



## "The City with a Heart"

Auros Ansbergs Harman, *Chair*  
Gerard Madden, *Vice  
Chair*  
Marco Durazo  
Mary Lou Johnson  
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AB361  
CORONAVIRUS COVID-19

On September 16, 2021, the Governor of California signed AB361, 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 CDC's social distancing guidelines which discourage large public gatherings, the City of San Bruno is now holding public meetings via Zoom.

If you would like to make a Public Comment on an item not on the agenda, or comment on a particular agenda item, please email us at [mclaughlin@sanbruno.ca.gov](mailto:mclaughlin@sanbruno.ca.gov). The length of all emailed comments should be commensurate with the three minutes customarily allowed per speaker, which is approximately 300 words total. Emails received before the special or regular meeting start time will be forwarded to the Planning Commission, posted on the City's website and will become part of the public record for that meeting. If emailed comments are received after the meeting start time, or after the meeting ends, they will be forwarded to the Planning Commission and filed with the agenda packet becoming part of the public record for that meeting.

Individuals who require special assistance of 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, agenda packet or other writings that may be distributed at the meeting, should contact Pamela Wu, Community and Economic Development Director 48 hours prior to the meeting at (650) 616-7074 or by email at [mclaughlin@sanbruno.ca.gov](mailto:mclaughlin@sanbruno.ca.gov). Notification in advance of the meeting will enable the City of San Bruno to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

### **AGENDA** **Planning Commission** **March 15, 2022** **7:00 PM**

#### **Zoom Meeting Details**

**Zoom Link:** <https://sanbruno-ca-gov.zoom.us/j/83641558853>

**Webinar or Meeting ID:** 836 4155 8853 (*audio only*)

**Webinar or Meeting Password:** 143556

**Zoom Phone Line:** 1-346-248-7799 (*same webinar ID and password as above*)

- 1. CALL TO ORDER**
  
- 2. ROLL CALL**
  
- 3. PLEDGE OF ALLEGIANCE**

#### 4. APPROVAL OF MINUTES

- A. Planning Commission Minutes – February 15, 2022

#### 5. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

#### 6. ANNOUNCEMENTS OF CONFLICTS OF INTEREST

#### 7. PUBLIC HEARINGS

- A. **1261 Claremont Drive** (APN: 019-014-040)  
Zoning: R-1 (Single-Family Residential)  
Recommended Environmental Determination: Categorical Exemption pursuant to Class 1, Section 15301.e.(2): Existing Facilities.

Request for an Architectural Review Permit to allow a residential addition that would increase the overall floor area of the single-family residence by more than one thousand square feet and which would be greater than three thousand square feet, pursuant to Section 12.200.070 of the San Bruno Municipal Code; and for a Use Permit to allow a residential addition that would exceed the existing floor area by more than fifty percent pursuant to SBMC Section 12.200.030 (B.1). Kevin Lee (Owner), Brian Wong (Architect). **UP21-012, AR21-013**

**This project was continued from the February 15, 2022 Planning Commission meeting.**

- B. **642 Pepper Drive** (APN: 020-043-130)  
Zoning: R-1 (Single Family Residential)  
Recommended Environmental Determination: Categorical Exemption pursuant to CEQA Exemptions Sections 15301.e.2., Existing Facilities.

Request for an Architectural Review Permit to allow a residential addition that would increase the overall floor area of the single-family residence by more than one thousand square feet, pursuant to Section 12.200.070 of the San Bruno Municipal Code; and for a Use Permit to allow a residential addition that would exceed the existing floor area by more than fifty percent pursuant to SBMC Section 12.200.030 (B.1). Fiona Lee, InnCon Design (Designer/Applicant) & Xue Bin Liang (Owner). **UP21-013, AR21-015**

**This project was continued from the February 15, 2022 Planning Commission meeting.**

- C. **119 Acacia Avenue** (APN: 020-412-240)  
Zoning: R-1 (Single Family Residential)  
Recommended Environmental Determination: Categorical Exemption  
pursuant to CEQA Exemptions Sections 15301.e.2., Existing Facilities.

Request for a Use Permit to construct a 249 sq. ft. residential addition that would exceed the maximum permitted lot coverage for the property, pursuant to Section 12.200.050 of the San Bruno Municipal Code. Matt and Hart Rardin (Owners), James Severson, Eco Island Architecture (Applicant). **UP21-014**

## **8. CONDUCT OF BUSINESS**

## **9. ITEMS FROM STAFF**

- A. Volunteers for April 14, 2022 ARC meeting

## **10. PUBLIC COMMENT ON MATTERS NOT ON AGENDA**

## **11. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS**

- 12. ADJOURNMENT** – The next Regular Meeting will be held on April 19 2022 at 7:00 PM.

**Posted Pursuant to Law on March 11, 2022**