"The City With a Heart"

AGENDA

PLANNING COMMISSION MEETING

July 21, 2015

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at **www.sanbruno.ca.gov** and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: June 2, 2015

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 1580 Greenwood Drive (APN: 017-124-070)

Zoning District: R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 260 square foot addition, which together with the previously approved addition, will increase the gross floor area of the existing home by greater than 50% (109%), per Sections 12.200.030.B.1, of the San Bruno Municipal Code. Sergio Casanova, (Applicant); Kamal Jamaly, and Ruba Jammali (Owners) **UP-15-004**.

Agenda Posted on: July18, 2015

B. 428 Elm Street (APN: 020-274-250)

Zoning District: R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 490 square foot addition, which together with the previously approved addition, will increase the gross floor area of the exiting home by greater than 50% (60%), per Sections 12.200.030.B.1, of the San Bruno Municipal Code. Robert George, FAIA, Architect (Applicant); Regina and Nick Singer (Owners) **UP-15-011.**

C. 1520 Greenwood Way (017-124-010)

Zoning: R-1: Single-Family Residential

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 1,150 square foot addition which increases the gross floor area of the existing home by greater than 50% (75%) per Section 12.200.030.B.1. Denis and Renee Vorrises (Applicant and Property Owner) **UP-14-019**.

D. 680 Acacia Avenue (020-092-150)

Zoning: R-1: Single-Family Residential

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 784 square foot addition which increases the gross floor area of the existing home by greater than 50% (57%), exceeds the 44% lot coverage guideline (45%), and exceeds 1,825 square feet of living area with a one car garage per Sections 12.200.030.B.1, 12.200. 030.B.3, and 12.200.080.A.2 of the San Bruno Municipal Code. Luis A. Robles (Applicant) & Jenelle and Glen Wilson (Owner) UP-15-007.

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the August 13, 2015 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on August 18, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

MINUTES
PLANNING COMMISSION MEETING

June 2, 2015

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:03 pm.

ROLL CALL

	Present	Absent
Chair Johnson		X
Vice Chair Chase	X	
Commissioner Biasotti	X	
Commissioner Mishra	X	
Commissioner Petersen	X	
Commissioner Sammut	X	

STAFF PRESENT:

Planning Division:

Community Development Director: David Woltering
Community Development Technician: Brian Paland

Pledge of Allegiance: Chair Biasotti

1. **Approval of Minutes –** None
2. **Communication –** None
3. **Public Comment –** None
4. **Announcement of Conflict of Interest –** None
5. **Public Hearings –** None

6. New Business

A. Request adoption of a Resolution confirming review of the 2015-2020 Five-Year Capital Improvement Program and Fiscal Year 2015-16 Capital Improvement Program Budget and its conformance with the San Bruno General Plan.

Community Development Director Woltering: Presents staff report and gives a brief overview of the six capital improvement projects outlined in detail in the staff report.

Vice Chair Chase: The Staff Report states that the City of South San Francisco maintains our signalized intersections. Asked if San Bruno does any of our own traffic signal maintenance.

Director Woltering: The City of San Bruno has a contract with the City of South San Francisco which has the staff resources and equipment to maintain the City's signals.

Commissioner Petersen: Asked about the more detailed project information that is described in Exhibit 2. He could not find Exhibit 2 in his staff report.

Director Woltering: Exhibit 2 is the information provided after the resolution. It is referred to as Exhibit B in the materials. A more detailed description of the entire project is provided in the CIP. The Commission's focus at this time should be on General Plan conformity of the proposed projects.

Motion that the Planning Commission adoption of a Resolution confirming review of the 2015-2020 Five-Year Capital Improvement Program and Fiscal Year 2015-16 Capital Improvement Program Budget and its conformance with the San Bruno General Plan.

Commissioner Sammut/Biasotti

Roll Call Vote: 5-0

AYES:	Vice Chair Chase, Commissioners Sammut, Petersen, Biasotti, Mishra
NOES:	None
ABSTAIN:	None

6. Discussion

A. City Staff Discussion: Director Woltering discussed upcoming projects in San Bruno.

B. Planning Commission Discussion: Commissioner Petersen asked about the status of the recruitment of a new Planning Commissioner

8. Adjournment

Meeting was adjourned at 7:26 pm

David Woltering
Secretary to the Planning Commission
City of San Bruno

Perry Petersen, Chair
Planning Commission
City of San Bruno

NEXT MEETING*:* June 16, 2015

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT

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Brian Millar, AICP, *Contract Senior Planner*
Paula Bradley, AICP, *Contract Associate Planner*
Marc Zafferano, *City Attorney*

PLANNING COMMISSION

Mary Lou Johnson, *Chair*
Kevin Chase, *Vice Chair*
Rick Biasotti
Sujendra Mishra
Perry Petersen
Joe Sammut

PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 5A
July 21, 2015

PROJECT LOCATION

1. Address: 1580 Greenwood Drive
2. Assessor's Parcel No: 017-124-070
3. Zoning District: R-1 (Single Family Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

A: Site Location
B: Photographs
C: Site Plan, Roof Plan, Floor Plans, Elevations, Colors and Materials
D: Green Building Statement

REQUEST

Request for a Use Permit to allow the construction of a 260 square foot addition, which together with the previously approved addition, will increase the gross floor area of the existing home by greater than 50% (109%), per Sections 12.200.030.B.1, of the San Bruno Municipal Code. Sergio Casanova, (Applicant); Kamal Jamaly, and Ruba Jammali (Owners) **UP-15-004**.

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 15-004 based on Findings 1-6 and Conditions of Approval 1-24. Staff's recommendations have been incorporated into the project.

REVIEWING AGENCIES

Community Development Department
Public Services Department
Fire Department

LEGAL NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on July 10, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, July 11, 2015.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt according to the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301(e): Existing facilities.

