR25-0023) because it fails to meet key Design Review Criteria, specifically regarding architectural compatibility, mass, and parking patterns.

1. Architectural Style, Mass, and Bulk: The proposed homes are incompatible with the existing neighborhood character. The average square footage of homes on Hillside Circle is 2,705 sq. ft. The new homes, at over 4,300 sq. ft. on average, are 38% larger. This size discrepancy will create a "massive wall of structures" and is inconsistent with the neighborhood's charm, as expressed by multiple residents in public comments.

2. Parking and Garage Patterns: The plan disregards the existing parking patterns and exacerbates a known safety issue. Three new driveways on a narrow, one-way, curvy street with limited visibility will create significant long-term safety hazards for both drivers and pedestrians, especially given the proximity to Hoover Elementary School. The proposed lot configuration is less suitable than the existing layout, which had one lot fronting Easton Drive, reducing congestion.

Furthermore, street parking is already at capacity, particularly during school rush hours. The side of the street with the proposed driveways has no parking markings. We have observed that reports of parking and traffic issues in this area, like those filed through SeeClickFix, have not been addressed in a timely or satisfactory manner [1]. The city's inaction on existing problems makes the addition of three new driveways an unacceptable risk to community safety.

I ask the Planning Commission to reconsider the approval of this project and request that the developer revise the plans to better align with the established design review criteria and address the valid safety and parking concerns of the community.

Sincerely,

Fred Faber
2714 Easton (Driveway at 1308 Alvarado)

[1]
a) https://seeclickfix.com/issues/19664457 leading to https://seeclickfix.com/issues/19769631

b) https://seeclickfix.com/issues/19778577

c) https://seeclickfix.com/issues/19687334

d) https://seeclickfix.com/issues/19622472

From: [redacted]
To: CD/PLG-Catherine Keylon
Subject: Hillside Circle project
Date: Thursday, September 18, 2025 1:34:24 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I live on the other end of Hillside Circle and went thru much the same problems as proposed at 1385. The street is too narrow to handle three new homes and with the fairly new opening of Hoover School has greatly added to the traffic problems on Hillside Circle. This is simply the wrong project for this street. Perhaps two homes at the max, which I still believe will cause many problems.. I guess you could say I am opposed to this planned project and I will be voicing my concerns to the City Council.

Sent from my iPad
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From: [redacted]
To: CD/PLG-Catherine Keylon
Subject: Fwd: 1385 Hillside Circle - 9/22 Agenda Item
Date: Sunday, September 21, 2025 7:26:35 PM

You don't often get email from [redacted]com. Learn why this is important

Hi - kindly see below. Thank you

Sarah Ali and Roshan Yoganathan

---------- Forwarded message ---------
From: **Roshan and Sarah** <[redacted].com>
Date: Sun, Sep 21, 2025, 4:52 PM
Subject: Re: 1385 Hillside Circle - 9/22 Agenda Item
To: <publiccomment@burlingame.org>

Good evening

We submitted this public comment item but did not see it reflected in the document attached to tomorrow's agenda item.

Can you kindly confirm receipt of this email?

The email below is regarding agenda items:

Lot Subdivision, Major Design Review, Hillside Area Construction Permit and Special Permits at 1385 Hillside Circle - Lot 1 (Project No. DSR24-0023)

.Lot Subdivision, Major Design Review, Hillside Area Construction Permit and Special Permits at 1385 Hillside Circle - Lot 2 (Project No. DSR24-0024)

Lot Subdivision, Major Design Review, Hillside Area Construction Permit and Special Permits at 1385 Hillside Circle - Lot 3 (Project No. DSR24-0025)

Best regards
Sarah Ali and Roshan Yoganathan

On Sat, Sep 13, 2025, 10:21 PM Roshan and Sarah <[redacted]com> wrote:

