

May 19, 2026

City of Burlingame
501 Primrose Rd
Burlingame, CA 94010



RE: Endorsement of 2 Park Rd.

To whom it may concern,

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live—healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable and resilient to the impacts of climate change. Greenbelt Alliance’s Climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented— Development Endorsement Program provides support for projects that advance the right kind of development in the right places. By promoting climate-smart development we can create thriving, resilient neighborhoods with ready access to transit and housing choices for all of the Bay Area’s people.

After careful review, Greenbelt Alliance is pleased to endorse the 2 Park Rd project.

Mixed-Use & Transit-Oriented

This exciting project brings 144 homes to Burlingame and provides new residents with easy access to shops and amenities in the downtown area. 2 Park Rd. is also built with public transit in mind by being adjacent to SamTrans lines 397, ECR, and 292. Just a 10 minute walk away and residents would even be able to take the Caltrain to go to the major job centers of San Francisco or San Jose. We appreciate the developers for including 10 affordable units to serve the needs of moderate to low income families.

Sustainability & Resilience

Additionally, 2 Park Rd has a multitude of sustainability highlights including full electrification, smart meters, native and water-efficient landscaping, and solar readiness for future panel installations. The project goes above and beyond with its utilization of cool roofs for high solar reflectance and various energy and water monitoring systems to ensure efficient usage. It is also worth noting that the project is resilient to both wildfire and flood risks. 2 Park Rd is neither in a flood risk area nor faces wildfire risk due to its central location in the city.

According to [GreenTRIP](#)—a free online tool created by Transform that models traffic and greenhouse gas impacts of residential projects in California—the 2 Park Rd project development will result in:

- **808 fewer** miles driven every **day** compared to the **San Mateo County** average.
- **18% fewer** GHG impacts every **day** compared to the **San Mateo County** average.
- **9% less** parking use every **day** compared to the **San Mateo County** average.

We believe that 2 Park Rd is a great new project that will bring more homes to Burlingame's downtown area. Greenbelt Alliance hopes the project will inspire cities in San Mateo County and around the Bay Area to build in our existing communities and grow in more sustainable ways.

Sincerely,



Andrew Ha
State and Regional Resilience Senior Associate
Greenbelt Alliance

From:
To: [Public Comment; CD/PLG-Catherine Keylon](#)
Subject: For Planning Division: Proposed project on Park Road
Date: Wednesday, May 20, 2026 9:23:56 AM

Dear Sir/ Madam,

I am writing in regards to the project proposed on Lots 2, 12, and 16 on Park Road. As someone who grew up benefitting from government housing assistance, now owns a home in Burlingame, and also has relatives who own rental properties, I view housing development issues from multiple perspectives.

Local building regulations, environmental concerns, and community input are being removed in the name of affordability. Yet, how much will these new developments actually help? Less than 10% of the units in the proposed building are BMR units. For the remaining 90%, rental prices will likely remain out of reach for the average person. At the same time, current and future residents are being asked to sacrifice open space and sunlight so that developers can build bigger and higher. That area is also prone to multiple electrical blackouts annually and parking is already difficult. The underlying assumption is that developers will only build if they are given additional monetary incentives (in the form of more units) to do so. Given the price of rent, I believe they'll make money even if the building were similar in size to existing apartment buildings.

At the very least, I hope that local, regional, and state officials will study whether such policies actually help affordability, before neighborhoods and towns are permanently altered.

Sincerely,
Lily Chu

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From: [Public Comment](#)
To: [CD/PLG-Catherine Keylon](#)
Subject: Fw: May 26th meeting concerning 2 Park Road
Date: Tuesday, May 19, 2026 5:10:09 PM

From: Ross Bruce
Sent: Tuesday, May 19, 2026 1:36 PM
To: Public Comment <publiccomment@burlingameorgnew.onmicrosoft.com>
Subject: FW: May 26th meeting concerning 2 Park Road

From: Ross Bruce
Subject: May 26th planning commission meeting concerning 2 Park Road.

Dear Commissioners ,

I am very much in favor of the proposal to convert 2 Park Road and adjacent property into 144 rental homes. Due to it's proximity to shopping, restaurants , bus stops and train stations, It would be a great place to live !

Ross Bruce, Broker AVR Realty,

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From:
To: [CD/PLG-Catherine Keylon](#)
Subject: 2 Park Road
Date: Wednesday, May 20, 2026 10:50:52 AM

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Dear Catherine,

I've watched downtown Burlingame evolve over the years, and this project feels like a natural next step. Adding 144 homes steps from Caltrain, with unit sizes that work for families, is smart growth that our community needs and our infrastructure can support. Local retailers benefit when more people live nearby. Caltrain benefits when riders can walk to the station. Families benefit when they can afford to stay in the city they love. This project delivers all of that, and I hope the Council agrees.

Sincerely,

Anthony Tognetti

Burlingame CA 94010

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From:
To: [CD/PLG-Catherine Keylon](#)
Subject: Downtown Burlingame at 2 Park Rd.
Date: Wednesday, May 20, 2026 11:19:37 AM

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Dear Catherine,

Burlingame's downtown is one of the best in the Bay Area — great restaurants, local shops, easy access to transit. What's been missing is enough housing for the people who want to be part of it. This project changes that, and it does it in a thoughtful, well-planned way that fits the vision we already have for the downtown core.

I especially appreciate that the unit mix includes larger apartments for families. Young families should be able to put down roots here, and I'm glad this project makes room for them. Please support it.