PROJECT HISTORY AND EXISTING CONDITIONS

The subject property is located to the west of Greenwood Drive in the Rollingwood Number Two Subdivision, between Rollingwood Drive and Fleetwood Drive. The subject property is located in a single-family residential district. The surrounding homes on the street are one-story and two-story on large rectangular, generally uniform lots, and in the style of tract subdivisions built in 1950's and 1960's. The building pad and immediate area where the home is located is flat, but the rear portion of the 155-foot deep, rectangular lot, is at a lower lower elevation than the front portion of the property and has a terraced landscape.

The existing 3,025 square foot single-family residence is on a 7,800 square foot lot. In 2001, a Use Permit was approved (UP-01-44) for a 1,455 square foot addition, including adding a 560 square foot second floor. With the approval of this Use Permit for a 260-square foot addition to the rear of the existing second story, the proposed new total floor area will be 3,285 square feet.

ADDITIONAL INFORMATION

- **Code Enforcement:** There are no active code enforcement cases.
- **Easements:** There is a 10'-0" planting easement located along the front property line.
- **Heritage Trees:** There are no heritage trees located on the property.
- **Previous additions or alterations:** a Use Permit was approved (UP-01-44) for a 1,455 square foot addition, including adding a 560 square foot second floor in 2001.

SURROUNDING LAND USES

West: Greenwood Way – R-1 (Single Family Residential)
East: Sequoia Avenue – R-1 (Single Family Residential)
North: Rollingwood Drive – R-1 (Single Family Residential)
South: Fleetwood Drive – R-1 (Single Family Residential)

PROJECT DESCRIPTION

The applicant is proposing a new 260-square foot addition to the rear of the existing second floor of an existing 3,025 square foot residence. This addition will add a study area to the four bedroom, three-bathroom home. With the new addition, there will be 2,800 square feet of living area. The new addition will not be visible from the front of the property, only on the sides and rear. The rear of the residence, which is at a higher elevation than the adjacent house to the rear and to the east of the subject property, has a view to the Bay and San Francisco International Airport. The proposed residence meets the setback and height requirements of the R-1 zoning district.

Also proposed is the construction of a new roof with a 4:12 pitch, replacing the 3:12 pitch existing roof. The new roof will be a hip form, replacing the existing gable form roof. Both roof forms exist in the surrounding neighborhood; therefore, this proposed roof design is considered to be compatible with the character of the neighborhood.

The applicant has also proposed a new front entry design. The front entry will change from a gable roof form to a hexagon roof form with three supporting columns with arched openings. The new entry roof

height will increase to 15'-6", one foot higher than the existing height of 14'-6". The front edge of the new roof will align with the front wall of the garage, creating a bigger front porch area. The front door entry will remain set back 3'-6.5" from the front wall plane. A second floor articulated design is proposed to decrease the mass and bulk and includes stepped-back second story elevations, a 4'-6" offset wall plane and trellis on the on the south elevation, and windows. The exterior materials and colors will match the existing.

Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		7,800 s.f.	7,800 s.f.	Same
Lot Coverage		2,814 s.f. (44%)	2,465 (38.5%) s.f.	Same
Gross Floor Area		3,517.8 s.f.	3,025 s.f.	3,285 s.f.
Floor Area Ratio		0.55	0.47	0.513
Building Setbacks (minimum)	**Front**	15'-0"	16'9"	Same
	Rear	10'-0"	61'	Same
	R Side (2)	5'-0"	5'4"	Same
	L Side	5'-0"	6'11"	Same
Building Height (maximum)		28'-0"	21'-2"	22'4"
Covered Parking		2 spaces	2 spaces	Same

Notes:

- Use Permit required for an expansion or addition which increases the gross floor area of the existing home by greater than 50%.

Square Footage Breakdown:

	Ground floor	2nd Floor	Garage	Total
Existing	1,980	560	485	3,025
Proposed	-	260	-	260
Total	1,980	820	485	3,285

Notes:

- 2,800 s.f. living area proposed, with a 485 s.f. two-car garage.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee reviewed this project at its May 14, 2015 meeting. A representative of the neighbor at 1590 Greenwood Drive previously contacted staff and attended the meeting. The representative indicated a concern that the new roof could interfere with solar access and what the roof would look like from his father's property. He reviewed the plans and saw that the second floor existing roof was substantially set back from the north property line (26') and that there would be no impact to solar access. It was also noted that the new hip roof form would be less massive than the existing gable roof form. The Architecture Review Committee asked if the trellis on the south side elevation met the

side setback requirements (five feet). The trellis meets the setback and the applicant was not able to extend the trellis any further because of the minimum setback requirements. The Architectural Review Committee forwarded the project to the Planning Commission with no added recommendations.

The applicant confirmed the height and submitted a corrected elevation attached to this staff report as Exhibit C and submitted a Green Building Statement attached as Exhibit D.

PUBLIC COMMENT

Staff sent a legal notice to all property owners within 300' of the subject site on June 5, 2015. Staff has not received any further comments regarding this proposal as of the writing of this report.

ANALYSIS AND RECOMMENDATION

Analysis:

The applicant proposes to add a 260 square foot addition to an existing second floor of a 3,025 square foot home, which includes a 485 square foot two-car garage. A Use Permit is required to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50%. The cumulative floor area (includes previously approved addition) with this proposed 260 square foot addition will be 109% of the original 1,570 square foot, one-story residence. The proposed FAR (at 51%, where the maximum is 55%) and the floor area at 3,285 square feet where 3,517 square feet is the maximum are both within the allowable limits. Second floor articulation to decrease the mass and bulk includes stepped-back second story elevations, an offset wall plan on the south side, and windows. Both the north and the rear two-story elevations are stepped back: 13'-0" on the left side and 9'-0" on the rear, with a roof separating the two stories on the north and rear sides. With the addition of the 260 square feet to the south elevation, adding nine feet to the wall plane, staff recommended additional articulation other than the existing four-foot offset. The applicant added a trellis with brackets between the first and second floors.

The proposed residence meets the setback and height requirements of the applicable zoning district. The front setback is 16'9" where fifteen feet is the minimum required. The rear yard area setback is 61' from the property line, where a 10'-0" minimum is required. The height is 22' 4", where 28'-0" is the height limit. The front and rear areas are landscaped with 45% in the front yard setback landscaped and the impervious surface is 55%, where 60% maximum is allowed.