> Dear Planning Commission,
>
> We are writing to express our concerns regarding the proposed development at 1385 Hillside Circle, which we understand involves the construction of three new homes. Our property is located at 2225 Summit Drive and it directly backs onto the development site.
>
> Our primary concern is the potential for significant dust and debris during the construction phase. The proximity of the new construction to our home and backyard poses a risk of dirt, dust, and other debris accumulating on our property. As a household with young children, we are particularly concerned about the health risks associated with airborne dust. This

debris could potentially damage or dirty our home's exterior, landscaping, outdoor furniture, and the specialized playing surface in our yard. We understand that the Burlingame Municipal Code, including Section 25.41.030 on Air Quality, requires that uses be conducted to prevent airborne material from crossing property lines. We also expect any plan to adhere to the requirements of the Stormwater Construction Pollution Prevention Permit, which includes measures for dust control.

We respectfully request that the commission require the developer to submit a detailed plan outlining all precautions they will take to mitigate dust and debris. This plan should include measures such as dust screens, regular watering of the site, and a schedule for debris removal. Furthermore, we would like it to be a matter of record that the developer will be held responsible for any necessary repainting, repair, resurfacing, or professional cleaning of our property, including the aforementioned playing surface, that may be caused by the construction.

Our second concern is the preservation of the large tree located in the backyard of 1385 Hillside Circle. This tree provides a crucial privacy screen for our property and contributes significantly to the neighborhood's aesthetic and environmental well-being. We understand that the City's Urban Reforestation and Tree Protection Ordinance (Chapter 11.06) considers the effect on privacy when evaluating tree removal permits. We urge the commission to ensure that this tree is protected and not removed as part of the development plan.

Thank you for your time and consideration of these important matters. We look forward to reviewing the developer's plans and hearing the commission's decision on this issue.

Sincerely,

Roshan Yoganathan and Sarah Ali

[redacted]Summit Drive, Hillsborough CA

[redacted]

[redacted].com

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From: [redacted]
To: CD/PLG-Catherine Keylon
Cc: COUNCIL-Michael Brownrigg
Subject: proposal 1385 Hillside Circle
Date: Sunday, October 19, 2025 11:06:17 AM

Re: Proposed project at 1385 Hillside Circle to subdivide, demolish, rebuild

The Public Hearing with the Burlingame Planning Commission on Sept 29, 2025 was a stunning disregard and rebuke of almost 200 years of residents' first-hand knowledge of life on "The Circle." Residents adjacent to the proposed development unanimously supported the demolition of the existing house and its two garages and replacement with new homes, but strongly disapprove of the plan to subdivide the existing parcel into three narrow lots in order to cram 3 houses onto Hillside Circle. Issues of traffic safety on this unique street were foremost, but also drainage issues and preservation of historic stonework and a retaining wall on an adjacent parcel. All the concerns were quickly dismissed without any honest consideration. In fact, the commissioners seemed to have already decided to accept the proposal, rather than to "study" the community's concerns. It was obvious from their numerous inaccurate comments that the individual commissioners had spent very little time, in person, on the street.

Please, let's get our town's priorities right: this development will benefit a property owner who is not a Burlingame resident and his out-of-town architect. The property owner has no plans to reside in any of the new houses. We, the residents, would have to live with the "forever" consequences of bad decisions regarding lot configuration as well as home designs that are grossly inconsistent with the neighborhood. This is clearly all about the taxable revenue for the City/County and not at all about the best interests of us, the citizens.

