



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, September 26, 2022

7:00 PM

Online

On September 16, 2021, Governor Newsom signed into law AB 361, which allows a local agency to meet remotely when:

- 1. The local agency holds a meeting during a declared state of emergency;***
- 2. State or local health officials have imposed or recommended measures to promote social distancing; and***
- 3. Legislative bodies declare the need to meet remotely due to present imminent risks to the health or safety of attendees.***

On September 19, 2022 the City Council adopted Resolution Number 114-2022 stating that the City Council and Commissions will continue to meet remotely for at least thirty days for the following reasons:

- 1. There is still a declared state of emergency;***
- 2. The State recommends that individuals in public spaces maintain social distancing and wear masks; and***
- 3. The City can't maintain social distancing requirements for the public, staff, Councilmembers, and Commissioners in their meeting spaces.***

Pursuant to Resolution Number 114-2022, the City Council Chambers will not be open to the public for the September 26, 2022 Planning Commission Meeting.

Members of the public may view the meeting by logging on to the Zoom meeting listed below. Additionally, the meeting will be streamed live on YouTube and uploaded to the City's website after the meeting.

Members of the public may provide written comments by email to publiccomment@burlingame.org.

Emailed comments should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda or is on the consent agenda. The length of the emailed comment should be commensurate with the three minutes customarily allowed for verbal comments, which is approximately 250-300 words. To ensure your comment is received and read to the Planning Commission for the appropriate agenda item, please submit your email no later than 5:00 p.m. on September 26, 2022. The City will make every effort to read emails received after that time, but cannot guarantee such emails will read into the record. Any emails received after the 5:00 p.m. deadline which are not read into the record will be provided to the Planning Commission after the meeting.

To Join the Zoom Meeting:**To access by computer:****Go to www.zoom.us/join****Meeting ID: 826 6118 3096****Passcode: 934909****To access by phone:****Dial 1-346-248-7799****Meeting ID: 826 6118 3096****Passcode: 934909****1. CALL TO ORDER****2. ROLL CALL****3. APPROVAL OF MINUTES***There are no Minutes to approve.***4. APPROVAL OF AGENDA****5. PUBLIC COMMENTS, NON-AGENDA**

Members of the public may speak about any item not on the agenda. Members of the public wishing to suggest an item for a future Planning Commission agenda may do so during this public comment period. The Ralph M. Brown Act (the State local agency open meeting law) prohibits the Planning Commission from acting on any matter that is not on the agenda. Speakers are limited to three minutes each; the Chair may adjust the time limit in light of the number of anticipated speakers.

6. STUDY ITEMS*There are no Study Items.***7. CONSENT CALENDAR**

Items on the Consent Calendar are considered to be routine. They are acted on simultaneously unless separate discussion and/or action is requested by the applicant, a member of the public or a commissioner prior to the time the Commission votes on the motion to adopt.

- a. 1312 Montero Avenue, zoned R-1 - Application for Design Review and Special Permit for second floor deck for a first and second story addition to an existing single-unit dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(1). (Dreiling Terrones Architecture Inc., applicant and architect; Kate and Joel Rosenquist, property owners) (120 noticed) Staff Contact: Catherine Keylon

Attachments: [1312 Montero Ave - Staff Report](#)
 [1312 Montero Ave - Attachments](#)
 [1312 Montero Ave - Plans](#)

- b. 2836 Mariposa Drive, zoned R-1- Application for Design Review and Hillside Area Construction Permit for a first and second story addition to an existing single-unit dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(1). (Audrey Tse, InSite Design Inc., applicant and architect; Vikram Rao and Sonam Prakash, property owners) (104 noticed) Staff Contact: Fazia Ali

Attachments: [2836 Mariposa Dr - Staff Report](#)
 [2836 Mariposa Dr - Attachments](#)
 [2836 Mariposa Dr - Plans](#)

8. REGULAR ACTION ITEMS

- a. 1205 Burlingame Avenue, zoned BAC - Application for a Master Sign Program for a sign above the ground floor and to exceed allowable sign area on an existing commercial building. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15311(a) of the CEQA Guidelines. (David Ford, applicant and designer; Ronald Karp, property owner) (66 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1205 Burlingame Ave - Staff Report](#)
 [1205 Burlingame Ave - Attachments](#)
 [1205 Burlingame Ave - Plans](#)