The applicant also proposes to construct a new roof with a 4:12 pitch, replacing the 3:12 pitch existing roof. The new roof will be a hip form roof replacing the existing gable form roof. Both roof forms exist in the surrounding neighborhood; therefore, it is considered to be compatible with the character of the neighborhood.

Also proposed is a new front entry design. The front entry will change from a gable roof form to a hexagon roof form with three supporting columns and arched openings. The entry roof height will increase to 15'-6", one foot higher than the existing front entry of 14'-6". The front edge of the new roof will align with the front wall of the garage, creating a bigger front porch area. The front door entry will remain set back 3.5' from the front wall plane.

The exterior materials and colors will match the existing: a beige color stucco exterior with a medium brown asphalt composition shingle roof. All windows are white vinyl and one additional window will be added to the second floor rear elevation. Two existing windows on the north elevation will be moved

further to the rear to accommodate the addition. The design includes a well-defined front entry in proportionate scale to the residence, although somewhat larger scale than the surrounding modest-scale homes typical of the 1950s and 1960's, the proposed design is typical of the current style of larger homes which also exist in the neighborhood. The proposed addition is well integrated with the existing single-family dwelling and is compatible with the immediate neighborhood, which consists of one-story single-family homes, with some two-story homes. Staff finds that the proposed residence is compatible with the character and design of the surrounding single-family dwellings and consistent with the San Bruno Residential Design Guidelines.

Findings:
*Pursuant to the City's Municipal Code, the Architectural Review Committee shall grant the Use Permit if it makes the following findings. Required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made.*

1. **Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home would be constructed according to the California Building Code (CBC) and, therefore, would not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. **Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)**

The architectural features of the project are compatible with the surrounding neighborhood. The project meets the setback, and height requirements of the zoning district. The applicant is proposing to construct a 260 square foot second floor addition to an existing 3,025 square foot two-story home, including a 485 square foot two-car garage. The proposed residence meets the setbacks, and height requirements of the zoning district. The front setback is 16'9" where a 15'-0" minimum is required. The rear yard area setback is 61 feet from the property line, where a ten foot minimum is required. The height is 22' 4", where 28' is the maximum height limit. A Use Permit is required to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50%. With the proposed addition, the cumulative proposed floor area will be 109% of the original 1,570 square foot one-story residence. It less than the maximum FAR, 51%, where the maximum allowed is 55%, and the floor area 3,285 square feet where 3,517 square feet is the maximum allowed.

The front and rear areas are landscaped with 45% landscaped in the front yard setback and impervious surface is 55%, where 60% maximum is allowed. The impervious surface area in the front setback (55%) conforms to the required maximum allowable of 60%. Therefore, staff determines that the project would not be detrimental to improvement in the neighborhood or to the general welfare of the City.

3. **That the proposed development is consistent with the general plan. (SBMC 12.108.050.B.3)**

The San Bruno General Plan designates the property as a Low-Density Residential district. The existing single-family dwelling is consistent with the General Plan designation.

General Plan Policy LUD-3 states, "protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale." The proposal would be

complementary to other single-family homes in the area. The design of the project reinforces the residential character of the neighborhood.

4. **That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)**

The proposed two-story residence meets the setbacks and height requirements of the zoning district. The existing and the proposed new addition to the second story floor on both the north side and the rear two-story elevation wall planes are stepped back. Specifically, the proposed second story has a 13'-0" left side setback and a 9-0' rear setback, with a first floor roof separating the two stories. The new addition will not be visible from the front of the property only the sides and rear. The front setback is 16'9" where a 15' minimum setback is required. The rear yard area setback is 61' from the property line, where a ten foot minimum is required. The overall height of the home would increase from 22'-4" which is less than the 28'-0" maximum height limit. Therefore, the structure should not unreasonably restrict or interfere with light and air on the adjacent properties.

5. **That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G)**

The exterior materials and colors will match the existing: a beige color stucco exterior with a medium brown asphalt composition shingle roof which is consistent with the existing home and the immediate neighborhood. The second floor is stepped back from the first floor below. Second floor articulation to decrease the mass and bulk includes stepped-back second story elevations, an offset wall plan on the south side, windows and a new trellis on the south elevation provide additional façade articulation and architectural interest. The front and rear areas are landscaped with 45% landscaped in the front yard setback and impervious surface is 55%, where 60% maximum is allowed. Staff finds that the general appearance of the residence would be in keeping with the neighborhood and would not be detrimental to the City.

6. **That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.I)**

Staff finds that the new home conforms to the basic design principles of the Residential Design Guidelines. The proposed residence would respect the scale, bulk, and character of the immediate neighborhood and adjacent homes. Articulation to decrease the mass and bulk on the south elevation includes stepped-back second story elevations, a roof between the first and second floor on the north and rear elevations, a four-foot offset wall on the south side, and a new trellis between the first and second floor, and window.

Also proposed is to construct a new roof with a 4:12 pitch replacing the 3:12 pitch existing roof. The new roof will be a hip form roof replacing the existing gable form roof. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the character of the

neighborhood. The exterior materials and colors will match the existing – a beige color stucco exterior with a medium brown composition shingle roof.

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 15-004 based on Findings 1-6 and Conditions of Approval 1-25. Staff's recommendations have been incorporated into the project.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 15-011 shall not be valid for any purpose. Use Permit 15-011 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.

3. The request for a Use Permit to construct a new 260-square foot addition to the rear of the existing second floor, of an existing 3,025 square foot residence, shall be built according to plans approved by the Planning Commission on July 21, 2015, labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The home shall be used only as a single-family residential dwelling unit. No portion of any residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning, Building, and Public Services staff to ensure compliance with the conditions of approval during the construction process.

9. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.

10. The applicant shall indemnify, defend, and hold harmless the City, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the City's consideration and/or approval of the applicant's application to construct ten single-family replacement homes.

11. Add: "2013 California Green Building Standards Code to list of Applicable Building Codes on Cover sheet. All Mandatory Measures per Chapter 4 shall apply."