(1) Roy Maher: 40 yrs residency

(2) Sharon Mayer: 40 yrs residency

(3) Teri Felix: 20 yrs residency

(4) Jim Locke: 34 yrs residency

(5) Nancy Locke: 34 yrs residency

Nancy

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From: [redacted]
To: CD/PLG-Catherine Keylon
Cc: [redacted]
Subject: 1385 Hillside Circle proposed subdivision
Date: Tuesday, October 21, 2025 11:18:52 AM
Attachments: 1385 parcel plot.TIF

Hello Catherine,
Re the proposal to subdivide the parcel at 1385 Hillside Circle into 3 narrow parcels, we would like it in the public record that this parcel is already plotted for 3 parcels. See the attached map from County Assessors Office showing the property split into 3 parcels: two facing Hillside Circle and a third facing Easton. Neighbors are strongly opposed to the current owner/developer's proposal to re-align the plot lines into three skinny parcels, all fronting onto Hillside Circle. Having 3 large houses squeezed together along Hillside Circle is very disadvantageous to the entire neighborhood, in terms of traffic safety and aesthetics. A competent architect can design 3 suitable houses for the existing 3-parcel configuration. Please do not allow the requested re-alignment of the parcel to go forward.

Nancy and Jim Locke

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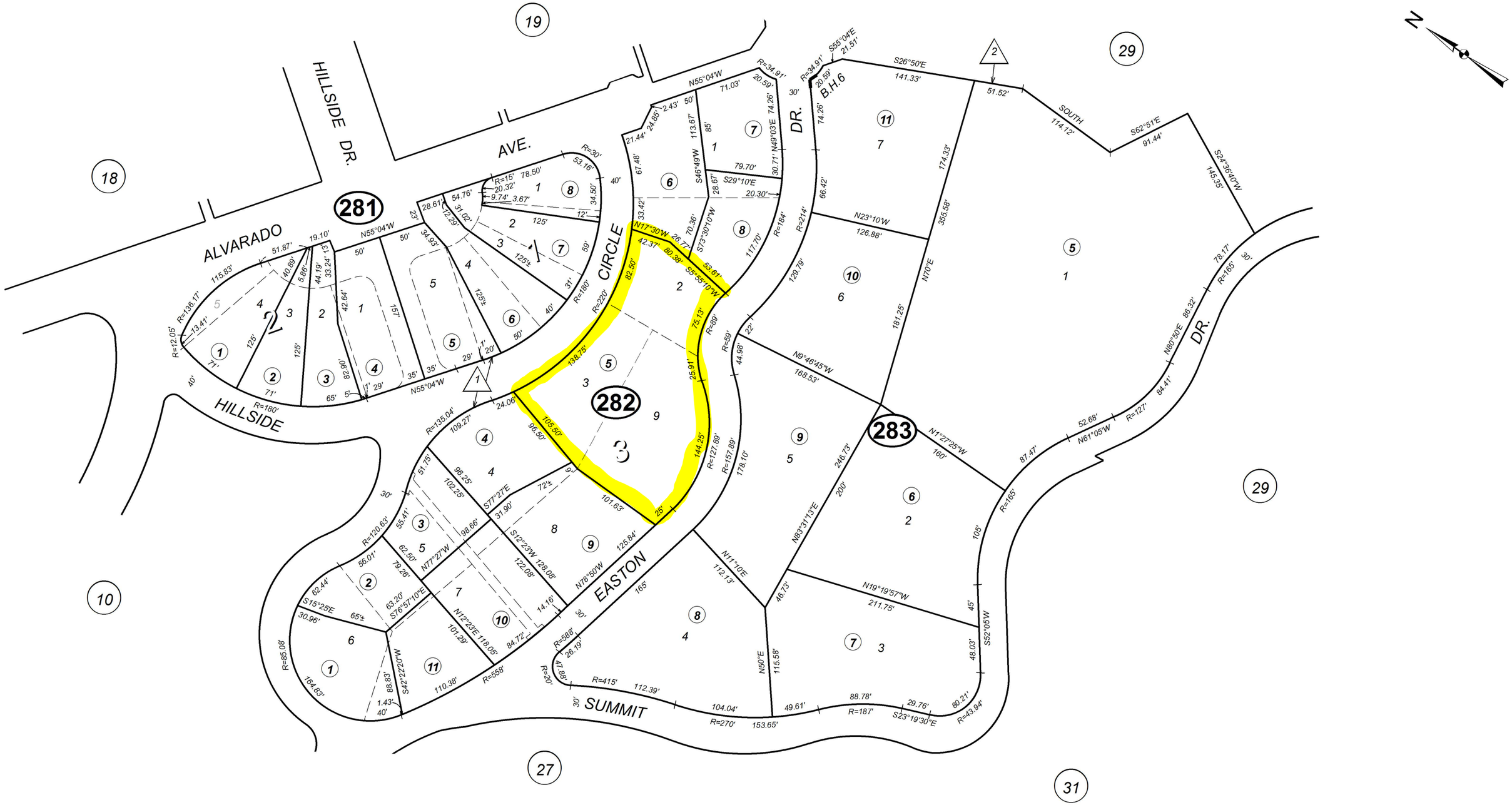
27-28

