

“The City with a Heart”



Gerard Madden, *Chair*  
 Marco Durazo, *Vice Chair*  
 Rick Biasotti  
 Auros Ansbergs Harman  
 Mary Lou Johnson  
 Thomas Kuhn  
 Kelly Lethin

**MINUTES**  
**PLANNING COMMISSION SPECIAL MEETING**  
**February 7, 2023**  
**7:00 p.m.**  
**Meeting location: Virtual Zoom Meeting**

**1. MEETING CALL TO ORDER at 7:02 PM**

**2. ROLL CALL**

	<b>PRESENT</b>	<b>NO</b>
Chair Madden	X	
Vice Chair Durazo		X
Commissioner Biasotti	X	
Commissioner Harman	X	
Commissioner Johnson		X
Commissioner Kuhn	X	
Commissioner Lethin	X	

**STAFF PRESENT:** City Manager, Jovan Grogan  
 Deputy City Attorney, David Snow  
 Planning & Housing Manager, Michael Laughlin  
 Senior Planner, Matthew Neuebaumer  
 Assistant Planner, Kristie Woo

**3. PLEDGE OF ALLEGIANCE:** Chair Madden

**4. APPROVAL OF MINUTES – January 17, 2023**

**Motion to approve the minutes from January 17, 2023**

**Commissioner Lethin / Kuhn**

	<b>AYE</b>	<b>NAY</b>	<b>RECUSED</b>	<b>ABSTAIN</b>
Chair Madden	X			
Commissioner Biasotti	X			
Commissioner Harman	X			
Commissioner Kuhn	X			
Commissioner Lethin	X			
<b>MOTION PASSES</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

**5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA – None**

**6. ANNOUNCEMENT OF CONFLICT OF INTEREST – None**

**7. PUBLIC HEARINGS:**

- A. 1010 Admiral Court – Genesis and Hyundai Dealership Project. Consideration of an: 1) Architectural Review Permit (AR22-012) and Planned Development Permit (PDP22-002) for the development of a new automotive dealership and service building, parking, landscaping, and off-site roadway and drainage improvements to Commodore Drive for the creation of a new public loading zone; 2) General Plan Amendment (GPA22-001) to amend the current land use designation of Visitor Services to Crossing Commercial and amend text in the General Plan to reflect the proposed project; 3) Specific Plan Amendment (SPA22-001) to amend the land use designation from Visitor Services to Crossing Commercial and amendments to include new development standards and design guidelines for the automotive dealership and service center; and 4) Finding the disposition of public property for the purpose of developing an automotive dealership and service center is in conformance with the San Bruno General Plan as amended.

Senior Planner Matthew Neuebaumer presented the item.

Motion to close public comment:

**Commissioner Harman / Biasotti**

Chair Madden closed public comment.

Motion to approve resolution of the Planning Commission of the City of San Bruno recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program related to the Genesis and Hyundai Dealership Project.

**Commissioner Harman / Chair Madden**

	<b>AYE</b>	<b>NAY</b>	<b>RECUSED</b>	<b>ABSTAIN</b>
Chair Madden	X			
Commissioner Biasotti	X			
Commissioner Harman	X			
Commissioner Kuhn	X			
Commissioner Lethin	X			
<b>MOTION PASSES</b>	5	0	0	0
	<b>AYE</b>	<b>NAY</b>	<b>RECUSED</b>	<b>ABSTAIN</b>

Motion to approve a resolution of the Planning Commission of the City of San Bruno recommending that the City Council approve a General Plan Amendment, a Specific Plan Amendment, Planned Development Permit, and Architectural Review related to the Genesis and Hyundai Dealership Project subject to conditions of approval (GPA 22-001, SPA22-001, PDP22-002, AR22-012).

**Chair Madden / Commissioner Lethin**

	<b>AYE</b>	<b>NAY</b>	<b>RECUSED</b>	<b>ABSTAIN</b>
Chair Madden	X			
Commissioner Biasotti	X			
Commissioner Harman	X			
Commissioner Kuhn	X			
Commissioner Lethin	X			
<b>MOTION PASSES</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

Motion to approve a Resolution of the Planning Commission of the City of San Bruno confirming Review of and Finding the Disposition of the Properties (APN Nos. 020-013-250 and 020-013-260) located at Admiral Court and Commodore Drive within The Crossing by the City of San Bruno for the purpose of development of an automobile dealership project is in conformance with the General Plan.

**Chair Madden / Commissioner Biasotti**

	<b>AYE</b>	<b>NAY</b>	<b>RECUSED</b>	<b>ABSTAIN</b>
Chair Madden	X			
Commissioner Biasotti	X			
Commissioner Harman	X			
Commissioner Kuhn	X			
Commissioner Lethin	X			
<b>MOTION PASSES</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

**8. CONDUCT OF BUSINESS**

None

**9. ITEMS FROM STAFF**

- a. Staff Michael Laughlin discussed the return to in-person meetings.

Planning Commission will meet at the Senior Center and the Architectural Review Committee will meet at City Hall.

- b. Selection of members to serve on ARC meeting of February 16, 2023

	<b>ARC</b>	<b>NO</b>
Chair Madden		
Vice Chair Durazo	X	
Commissioner Biasotti	X	
Commissioner Harman		
Commissioner Johnson	X	
Commissioner Kuhn		
Commissioner Lethin		

Commissioner Lethin and Harman have volunteered as alternates.

**10. COMMENTS FROM MEMBERS**

Commissioner Biasotti and Chair Harman thanked Staff Matthew Neuebaumer for the presentation.

**11. ADJOURNMENT:** Meeting adjourned at 8:19 PM

The next regular meeting will be held on February 21<sup>st</sup>, 2023.

DocuSigned by:  
*Michael Laughlin*  
3CE523F5668B484

---

Michael Laughlin  
Secretary to the Planning Commission  
City of San Bruno

DocuSigned by:  
*Gerard Madden*  
10A634547440454...

---

Gerard Madden, Chair  
Planning Commission  
City of San Bruno