Public Services

12. The front property line is located 2.0 feet behind the sidewalk at 1580 Greenwood Drive. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from the back of sidewalk along 1580 Greenwood Drive. S.B.M.C. 8.08.010.

13. Show on the plans flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the California Building Code 2013. Show on the plans the location and size of the water meter, water lateral and sewer lateral.

14. Show on the plans the location of the existing sewer lateral. Also show the existing or new cleanout. Detail SS-02 can be downloaded from the Public Services website at http://www.sanbruno.ca.gov/pw_eng_standards.html . Include this detail in the plans.

15. If not present, the applicant shall install a sanitary sewer lateral clean out at property line per City Standards Detail SS-02, dated Aug 2011. Older cleanouts not meeting the current city standards shall be replaced. Show on the plans the location of the existing sewer lateral. Also show the existing or new cleanout. Detail SS-02 can be downloaded from the Public Services website at http://www.sanbruno.ca.gov/pw_eng_standards.html. Include this detail in the plans.

16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all locations where there are any raised or offset concrete sections greater than or equal to ¾-inch. S.B.M.C. 8.12.010. This requirement shall be added as a note on the plans and also include City Standard Detail ST-04. The detail can be downloaded from the Public Services website at http://www.sanbruno.ca.gov/pw_eng_standards.html.

17. Obtain an Encroachment Permit from Public Works Department prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit. Show this requirement on the plans and also include it as a note.

18. The building permit submittal shall indicate that address numbers shall be at least four inches in height, of contrasting color to the background and shall be lighted during the hours of darkness. Show this requirement on the plans.

19. Prior to final inspection, paint the address number on face of the curb near the driveway approach with black (4 inch or larger) lettering on a white background. Add a note showing the location where the street address will be painted. Add this requirement on the plans as a note.

20. An erosion control plan and storm water pollution prevention plan is required. The applicant shall show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. The work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020. Include the attached County of San Mateo's Best Management Practices (BMPs) as part of the construction plans.

21. Show on plans how storm water shall be collected from downspouts and other on-site drainage and drained into landscaping or collected through an under sidewalk curb drain to the gutter per City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicate any pipes, swales, or applicable ground percolation treatments as necessary. This requirement shall be clearly shown on the construction plans. Also include City Standard Detail ST-03 in the construction plans. The detail can be downloaded from the Public Services website at http://www.sanbruno.ca.gov/pw_eng_standards.html.

22. Perform a water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing ¾-inch water meter is sufficient to serve proposed water demand. If existing meter is undersized a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

Fire Department

23. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

24. Provide hard-wired smoke detectors with battery backup as required by building code.

Date of Preparation: July 10, 2015
Prepared by: Paula Bradley, MCP, AICP, Contract Associate Planner

Exhibit A: Site Location

1580 Greenwood Way
017-124-070
UP-15-004

Exhibit B: Photographs

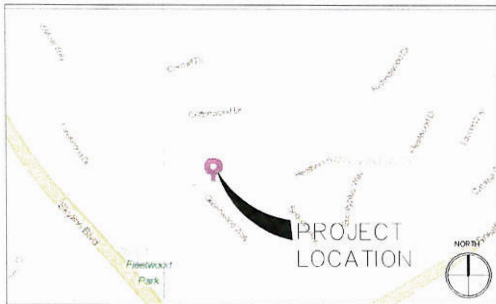
Subject Site: View to East from Greenwood Way

Residences to the west, across Greenwood Way

View of rear from Sequoia Avenue

Residence to right of subject property

EXHIBIT C



VICINITY MAP N.T.S.

APPLICABLE CODES

CALIFORNIA ENERGY CODE	2013 EDITION
CALIFORNIA BUILDING CODE	2013 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2013 EDITION
CALIFORNIA PLUMBING CODE (CPC)	2013 EDITION
CALIFORNIA ELECTRICAL CODE (CEC)	2013 EDITION
CALIFORNIA RESIDENTIAL CODE (CRC)	2013 EDITION

SCOPE OF WORK

NEW ADDITION ATTACHED TO MAIN HOUSE FROM EXISTING SECOND FLOOR, EXISTING STAIRS TO BE ROTATED AS SHOWN, SECOND STORY ADDITION TO BE A STUDY ROOM NOT TO EXCEED 260 SQ.FT.THE ENTIRE HOUSE ROOF TO BE REMOVE AND NEW ROOF TO BE INSTALL IN THE ENTIRE HOUSE NOT TO BE LESS THAN 4:12 SLOPE FOR NEW COMPOSTION SHINGLES TO BE INSTALL UNDER THIS PERMIT.

PROPERTY OWNER

MR. KAMAL JAMALY
1580 GREENWOOD WAY
SAN BRUNO, CA
TELEPHONE: (415) 309-7151

UTILITIES

WATER	CITY OF SAN BRUNO, UTILITIES DIVISION
SANITARY SEWER	CITY OF SAN BRUNO, PW DEP'T
STORM DRAINAGE	CITY OF SAN BRUNO, PW DEP'T
FIRE	SAN BRUNO FIRE PROTECTION DISTRICT
POLICE	CITY OF SAN BRUNO
GAS	PACIFIC GAS & ELECTRIC
ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	PACIFIC BELL
PARKS& RECREATION	CITY OF SAN BRUNO
SCHOOLS	SAN BRUNO UNIFIED SCHOOL DISTRICT

EXISTING BUILDING DATA

	EXISTING		NEW	TOTAL
FIRST FLOOR AREA:	1,980 SQ.FT.		0 SQ.FT.	1,980 SQ.FT.
SECOND FLOOR AREA:		560 SQ.FT.	260 SQ.FT.	820 SQ.FT.
GARAGE AREA:	485 SQ.FT.		0 SQ.FT.	485 SQ.FT.
COVERAGE AREA:	2,465 SQ.FT.		0 SQ.FT.	3,285 SQ.FT.
LOT AREA:				7,800 SQ.FT.
COVERAGE AREA / LOT AREA:				32%

