



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Minutes Planning Commission

Walker Shores, Chair
John Schmid, Vice Chair
Chris Horan
Sean Lowenthal
Jennifer Pfaff

Monday, June 8, 2026

7:00 PM

BURLINGAME CITY HALL
501 PRIMROSE ROAD
OR ZOOM MEETING

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. Staff in attendance: Planning Manager Ruben Hurin, Assistant Planner Fazia Ali, and Assistant City Attorney Tamar Burke.

2. ROLL CALL

Present 4 - Horan, Lowenthal, Pfaff, and Schmid

Absent 1 - Shores

3. REPORT OF REMOTE PARTICIPATION

There were no Commissioners participating remotely.

4. REVIEW OF AGENDA

There were no changes to the agenda.

5. PUBLIC COMMENTS, NON-AGENDA

There were no public comments for non-agenda items.

6. CONSENT CALENDAR

a. Approval of May 26, 2026 Planning Commission Meeting Minutes

Attachments: [Draft May 26, 2026 Planning Commission Meeting Minutes](#)

Commissioner Lowenthal noted that he was absent from the May 26, 2026 meeting, but was able to review the meeting minutes and watch the meeting video.

Commissioner Pfaff made a motion, seconded by Commissioner Horan, to approve the May 26, 2026 meeting minutes.

The motion carried by the following vote:

Yes: 4 - Horan, Lowenthal, Pfaff, and Schmid

Absent: 1 - Shores

7. ACTION ITEMS (PUBLIC HEARING)

a. Major Design Review at 10 Stanley Road (Project No. DSR26-0007)

Application for Major Design Review to construct a 2,567 square-foot, two-story single-unit dwelling and detached garage on a 5,750 square-foot site in the R-1 (Low Density Residential) zoning district.

Recommendation: Staff recommends the Planning Commission, by resolution, approve the Major Design Review as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per section 15303(a) of the CEQA Guidelines.

Staff: Emma Goldsmith, Associate Planner

Applicant and Designer: Jesse Geurse, Geurse Conception Designs, Inc.

Property Owner: Randal Whitmer, Rockfish Development, LLC

Attachments: [10 Stanley Rd - Staff Report](#)
[10 Stanley Rd - Area Map](#)
[10 Stanley Rd - Arborist Report](#)
[10 Stanley Rd - Resolution](#)
[10 Stanley Rd - Proposed Plans](#)

SPEAKERS:

Staff: Fazia Ali, Assistant Planner

Applicant: Jesse Geurse, Architect

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Commissioner Lowenthal made a motion, seconded by Commissioner Pfaff, to approve Planning Commission Resolution 2026-06.08-7A, as presented and subject to the conditions.

The motion carried by the following vote:

Yes: 4 - Horan, Lowenthal, Pfaff, and Schmid

Absent: 1 - Shores

b. Major Design Review at 1317 Laguna Avenue (Project No. DSR25-0016)

Application for Major Design Review to construct a 964 square-foot first and second story addition to an existing 1,997 square-foot single-unit dwelling on a 6,000 square-foot site

in the R-1 (Low Density Residential) zoning district.

Recommendation: Staff recommends the Planning Commission, by resolution, approve the Major Design Review application as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per section 15301(e) of the CEQA Guidelines.

Staff: Emma Goldsmith, Associate Planner

Applicant/Property Owner: Aaron Chang, Maska 1317 Investment LLC

Designer: Warren Huey, WH Drafting and Design

Attachments: [1317 Laguna Ave - Staff Report](#)
[1317 Laguna Ave - Area Map](#)
[1317 Laguna Ave - Resolution](#)
[1317 Laguna Ave - Proposed Plans](#)

SPEAKERS:

Staff: Fazia Ali, Assistant Planner

Applicant: Warren Huey, Designer

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Commissioner Horan made a motion, seconded by Commissioner Lowenthal, to approve Planning Commission Resolution 2026-06.08-7B, as presented and subject to the conditions, including the following added conditions:

> that all windows on the first and second floors at the front of the house facing the street (Front Elevation) contain simulated true divided lite grids with muntins on the exterior and interior of the window and bars between the glass.

> that the window above the garage at the front of house shall be changed to two separate casement windows in the same proportion as the existing windows being replaced; the half round window in the living room shall be the same proportion as the existing window being replaced.

> that the two second floor windows at the front of the house facing the street shall be casement windows and have the same proportion as the two windows above the garage.

The motion carried by the following vote:

Yes: 4 - Horan, Lowenthal, Pfaff, and Schmid

Absent: 1 - Shores

c. Major Design Review at 1433 Drake Avenue (Project No. DSR26-0008)

Application for Major Design Review to construct a 3,420 square-foot, two-story single-unit dwelling and detached garage on a 6,009 square-foot site in the R-1 (Low Density Residential) zoning district.

Recommendation: Staff recommends the Planning Commission, by resolution, approve the Major Design Review as conditioned.

CEQA Determination: This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per section 15303 (a) of the CEQA Guidelines.

Staff: Fazia Ali, Assistant Planner

Applicant: Richard Sargent, Sargent Development
Designer: James Chu, Chu Design Associates, Inc.
Property Owners: Lisa Guo and Stephen Chang

Attachments: [1433 Drake Ave - Staff Report](#)
[1433 Drake Ave - Area Map](#)
[1433 Drake Ave - Resolution](#)
[1433 Drake Ave - Rendering](#)
[1433 Drake Ave - Proposed Plans](#)

SPEAKERS:

Staff: Fazia Ali, Assistant Planner
Applicant: Rich Sargent
Members of Public: None
Emails: None
Documents: PowerPoint by Staff
Ex-Parte Communication: None

Commissioner Horan was recused from this item because he lives within 500 feet of the subject property.

Commissioner Lowenthal made a motion, seconded by Commissioner Pfaff, to approve Planning Commission Resolution 2026-06.08-7C, as presented and subject to the conditions.

The motion carried by the following vote:

Yes: 3 - Lowenthal, Pfaff, and Schmid

Absent: 1 - Shores

Recused: 1 - Horan

8. STUDY SESSION (PUBLIC HEARING)

There were no Study Session items for review.

9. STAFF/COMMISSION REPORTS

Commissioner Horan noted there will be community workshop on the Bayfront Specific Plan on Wednesday, June 10, 2026 between 6pm - 8pm at the Burlingame Community Center. Planning Manager Hurin encouraged the public to attend and participate.

10. ADJOURNMENT

The meeting was adjourned at 7:34 p.m.