Sincerely,

William Gilmartin IV

Burlingame CA 94010

Sent from my iPhone

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From:
To: [CD/PLG-Catherine Keylon](#)
Subject: 2 Park Rd
Date: Wednesday, May 20, 2026 4:24:11 PM

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Dear Catherine,

As someone who cares deeply about Burlingame's future, I want to go on record in support of the proposed housing project downtown. More residents living near transit means more foot traffic for our local businesses, more kids in our schools, and a more vibrant community overall.

This is exactly where new housing belongs — walkable, connected, and part of a neighborhood people actually want to live in. I urge the Council to approve it.

Sincerely,

Name: Brian Shiller

Address: [redacted] Burlingame

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From: [Public Comment](#)
To: [CD/PLG-Catherine Keylon](#)
Subject: Fw: Questions regarding project @ 2, 12 &16 Park Road
Date: Wednesday, May 20, 2026 9:32:47 AM

From: Irv Agard
Sent: Wednesday, May 20, 2026 9:24 AM
To: Public Comment <publiccomment@burlingameorgnew.onmicrosoft.com>
Subject: Questions regarding project @ 2, 12 &16 Park Road

I have some questions that I hope will be answered @ the May 26th meeting:

During the construction period, where will the construction workers park their vehicles?

If the residents in the new building have more vehicles than the 140 spaces available, where will they park?

Will the residents of the new building be able to get parking permits for streets such as Carol, East Carol or Cypress?

Does the Fire Department need special equipment for a 7 story building? Does it already have that equipment? If not, who pays for the new equipment?

What is the current occupancy rate of apartments in the Burlingame Avenue area? Do we really need 144 new apartments?

Thank you for considering these questions.

Irv Agard

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From:
To: [CD/PLG-Catherine Keylon](#)
Subject: Housing Project Approval
Date: Wednesday, May 20, 2026 1:34:48 PM

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May 20 2026

Dear Mayor and City Council Members,

Housing in Burlingame has been out of reach for too many people for too long. A project like this one — well-located in the downtown, near transit, with homes sized for real families — is a meaningful step in the right direction.

I'm particularly glad to see the Below Market Rate units included. Working families and essential workers deserve to live here too. I strongly support this project and encourage the Council to do the same.

Sincerely,

John Gherini

Ave

[Sent from Yahoo Mail for iPhone](#)

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From: [Laura Matteucci](#)
To: [CD/PLG-Catherine Keylon](#)
Subject: 2 Park Road
Date: Wednesday, May 20, 2026 2:46:10 PM

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Dear Catherine,

I'm writing to express my support for the new residential project proposed for Downtown Burlingame. Our neighborhood has needed more housing for a long time, and this project delivers it in exactly the right place — within walking distance of Caltrain, surrounded by the shops and restaurants that make our downtown special.

Families with young kids, people just starting out, and long-time residents who want to downsize all deserve a place in Burlingame. This project helps make that possible. I hope the Council will vote yes.

Sincerely,

Laura and Lou Matteucci

Avenue, Burlingame

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May 20, 2026

Burlingame Planning Commission
Burlingame City Hall
501 Primrose Road
Burlingame, CA 94010

Re: Support 2 Park Road - Housing Leadership Council of San Mateo County

Dear Members of the Burlingame Planning Commission,

The Housing Leadership Council of San Mateo County (HLC) works with communities and their leaders to produce and preserve quality affordable homes.

On behalf of HLC, I'm writing to express our support for the 2 Park Road proposal by Windy Hill Property Ventures, which would bring 144 new homes to the City of Burlingame, including 6 homes reserved for very low-income households who often face the greatest housing instability, along with 6 homes for moderate-income households facing Burlingame's high housing costs.

These homes are ideally located near downtown Burlingame and the Caltrain station, placing future residents within walking distance of jobs, services, and public transportation. Building homes in transit-accessible areas like this reduces the need for driving, supports local businesses, and helps community members remain close to friends, family, and community. More importantly, this proposal has the potential to provide at least 12 income-restricted households in your community with a safe, stable, and more affordable place to call home.

Thank you for the opportunity to comment, and we urge you to support the 2 Park Road proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Chan", is placed on a light yellow rectangular background.

Ken Chan
Organizing Manager

From:
To: [CD/PLG-Catherine Keylon](#)
Cc:
Subject: Note of support for the proposed project at 2, 12 & 16 Park Road.
Date: Thursday, May 21, 2026 1:41:22 PM

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Dear Ms. Keylon,

As a citizen who grew up in Burlingame, raised my 3 daughters here (BHS graduates) and a realtor of 45 years, I see this project as not only a highest and best use scenario, more importantly it provides a myriad of housing, affordable units that are so close to Burlingame (and S.O.B.A) shopping districts, to name a few benefits..

The project checks all the boxes and will be a great boon to increase property tax revenue, provide needed transit corridor housing, house many new potential consumers in support of commerce in our city, will increase public transportation usage, and be a magnificent presence in the gateway to Burlingame Avenue from El Camino Real.

The mortuary, while serving its past purpose, is an under-utilization of the site now. More people are being cremated, so it is time to repurpose this great property.

As a recently retired Director on the board of the Burlingame Chamber of Commerce, I wish to endorse and support the completion of this project. Thanks for your consideration.

Respectfully submitted,

Victor Borelli-Senior Investment Advisor
DRE#: 00823134

Burlingame, CA 94010



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