BUILDING TYPE: TYPE V-N, WOOD FRAME, STUCCO

LIST OF DRAWINGS

PROPERTY DATA

APN:	017-124-070
OCCUPANCY CATEGORY:	R-3
USE:	LIVING
AREA OF LOT:	7,800 SQ.FT.
TOTAL PARKING:	(TWO) CAR SPACE

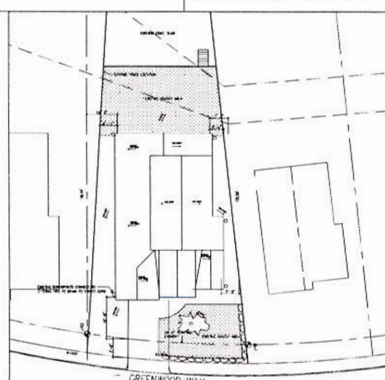
TYPE OF CONTRUCTION:	V-B
SPRINKLERS:	NO
STORIES	TWO

IMPERVIOUS CALC'S

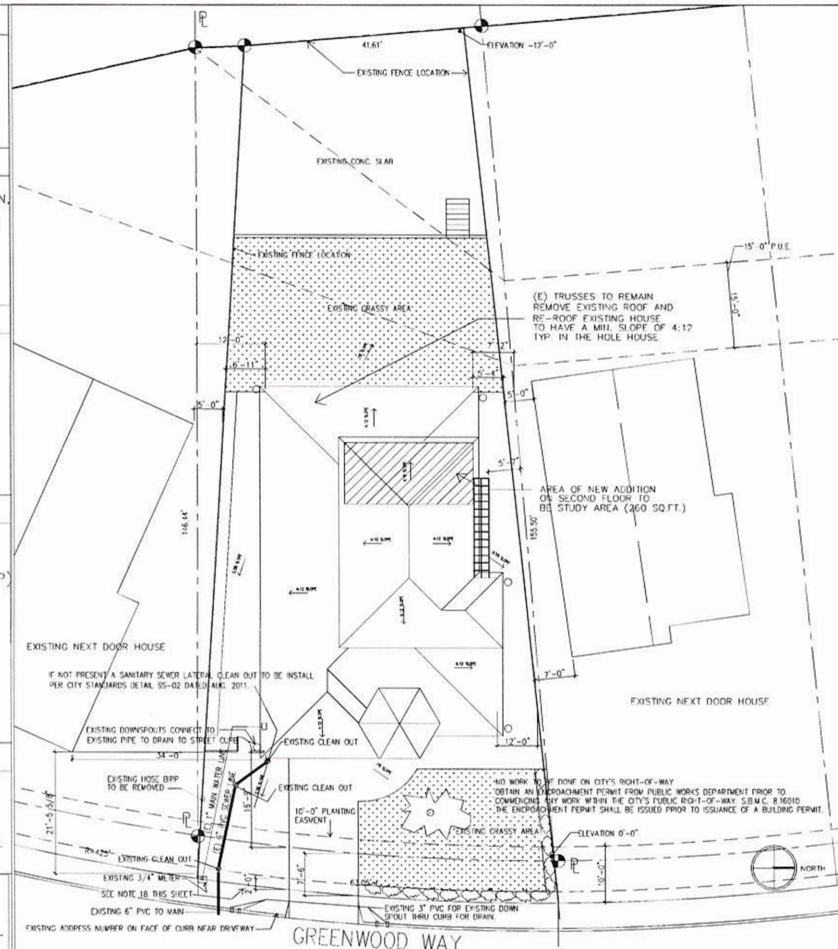
TOTAL LANDSCAPING= 2,169 SQ.FT.
TOTAL HARDSCAPE= 5,631 SQ.FT.
5,631 DIVIDE BY 7,800= 72% < 80% OK
COVERAGE ON FRONT SETBACK CALC'S
TOTAL FRONT 1,698 SQ.FT.
TOTAL LANDSCAPE ON FRONT= 765 SQ.FT.
TOTAL HARDSCAPE ON FRONT= 933 SQ.FT.
933 DIVIDE BY 1,698= 55% < 60% OK

CONFORMANCE NOTES 2013 CALGREEN

1) AUTOMATIC IRRIGATIONSYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1)
2) PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
3) COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)
4) ADHESIVES, SEALANS AND CAULKS SHALL BE COMPLIAT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
5) PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLISNY EITH BOV LIMITS (4.504.2.2)
6) AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITSFOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED
7) CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
8) MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION (4.505.4)
9) PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5)
10) INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2)
11) CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3)
12) THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITION OR ALTERATION OF EXISTING RESIDENTIAL BUILDINGS. MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, AND 50% OF WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE PER SECTION (4.408.1)
13) PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CAL GREEN SECTIN 301.1 a) WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A FLOW RATE OF 1.28 GPF. b) SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 2.0 GPM SHOWER HEAD. c) LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.5 GPM (OR 1.8 GPM FOR KITHCEN FAUCETS).
14) DUE TO THE FACT THAT THIS ADDITION IS LESS THAN 500 SQ.FT. WE PROPOSED TO USED PACKAGE 'D' OF 1-24 THE R- VALUES FOR THE ROOF WILL BE R-30, R-13 FOR THE WALLS AND R-19 FOR THE NEW FLOOR AREA
15) Obtain an Encroachment Permit from Public Works Department prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit
16) Prior to final inspection, paint the address number on face of the curb near the driveway approach with black (4 inch or larger) lettering on a white background. Add a note showing the location where the street address will be painted
17) The building permit submittal shall indicate that address numbers shall be at least four inches in height, of contrasting color to the background and shall be lighted during the hours of darkness
18) The front property line is located 2.0 feet behind the sidewalk at 944 Mills Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from the back of sidewalk along Greenwood Way. S.B.M.C. 8.08.010.



