



City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda Planning Commission

Monday, June 12, 2023

7:00 PM

Council Chambers/Online

Consistent with Government Code Section 54953, this Planning Commission Meeting will be held via Zoom in addition to in person.

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting from home or attend the meeting in person. Below is information on how the public may observe and participate in the meeting.

To Attend the Meeting in Person:

Location: 501 Primrose Road, Burlingame, California 94010

To Observe the Meeting via Zoom:

To access the meeting by computer:

Go to www.zoom.us/join

Meeting ID: 865 6126 9841

Passcode: 879708

To access the meeting by phone:

Dial 1-346-248-7799

Meeting ID: 865 6126 9841

Passcode: 879708

To Provide Public Comment in Person:

Members of the public wishing to speak will be asked to fill out a "Request to Speak" card located on the table by the door and then hand it to staff. The provision of a name, address, or other identifying information is optional. Speakers are limited to three minutes each, however, the Chair may adjust the time limit in light of the number of anticipated speakers.

To Provide Public Comment via Zoom:

During the meeting, public comment may be made by members of the public joining the meeting via Zoom. Zoom access information is provided above. Use the "Raise Hand" feature (for those joining by phone, press *9 to "Raise Hand") during the public comment period for the agenda item you wish to address. The Zoom Host will call on people to speak by name provided or last 4 digits of phone number for dial-in attendees. Speakers are limited to three minutes each, however, the Chair may adjust the time limit in light of the number of anticipated speakers.

To Provide Public Comment via Email:

Members of the public may provide written comments by email to publiccomment@burlingame.org to be read aloud during the public comment period for an agenda item. 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 Calendar. The length of the comment should be commensurate with the three minutes customarily allowed for verbal comments which is approximately 250-300 words. To ensure that 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 June 12, 2023. The City will make every effort to read emails received after that time but cannot guarantee such emails will be 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.

1. CALL TO ORDER - 7:00 p.m. - Council Chambers/Online**2. ROLL CALL****3. REQUEST FOR AB 2249 REMOTE PARTICIPATION**

Announcements/consideration and approval of requests by Planning Commissioners to participate remotely pursuant to AB 2449 (Government Code Section 54943(f))

4. APPROVAL OF MINUTES**a. Draft May 22, 2023 Planning Commission Meeting Minutes**

Attachments: [Draft May 22, 2023 Planning Commission Meeting Minutes](#)

5. APPROVAL OF AGENDA**6. PUBLIC COMMENTS, NON-AGENDA**

The public is permitted to speak on items that are listed under the Consent Calendar, Commissioner's Reports, Director Reports, Requests for Future Agenda Items, new items, or items not on the agenda. Public comments for scheduled agenda items should wait until that item is heard by the Planning Commission.

Persons are required to limit their remarks to three (3) minutes unless an extension of time is granted by the Chair. Speakers desiring answers to questions should direct them to the Planning Commission and, if relevant, the Commission may direct them to the appropriate staff member. 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.

7. STUDY ITEMS

There are no Study Items for review.

8. 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. 1528 Bernal Avenue, zoned R-1 - Application for Design Review for a new, two-story single-unit dwelling and detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (1528 Bernal LLC, applicant and property owner; Chu Design Associates, designer) (67 noticed) Staff Contact: Brittany Xiao

Attachments: [1528 Bernal Ave - Staff Report](#)
 [1528 Bernal Ave - Attachments](#)
 [1528 Bernal Ave - Plans](#)

- b. 1557 Newlands Avenue, zoned R-1 - Application for Design Review and Special Permit for declining height envelope for a first and second story addition to an existing single-unit dwelling (considered a major renovation) and new detached garage. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301(e)(1) of the CEQA Guidelines. (Form One, applicant and designer; Brian Roche, property owner) (61 noticed) Staff Contact: Ruben Hurin

Attachments: [1557 Newlands Ave - Staff Report](#)
 [1557 Newlands Ave - Attachments](#)
 [1557 Newlands Ave - Renderings](#)
 [1557 Newlands Ave - Plans](#)
 [1557 Newlands Ave - Historic Resource Evaluation](#)

9. REGULAR ACTION ITEMS

- a. 1601 Hillside Drive, zoned R-1 - Application for Design Review and Special Permit for plate height for a new, two-story single-unit dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Ayesha Sikandar, MA Dimensions Inc., applicant and architect; Leandron Koo, property owner) (63 noticed) Staff Contact: Catherine Keylon