1" = 100'



2 BURLINGAME HILLS NO. 6 RSM 89/21-22

1 BURLINGAME HILLS RSM 9/2

-----Original Message-----
From: Jennie Nguyen <[redacted]>
Sent: Friday, September 19, 2025 11:06 AM
To: Public Comment <publiccomment@burlingameorgnew.onmicrosoft.com>
Subject: 1385 Hillside Circle New Construction

Dear Commissioners,

I am writing regarding the construction of the 3 new homes at 1385 Hillside Circle.

We are Hoover parents and we walk our daughter to/from school every day. Sometimes grandma will take her. We appreciate the plan to remove the run-down buildings and replace them with high quality homes. However, we were hoping to see more community thought with these plans. Specifically:

1. These lots are situated on the majority of one of the windier parts of the street that feeds into Hoover. A proposal for a sidewalk on that section would greatly give the street a more family / open community vibe and increase safety. One of the best things about Burlingame in comparison to some other cities is the sidewalks. While hill homes have less of this, the area around the school has decent sidewalk coverage.
2. From the vantage point of the school, 3 massive structures that have little tree / landscaping-cover will all almost directly face the school (and other homes on a similar plane). It would be great to study how this would impact the aesthetic of the neighborhood for years to come.

Thank you,
Hoover Parents
1408 Alvarado Ave
Burlingame CA

Teri Felix and Marco Romani
1381 Hillside Cir
Burlingame, CA 94010
October 24, 2025

To: Burlingame Planning Dept
Planning Commission
Burlingame City Council
City Attorney, City of Burlingame

Subject: Follow-up Regarding the Public Hearing on the 1385 Hillside Circle Project (September 9, 2025)

Dear City Planners, Commissioners, Council Members, and City Attorney,

I am writing as a follow-up to the **Planning Commission hearing on September 9, 2025**, regarding the proposed development at **1385 Hillside Circle**. My husband Marco Romani and I reside at **1381 Hillside Circle**, immediately adjacent to the property in question. We have lived here for 21 years and have been homeowners in Burlingame for nearly 30 years.

This was my first time attending a Planning Commission meeting, and I found the experience deeply disappointing. Based on the tone and substance of the discussion, it appeared that many commissioners had formed opinions prior to the public hearing. As a result, the legitimate concerns raised by me and several neighbors were neither acknowledged nor substantively addressed. The exchanges between the Commission and the project's architect suggested a lack of objectivity and insufficient consideration for residents most directly affected by the project.

For the record, I would like to restate my position. **My husband and I strongly support the removal of the existing structure and responsible redevelopment of the site**. The current property is poorly maintained and is eroding the value of the surrounding homes. At the same time, I appreciate the property owner's and architect's commitment to lot sizes that align with the neighborhood's character, where parcels generally range between 10,000 and 14,000 sq ft. However, I have serious concerns—shared by multiple neighbors—regarding the **current design and layout of the proposed project**, specifically:

1. **Safety risks for children** walking to and from Hoover Elementary, due to increased traffic and limited visibility;
2. **Restricted access for emergency vehicles** on a narrow, one-way street; and
3. **Potential stormwater runoff and drainage impacts** that could increase flooding risks to our property at 1381 Hillside Circle.