- b. 1855 -1881 Rollins Road, zoned RRMU - Application for Design Review, Density Bonus with Incentive and Waiver, and Community Benefit Bonuses for a new, 420-unit multi-unit residential development. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15332 of the CEQA Guidelines (Infill Exemption). (Scott Youdall, The Hanover Company, applicant; Jon Ennis, BDE Architecture, architect; SJ Amoroso Properties Co, E and S Property LLC, and ANRM Holdings LLC, property owners) (75 noticed) Staff Contact: Erika Lewit

Attachments: [1855-1881 Rollins Rd - Staff Report](#)
 [1855-1881 Rollins Rd - Attachments](#)
 [1855-1881 Rollins Rd - Plans](#)
 [1855-1881 Rollins Rd - Categorical Exemption](#)
 [Title 25 - Density Bonus](#)
 [Title 25 - RRMU Zoning](#)

9. DESIGN REVIEW STUDY

- a. 740 Paloma Avenue, zoned R-1 - Application for Design Review for a new, two-story single-unit dwelling and detached garage and Minor Use Permit for plate height of new detached garage. (Dain Adamson, Thomas James Homes, applicant; Bassenian Lagoni, architect; SF21G, LLC, Thomas James Homes, property owner) (112 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [740 Paloma Ave - Staff Report](#)
 [740 Paloma Ave - Attachments](#)
 [740 Paloma Ave - Plans](#)

- b. 2704 Hillside Drive, zoned R-1 - Application for Design Review for a new, two-story single-unit dwelling and detached garage and Minor Use Permit for plate height of new detached garage. (Dain Adamson, Thomas James Homes, applicant; Bassenian Lagoni, architect; SF21G, LLC, Thomas James Homes , property owner) (114 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [2704 Hillside Dr - Staff Report](#)
 [2704 Hillside Dr - Attachments](#)
 [2704 Hillside Dr - Plans](#)

- c. 132 Occidental Avenue, zoned R-1 - Application for Design Review for a new, two-story single-unit dwelling and detached garage and Minor Use Permit for plate height of new detached garage. (Anna Felver, Thomas James Homes, applicant; Bassenian Lagoni, architect; SF21A, LLC, property owner) (129 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [132 Occidental Ave - Staff Report](#)
 [132 Occidental Ave - Attachments](#)
 [132 Occidental Ave - Historic Resource Evaluation](#)
 [132 Occidental Ave - Plans](#)

- d. 1305 Rollins Road, zoned I/I - Application for Commercial Design Review for exterior facade improvements to an existing commercial building. (William Hagman, applicant and architect; Black Mountain Properties, LLC, property owner) (49 noticed) Staff Contact: Catherine Keylon

Attachments: [1305 Rollins Rd - Staff Report](#)
 [1305 Rollins Rd - Attachments](#)
 [1305 Rollins Rd - Plans](#)

- e. 620 Airport Boulevard, zoned BFC - Application for Environmental Review, Commercial Design Review, and Special Permits for Height and Development under Tier 3/Community Benefits for two, new 9-story office/R&D buildings. (Boca Lake Office, applicant and property owner; DGA, Inc, architect) (20 noticed) Staff Contact: Catherine Keylon

Attachments: [620 Airport Blvd - Staff Report](#)
 [620 Airport Blvd - Attachments](#)
 [620 Airport Blvd - Plans](#)

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting of September 19, 2022*

12. ADJOURNMENT

Notice: Any individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact Ruben Hurin, Planning Manager, by 10:00 a.m. on Monday, September 26, 2022 at rhurin@burlingame.org or 650-558-7256. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for inspection via www.burlingame.org/planningcommission/agenda or by emailing the Planning Manager at rhurin@burlingame.org. If you are unable to obtain information via the City's website or through email, contact the Planning Manager at 650-558-7256.

An action by the Planning Commission is appealable to the City Council within 10 days of the Planning Commission's action on September 26, 2022. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on October 6, 2022, the action becomes final. In order to be effective, appeals must be in writing to the City Clerk and must be accompanied by an appeal fee of \$745.00, which includes noticing costs.