Attachments: [1601 Hillside Dr - Staff Report](#)
 [1601 Hillside Dr - Attachments](#)
 [1601 Hillside Dr - Plans](#)

- b. 1235 Cabrillo Avenue, zoned R-1 - Application for Design Review and Special Permit for second story balcony for a 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) of the CEQA Guidelines. (Form One, applicant and designer; Daniel Griffin, property owner) (61 noticed) Staff Contact: Ruben Hurin

Attachments: [1235 Cabrillo Ave - Staff Report](#)
 [1235 Cabrillo Ave - Attachments](#)
 [1235 Cabrillo Ave - Renderings](#)
 [1235 Cabrillo Ave - Plans](#)

- c. 1345 Columbus Avenue, zoned R-1 - Application for Design Review and Special Permit for building height, declining height envelope, and second story balcony for a new, two-story single-unit dwelling. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (a) of the CEQA Guidelines. (Insite Design Inc., applicant and designer; Rudolf Thun and Sonali Arurkar, property owners) (59 noticed) Staff Contact: Brittany Xiao

This application has been continued at the request of the applicant.

- d. 128 Lorton Avenue, zoned R-4 Incentive Overlay - Application for Amendment to Design Review and Waivers/Modifications for changes to a previously approved 19-unit residential condominium building. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15332 of the CEQA Guidelines (Infill Exemption). (Louisa Zee Kao/Murphy Wood, Inc., applicant and property owner; Richard Aiken, WHA, architect) (233 noticed) Staff Contact: Ruben Hurin

Attachments: [128 Lorton Ave - Staff Report](#)
 [128 Lorton Ave - Attachments](#)
 [128 Lorton Ave - Plans](#)

- e. 615 Airport Boulevard, zoned BFC - Application to renew a Conditional Use Permit for an existing airport parking use. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. (Anza Parking Corp./NZP Group LLC, applicant; AnzaCo LLC and State of California, property owner) (9 noticed) Staff Contact: Ruben Hurin

This application has been continued for further review by Planning Division staff.

- f. 620 Airport Boulevard, zoned BFC - Application for two, new 9-story office/research and development buildings. (Boca Lake Office, applicant and property owner; DGA, Inc, architect) (80 noticed) Staff Contact: Catherine Keylon

1. Application for Commercial Design Review and Special Permits for Building Heights and Development under Tier 3/Community Benefits.

2. Environmental Review - Proposed Finding: The project does not require further review under CEQA pursuant to the streamlining provisions contained in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Consistency with the General Plan).

Attachments: [620 Airport Blvd - Staff Report](#)
[620 Airport Blvd - Attachments](#)
[620 Airport Blvd - CEQA \(Appendices: \[www.burlingame.org/620airport\]\(http://www.burlingame.org/620airport\)\)](#)
[620 Airport Blvd - Plans](#)

10. DESIGN REVIEW STUDY

- a. 1548 Cypress Avenue, zoned R-1 - Application for Design Review for a second story addition to an existing single-unit dwelling. (Mark Bucciarelli, AIA, applicant and architect; Ken Chan and Joyce Wong/CHW Garner LLC, property owners) (58 noticed) Staff Contact: 'Amelia Kolokihakaufisi

Attachments: [1548 Cypress Ave - Staff Report](#)
[1548 Cypress Ave - Attachments](#)
[1548 Cypress Ave - Plans](#)

- b. 1116 Bernal Avenue, zoned R-1 - Application for Design Review for a new, two-story single-unit dwelling and an attached garage. (Yexiong Feng and Qin Feng, applicants and property owners; Jesse Geurse, Geurse Conceptual Designs, Inc., designer) (68 noticed) Staff Contact: Brittany Xiao

Attachments: [1116 Bernal Ave - Staff Report](#)
[1116 Bernal Ave - Attachments](#)
[1116 Bernal Ave - Plans](#)

11. COMMISSIONER'S REPORTS

12. DIRECTOR REPORTS

- *Commission Communications*
- *City Council regular meeting of June 5, 2023*

- a. 1209 Cabrillo Avenue, zoned R-1 - Review of changes to a previously approved Design Review project.

Attachments: [1209 Cabrillo Ave - Memorandum](#)
 [1209 Cabrillo Ave - Plans](#)

13. FUTURE AGENDA ITEMS

14. 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, June 12, 2023 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 June 12, 2023. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on June 22, 2023, 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.