I respectfully request that the **City formally study and address these issues** before any approvals are granted. In particular, I urge serious consideration of the **original parcel map** for the property, which designated **two lots on Hillside Circle and one on Easton**

Drive (Attachment A). This configuration would reduce congestion and mitigate safety concerns.

During the hearing, eight residents collectively spoke for approximately 24 minutes, raising these and related issues. Yet the Commission's subsequent discussion failed to engage with any of the substantive points raised. Instead, comments focused on minor architectural details—such as whether an exterior staircase should be covered—rather than on the broader community and safety implications. One commissioner even cited the "commercial value" of positioning all homes on the upper portion of the parcel, raising questions about whether the Commission prioritized the developer's financial interests over the welfare of existing residents.

Furthermore, commissioners stated that placing one home on Easton Drive would not improve safety or emergency access, yet no supporting **traffic or safety study** was referenced. I therefore **formally request that the City conduct a qualified traffic and safety analysis** to objectively assess this claim. Without such data, it is premature to dismiss alternatives that may better protect residents and public safety.

Lastly, I wish to note that **stormwater drainage concerns were not addressed at all** during the hearing. As homeowners at the lowest point of Hillside Circle, we are particularly vulnerable to runoff from increased impermeable surfaces, and this issue deserves proper engineering review before project approval.

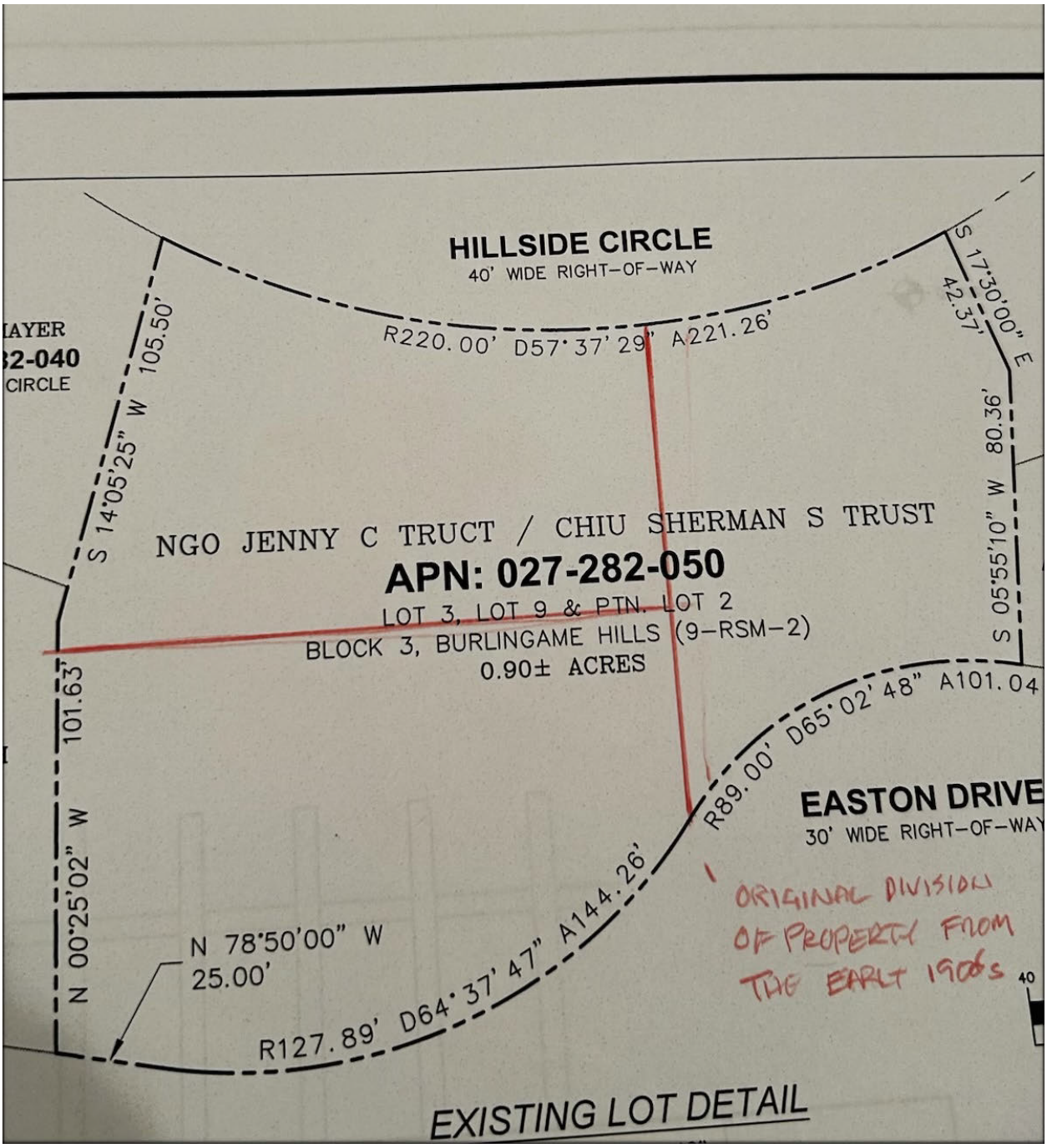
Thank you for your attention to these concerns. I ask that this letter and its attachments be entered into the public record for the 1385 Hillside Circle project. My goal—and that of my neighbors—is not to oppose development, but to advocate for a process that is transparent, objective, and respectful of community safety and property integrity.