EXISTING ROOF PLAN NO SCALE



SITE PLAN SCALE: 1" = 10'-0"

LEGEND

INTERIOR ELEVATION NUMBERS SHEET NUMBER	(E) ELECTRICAL PANEL	FLUORECENT LIGHT IN BATHROOM	
BUILDING SECTION NUMBER SHEET NUMBER	HOSE BIBB	FINISH TYPE	
DETAIL NUMBER SHEET NUMBER	REFERENCE NOTE	PROPERTY LINE	
ENLARGED DETAIL NUMBER SHEET NUMBER	ARC-FAULT OUTLET	REVISION	
(N) 2X4 WALL W/ 1/2"SHT.RK EA. SIDE AND R-13 INSULATION	REGULAR OUTLET	ALIGN	
(E) WALL TO REMAIN	JUNCTION BOX	DATUM POINT	
	FLUORECENT LIGHT RECESSED	SMOKE DETECTOR BATTERY ONLY	
	RECESSED LIGHT	CARBON MONOXIDE BATTERY ONLY	
	THREE WAY SWITCH		
	SINGLE SWITCH		

NO SCALE

SLOPE CALC'S

ELEVATION 0'-0" ELEVATION -12'-0"
(0.0774%) = 8%
155'-0" 12'-0"
7,800 SQ.FT X 0.82 (CHART 1) = 6,396 SQ.FT.
X .550 < 10% (CHART 2) = 3,517.80 SQ.FT.
THEREFORE MAXIMUM PERMITTED
FLOOR AREA = 3,517.80 SQ.FT.
PERMITTED=3,517.80SQ.FT. >THAN 3,285SQ.FT. PROPOSED

REVISIONS

No.	DATE	DESCRIPTION

CASANOVA & ASSOCIATES
SERGIO CASANOVA DATE
1535 GRANADA STREET
VALLEJO, CA 94591
PHONE (707) 552-4231
BUSINESS LICE. No. 020425

SHEET TITLE
SITE PLAN & NOTES

PROJECT:
NEW 2ND FLOOR ADDITION
1580 GREENWOOD WAY
SAN BRUNO, CA 94066

SCALE: AS SHOWN
DATE: 04-22-2015
JOB #: 1409021580

T1

EXHIBIT C

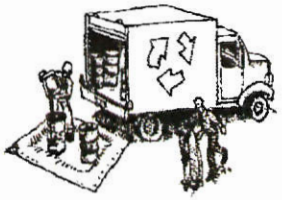
Water Pollution Prevention Program

Clean Water.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

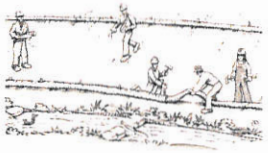
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

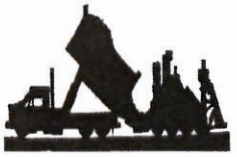


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

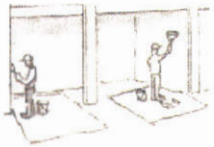
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

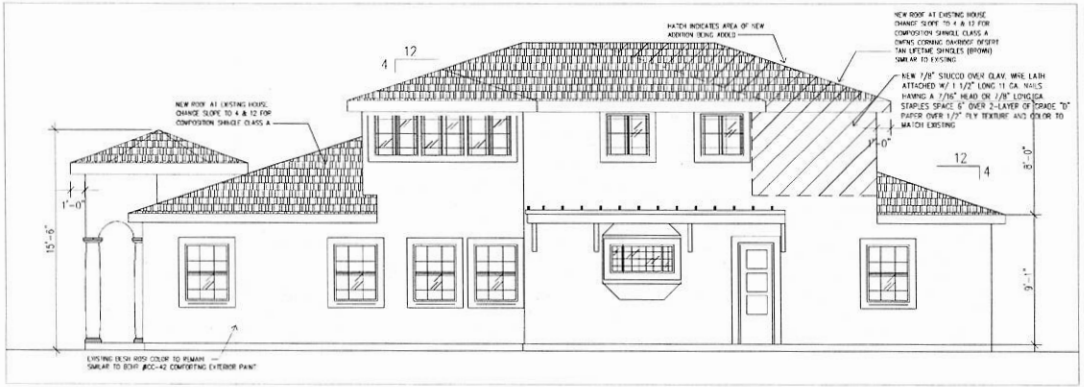
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

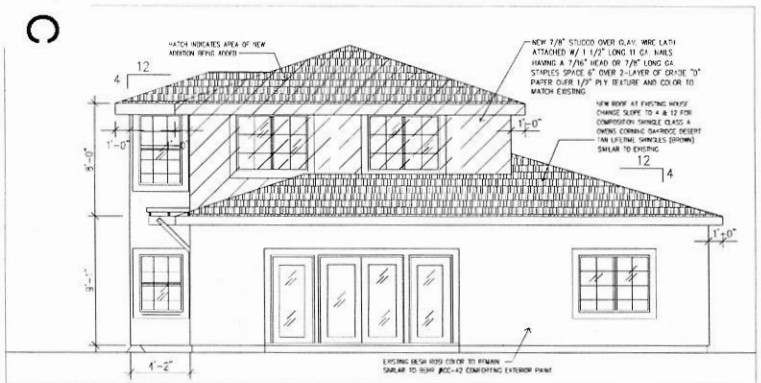
Storm drain polluters may be liable for fines of up to $10,000 per day!

EXHIBIT C



RIGHT ELEVATION SCALE: 1/4"=1'-0" (B)

FRONT ELEVATION SCALE: 1/4"=1'-0" (A)



REAR ELEVATION SCALE: 1/4"=1'-0" (C)

LEFT ELEVATION SCALE: 1/4"=1'-0" (D)

REVISIONS

No.	DATE	DESCRIPTION

CASANOVA & ASSOCIATES
SERGIO CASANOVA DATE
1435 GRANADA STREET
VALLEJO, CA 94591
PHONE: (707) 557-4071
SERGIOCASA@SBCGLOBAL.NET

