



CITY OF BURLINGAME PLANNING COMMISSION AGENDA

Supplemental Information Packet

Agenda Item #7c

2, 12 and 16 Park Road - Project No. DSR25-0021

Application for Major Design Review, State Density Bonus, and Tentative Parcel Map to merge four parcels and 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 Bayswater Mixed Use (BMU) and High Density Residential zoning district within the Downtown Specific Plan.

Meeting of May 26, 2026

Supplemental Packet Date: May 26, 2026

Supplemental Information:

Any agenda related public comment documents received and distributed to a majority of the Planning Commissioners after the Agenda Packet is published are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available at the public hearing in Council Chambers, City Hall, 501 Primrose Road as well as the City's website - www.burlingame.org/planningcommission/agenda

From: [Eric H \[REDACTED\]](#)
To: [CD/PLG-Catherine Keylon; Public Comment](#)
Subject: I support Project DSR25-0021 at 2, 12, & 16 Park Road
Date: Monday, May 25, 2026 2:05:37 PM

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Hello Burlingame Planning Commission,

I strongly support the proposed residential development at 2, 12, & 16 Park Road (Project DSR25-0021). Our city needs more housing for people who would otherwise be priced out of the market -- local retail employees, younger residents, etc. To keep Burlingame vibrant and economically healthy, it is essential that we add more multiunit housing so that these people can live right here rather than in the Central Valley or some other distant place. This project is in a great location for this type of housing - adjacent to El Camino, within very easy walking distance of the Burlingame Avenue business district, and also relatively close to the Caltrain station.

Regards,
Eric Hanson

431 Bloomfield Rd, Burlingame

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From: [Krista H \[REDACTED\]](#)
To: [CD/PLG-Catherine Keylon](#)
Subject: Yes on housing at Park Road and El Camino Real
Date: Monday, May 25, 2026 11:10:05 AM

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Dear Ms. Keylon,

Burlingame desperately needs more housing, and especially affordable housing, as so many people cannot afford to rent here. Building housing on the site at 2 Park Road that will become available makes sense, as there are apartment buildings already in the area. It would give residents access to both our downtown and Caltrain, not to mention bus service. I have lived in Burlingame for 48 years and enthusiastically support using this parcel for housing.

Respectfully,
Krista Hanson
431 Bloomfield Road
Burlingame

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From: [Stella L \[REDACTED\]](#)
To: [CD/PLG-Catherine Keylon; Public Comment](#)
Subject: Statement of Support re 2 Park Road
Date: Tuesday, May 26, 2026 8:23:08 AM

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Dear Chairman Shores, Planning Commission Members, and Senior Planner Keylon:

I am writing in support of the proposed multifamily rental development project at 2 Park Road, item 7(c) on tonight's agenda for your consideration.

As a lifelong resident of Burlingame, I would like to see our city hailed as a model of expanding access to housing rather than see it make headlines as another Bay Area NIMBYism stronghold. 2 Park Road is an excellent location for high-density housing due to its proximity to downtown Burlingame, Caltrain and SamTrans routes, and Burlingame public schools. We should capitalize on this opportunity to increase the utilization of this site and welcome new members to our community.

Thank you for your consideration.

Best regards,
Stella Lorence
1416 Alvarado Avenue
Burlingame, CA

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From: patricia urbina <[REDACTED]>

Sent: Tuesday, May 26, 2026 8:43 AM

To: Public Comment <publiccomment@burlingameorgnew.onmicrosoft.com>

Subject: Park Road Project

To the Burlingame Planning Commission:

A Burlingame resident of 31 years, and the parent of an adult child with mental illness, I heartily support the planned Park Road housing project. Its location in a safe area served by essential retail businesses and public transportation makes it an ideal location for people such as the elderly and the disabled who need easy access to everyday-life supporting entities.

My son who lives with schizophrenia currently resides in a San Mateo board and care home. He walks and takes public transportation just about daily to Aspire Clubhouse, where he volunteers for duties as a member of this supportive community structured on a work-ordered day. Though he likes and is grateful for his present living situation, he dreams of having his own apartment. He is working hard to prove that he can handle that responsibility, and knows he will need help to continue to thrive once there.

As the mother of a resilient young man who in spite of difficulties continues to hope and plan for his future, I am concerned that his disabilities place him at high risk for an uncertain housing future. As such, I belong to a group of parents, Solutions for Supportive Homes, whose members share these worries. Families like ours are calling for communities to build living spaces that will provide affordable housing where our loved ones can live independently and safely in the community at large. The Park Road project, which will offer low and very low income units in a preferred location, helps to fulfill that need. I would only add two things:

-that more very low income units are added to the mix given the great need in our San Mateo County communities;

-that future housing projects include accommodation for on-site case management and support services to help the mentally and developmentally disabled live and thrive independently.

In closing I reiterate my support for the Park Road housing project. Thank you for your attention and for your efforts in building affordable housing.

Sincerely,
Patricia Urbina

From: Iris Zhu <[REDACTED]>

Sent: Tuesday, May 26, 2026 3:55 PM

To: Public Comment <publiccomment@burlingameorgnew.onmicrosoft.com>

Subject: Agenda item 7c Public Hearing on May 26

Have you assessed the impact this multi unit residential building will have on traffic and parking in the surrounding neighborhoods? The planned 140 parking spaces appears insufficient to meet the 144-apartment building's needs. Could you please outline how you plan to address the anticipated increase in traffic and the additional demand for parking?