Sincerely,

Teri Felix

1381 Hillside Circle
Burlingame, CA 94010
[redacted]

Attachment A: Depiction of what the original plot lines were prior to the existing structure being built.



From: Paul Guido <[redacted]
Sent: Monday, October 27, 2025 12:29 PM
To: Public Comment <publiccomment@burlingameorgnew.onmicrosoft.com>
Subject: Planning Commission - 1385 Hillside Circle

Hello Burlingame Planning Commission,

I am writing in regard to the proposed project at 1385 Hillside Circle. Action Item A on the 10/27/2025 agenda.

We live at 2804 Easton Dr which borders 1385 Hillside Circle to the south-east.

Large retaining walls separate our property from 1385 Hillside Circle (to the west) and 1381 Hillside Circle (to the north).

The proposed plans for lot 1 of the 1385 Hillside Circle subdivision show that the west retaining wall and a portion of the north retaining wall extend approximately 3 feet into 1385 Hillside Circle. Some of the drawings in the lot 1 plan show the west wall and some do not. The north wall does not appear to be included in any of the drawings.

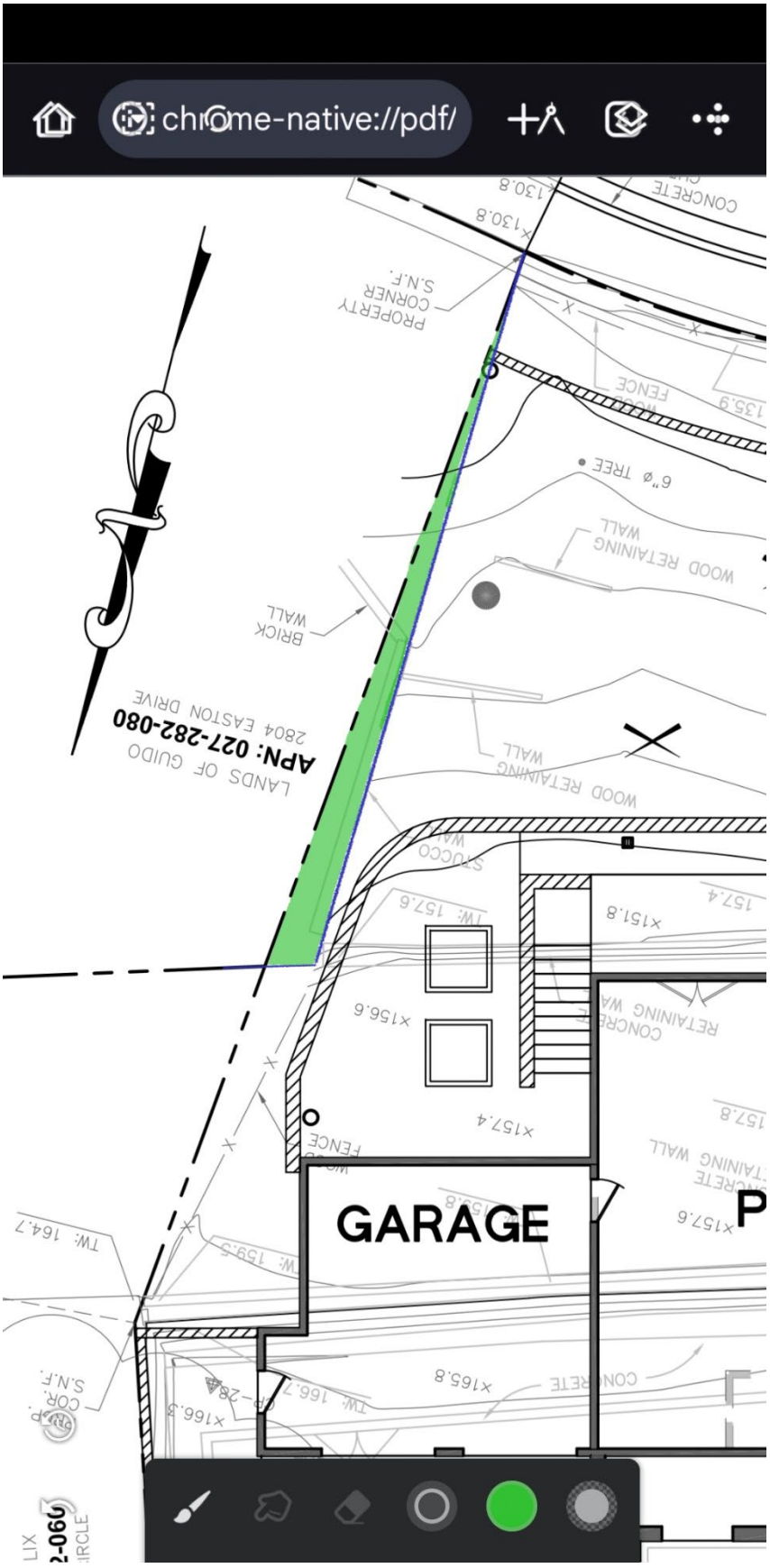
We have approached the home owner about potential resolution to this issue, but they have been noncommital citing fear that altering the property line will require a redesign of lot 1 and hold up the approval process.

We are aware that the planning commission does not resolve property line disputes, but we are hoping that this 3 foot discrepancy can be addressed in the plans. Is it possible for the planning commission to request a study of the plan for lot 1 with the property line set on the west retaining wall? Or can the commission request a formal plan from the homeowner on how they intend to address this issue?

These are substantial structures (particularly the north wall) that have been in place for some time. They were here when we moved in in 2012 and there is no record of them at the building department suggesting they may have been built before digitized records were kept. Altering these walls seems like the least optimum solution.

Please see the attached image highlighting the discussed area in green.

Thank you,
Paul and Irma Guido
2804 Easton Dr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GARAGE
APN: 027-282-080
2804 EASTON DRIVE
LANDS OF GUIDO
PROPERTY CORNER S.N.F.
BRICK WALL
WOOD RETAINING WALL
FENCE
CONCRETE