City of Burlingame

BURLINGAME CITY HALL
501 PRIMROSE ROAD
BURLINGAME, CA 94010

Meeting Agenda

Planning Commission

Monday, May 11, 2020 **7:00 PM**

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 (which was then extended on March 31, 2020 and April 29, 2020), the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, the Council Chambers will only be open to members of the public who do not have access to a computer for the May 11, 2020 Burlingame Planning Commission meeting.

Members of the public may view the meeting by logging on to the Zoom meeting listed on the next page. 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 May 11, 2020. 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.

Agenda continued on next page.

To Join the Zoom Meeting:

To access by computer:
Go to www.zoom.us/join
Meeting ID: 816 1247 0759
Password: 273879

To access by phone:
Dial 1-669-900-6833
Meeting ID: 816 1247 0759
Password: 273879

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

a. Draft February 24, 2020 Planning Commission Meeting Minutes

Attachments: Revised Draft February 24, 2020 Planning Commission Meeting Minutes
Draft February 24, 2020 Planning Commission Meeting Minutes

b. Draft March 9, 2020 Planning Commission Meeting Minutes

Attachments: Revised Draft March 9, 2020 Planning Commission Meeting Minutes
Draft March 9, 2020 Planning Commission Meeting Minutes

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

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. 2217 Davis Drive, zoned R-1 - Application for a One Year Extension of a previously approved application for Design Review for a first and second story addition to an existing single family 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. (Paul Yep, applicant and property owner; MEI Architects, architect) (88 noticed) Staff Contact: Ruben Hurin

Attachments:
- 2217 Davis Dr - Staff Report
- 2217 Davis Dr - Attachments
- 2217 Davis Dr - Plans

8. REGULAR ACTION ITEMS

a. 250 Anza Boulevard, zoned Unclassified - Application for Environmental Review (Mitigated Negative Declaration), Design Review and Conditional Use Permit for a new commercial recreation use (Topgolf) with associated restaurant and bar uses. (Topgolf, applicant; The Beck Group/Arco Murray, architects-engineers; City of Burlingame, owner) (490 noticed) Staff Contact: Catherine Keylon

Attachments:
- 250 Anza Blvd - Topgolf - Staff Report
- 250 Anza Blvd - Topgolf - Attachments
- 250 Anza Blvd - Topgolf - Plans
- 250 Anza Blvd - Topgolf Initial Study/Mitigated Negative Declaration
- APPENDIX A - Photosims Peer Review
- APPENDIX B - Air Quality and GHG Assessments
- APPENDIX C1 - Biological Resources Report and Peer Review
- APPENDIX C2 - Avian Monitoring Survey Results
- APPENDIX C3 - Final Biological Resources Report
- APPENDIX D1 - Preliminary Geotechnical Report
- APPENDIX D2 - Draft Geotechnical Report
- APPENDIX D3 - Geotechnical Peer Review
- APPENDIX E - Phase I Env Site Assessment
- APPENDIX F - Noise Assessment
- APPENDIX G - Transportation Impact Assessment
- 250 Anza Blvd - Topgolf - Response to Comments Memorandum
- 250 Anza Blvd - CEQA Comment Letters

b. 850 Burlingame Avenue, zoned Unclassified - Application for Fence Exception for the height of a new fence at the Burlingame Community Center. This project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15303 (e) of the CEQA Guidelines. (City of Burlingame, applicant and property owner; Teresa Rom, Group 4 Architecture, Research + Planning, Inc., architect) (209 noticed) Staff Contact: Ruben Hurin

Attachments: 850 Burlingame Ave - Staff Report
850 Burlingame Ave - Attachments
850 Burlingame Ave - Plans

c. 212 Bloomfield Road, zoned R-1 - Application for Design Review for a new, two-story single family dwelling and detached garage. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (a). (James Chu, designer and applicant; Bob Gilson, property owner) (133 noticed) Staff Contact: Catherine Keylon

Attachments: 212 Bloomfield Rd - Staff Report
212 Bloomfield Rd - Attachments
212 Bloomfield Rd - Plans

d. 217 Channing Road, zoned R-1 - Application for Design Review Amendment for changes to a previously approved new, two-story single family dwelling and detached garage. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (a). (Rob Wehmeyer, RC Wehmeyer, applicant and designer; Somrat and Sarah Niyogi, property owners) (141 noticed) Staff Contact: Erika Lewit

Attachments: 217 Channing Rd - Staff Report
217 Channing Rd - Attachments
217 Channing Rd - Plans

e. 556 El Camino Real, zoned R-3 - Application for Condominium Permit, Design Review, and Conditional Use Permit for building height for a new five-story, 21-unit residential condominium with below-grade parking. The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15332 of the CEQA Guidelines (Infill Exemption). (Omar Hernandez, RSS Architecture, Architect; Roman Knop, property owner) (472 noticed) Staff Contact: Erika Lewit

Attachments:
- 556 El Camino Real - Staff Report
- 556 El Camino Real - Attachments
- 556 El Camino Real - 2nd Revised Initial Study
- 556 El Camino Real - Appendix A Shade and Shadow Analysis
- 556 El Camino Real - Appendix B Construction Health Risk Assessment
- 556 El Camino Real - Appendix C Tree Survey
- 556 El Camino Real - Appendix D Revised Geotechnical
- 556 El Camino Real - Appendix E Revised Traffic Analyses
- 556 El Camino Real - Plans

9. DESIGN REVIEW STUDY

10. COMMISSIONER'S REPORTS

11. DIRECTOR REPORTS

- Commission Communications
- City Council regular meeting on May 4, 2020

a. 133 Clarendon Road - FYI for review of requested changes to a previously approved Design Review project.

Attachments:
- 133 Clarendon Rd - Memorandum
- 133 Clarendon Rd - Plans

b. 4 La Mesa Court - FYI for review of clarifications to a previously approved Design Review project.

Attachments:
- 4 La Mesa Ct - Memorandum
- 4 La Mesa Ct - Plans

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, May 11, 2020 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 May 11, 2020. If the Planning Commission's action has not been appealed or called up for review by the Council by 5:00 p.m. on May 21, 2020, 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 $1,045.00, which includes noticing costs.