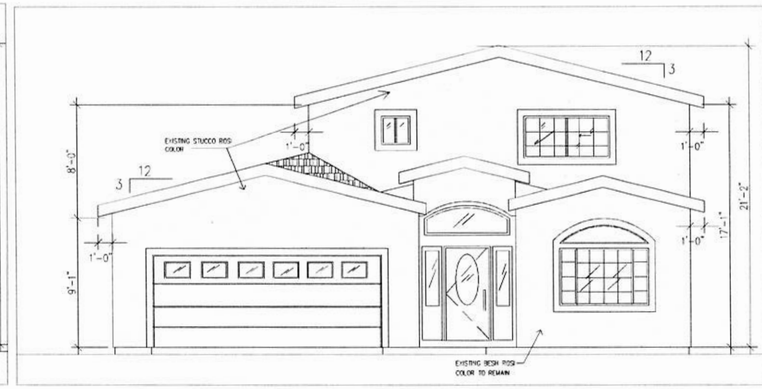
SHEET TITLE: NEW ELEVATIONS

PROJECT: NEW 2ND FLOOR ADDITION
1580 GREENWOOD WAY
SAN BRUNO, CA 94066

SCALE: AS SHOWN
DATE: 04-22-2015
JOB #: 14090215B0

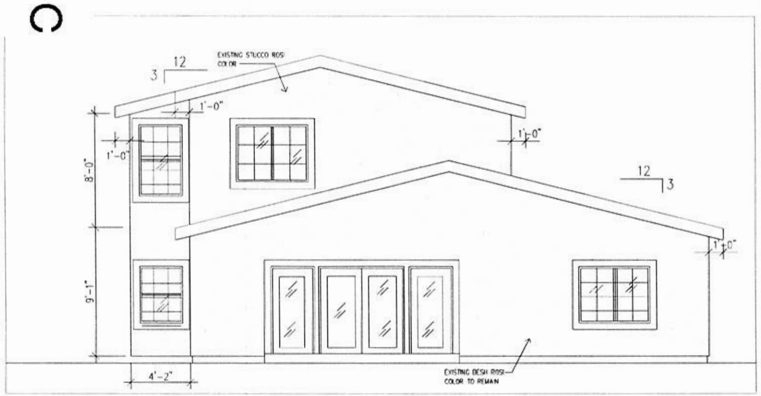
A2

RIGHT ELEVATION SCALE: 1/4"=1'-0" (B)



FRONT ELEVATION SCALE: 1/4"=1'-0" (A)

EXHIBIT C



REAR ELEVATION SCALE: 1/4"=1'-0" (C)

LEFT ELEVATION SCALE: 1/4"=1'-0" (D)

REVISIONS

No	DATE	DESCRIPTION

CASANOVA & ASSOCIATES
SERGIO CASANOVA DATE
1535 GRANADA STREET
VALLEJO, CA 94591

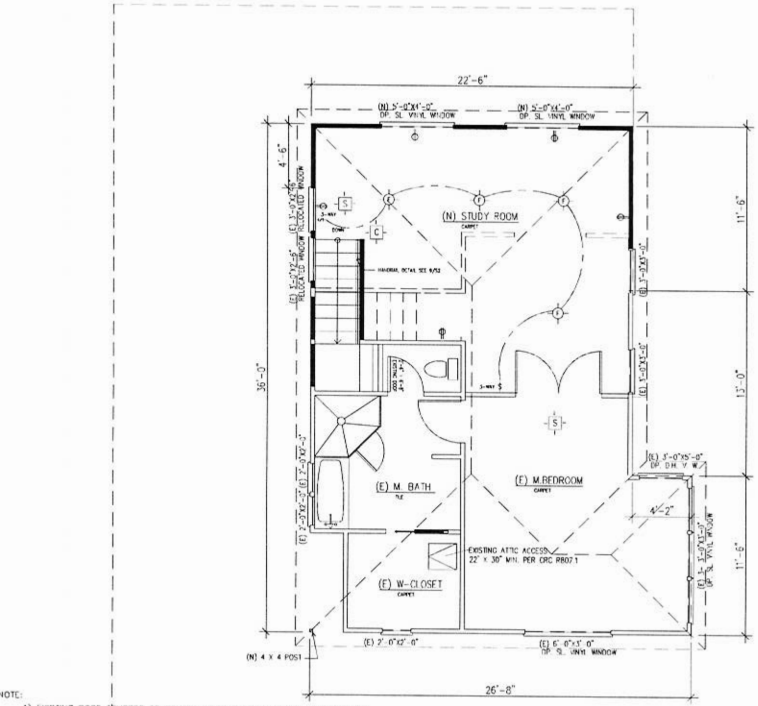
SHEET TITLE
EXISTING ELEVATIONS

PROJECT
NEW 2ND FLOOR ADDITION
1580 GREENWOOD WAY
SAN BRUNO, CA 94066

SCALE: AS SHOWN
DATE: 04-22-2015
JOB #: 1409021580

A3

EXHIBIT C



NOTE:

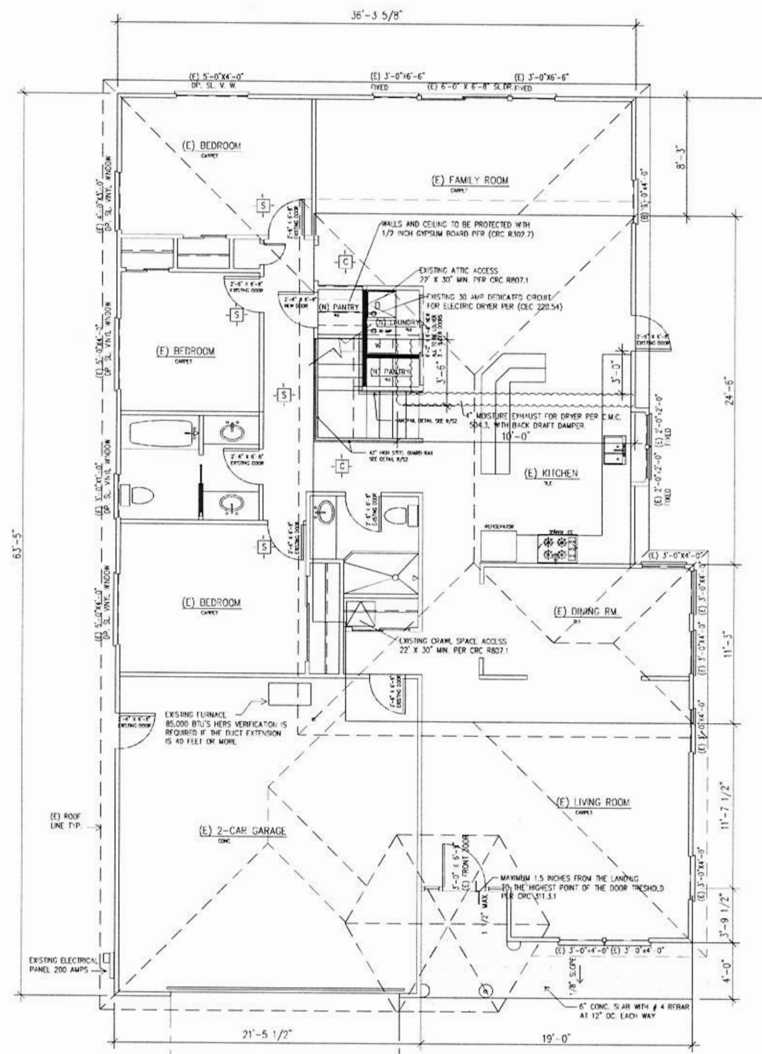
1) EXISTING ROOF TRUSSES TO REMAIN , AREAS OF TRUSSES TO BE MODIFY ONLY WHERE NEED IT. NEW 4 AND 12 SLOPE ROOF TO BE SELF SUPPORT.
2) AFCI -PROTECTED RECEPTACLES IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS PER CEC 210.12 (B)
3) ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12
4) ALL NEW ROOF UNDERLAYMENT TO BE TWO LAYERS OF 15# ROOFING FELT UP TO 4:12 SLOPE PER CRC R905.2.7.

ROOF EAVE VENT CALCULATION:

THE TOTAL ATTIC SPACE BEING VENTED IN MAIN LEVEL IS 1,980 SQ.FT.
DIVIDE BY 150 = 13.2 SQ.FT. REQUIRE.
AS PER DETAIL 5/S2 SHOWS 2-2" FOR EVERY SECOND BLOCKING
FOR A TOTAL OF 16 SPACES AT (2X3) 6 SQ.IN. X 16 = 96 SQ.IN. / 12
(8 SQ.FT.) WE ALSO GOING TO ADD 3-6" DIA NEW ROOF VENTS FOR A TOTAL OF
3 X 28 SQ.IN.=84 SQ.IN. / 12 = (7 SQ.FT.) PLUS (8 SQ.FT.) =15 SQ.FT.> 13.2 SQ.FT. REQUIRE.

THE TOTAL ATTIC SPACE BEING VENTED IN UPPER LEVEL IS 820 SQ.FT.
DIVIDE BY 150 = 5.5 SQ.FT. REQUIRE.
AS PER DETAIL 5/S2 SHOWS 2-2" FOR EVERY SECOND BLOCKING
FOR A TOTAL OF 9 SPACES AT EA. SIDE (2X3) 6 SQ.IN. X 18 = 108 SQ.IN. / 12
9 SQ.FT. > 5.5 SQ.FT. REQUIRE THEREFORE BOTH VENTING ARE OK.

UPPER LEVEL FLOOR PLAN SCALE=1/4"=1'-0"



MAIN LEVEL FLOOR PLAN SCALE=1/4"=1'-0"

REVISIONS		
No.	DATE	DESCRIPTION

CASANOVA & ASSOCIATES
SERGIO CASANOVA _____ DATE_____
1535 GRANADA STREET
VALLEJO, CA 94591

SHEET TITLE: NEW FLOOR PLAN

PROJECT: NEW 2ND FLOOR ADDITION
1580 GREENWOOD WAY
SAN BRUNO, CA 94066

SCALE: AS SHOWN
DATE: 04-22-2015
JOB #: 1409021580

A1

REVISIONS

No.	DATE	DESCRIPTION

CASANOVA & ASSOCIATES
SERGIO CASANOVA
1535 GRANADA STREET
VALLEJO, CA 94591
PHONE (707) 373-4231
BUSINESS LIC. NO. 023427

SHEET TITLE: EXISTING FLOOR PLAN

PROJECT: NEW 2ND FLOOR ADDITION
1580 GREENWOOD WAY
SAN BRUNO, CA 94066

SCALE: AS SHOWN
DATE: 04-22-2015
JOB #: 14090215B0

A2

SCALE=1/4"=1'-0"

EXISTING MAIN LEVEL FLOOR PLAN

SCALE=1/4"=1'-0"

EXISTING UPPER LEVEL FLOOR PLAN

EXHIBIT C

CASANOVA & ASSOCIATES

1535 GRANADA STREET.
VALLEJO, CA 94591

City of San Bruno
GREEN BUILDING STATEMENT

Date: June 2, 2015

Project: 1580 Greenwood Drive **Permit No. B1411-0062**
San Bruno, CA 94066
Owner: Kamal Jamal **Phone: (415) 309-7151**

Designer: CASANOVA & ASSOCIATES **Phone: (707) 332-8231**
1535 Granada St.
Vallejo, CA 94591
To: Community Development Department
567 El Camino Real
San Bruno, CA 94066
Attention: Paula Bradley, AICP, Contract Associate Planner

Dear Mrs. Bradley:

The following are Proposed Green Building Measures for the above project:

DEMOLITION:

A. All existing roof to be remove, and wood trusses that are going to be remove to be recycled

INSULATION:

A. Wall and ceiling insulation shall be with "R" value, per T-24
B. Insulation shall content recycle material

APPLIANCE AND LIGHTING:

A. All appliances shall be energy efficient
B. Lightings shall be compact fluorescent
C. Exterior lights shall have photo light sensor and motion sensor.
D. Install vacancy sensor for bathroom lightings.

WINDOWS:

A. All new windows on addition to be double paned glass.

GENERAL:

A. The project does not increase the non-permeable area on the site. The addition is over an area which is already paved. No additional paving is being added.

We appreciate your assistance in our permit process, should you have any question on this respond give me a call on my cell at (707) 332-8231.

Sincerely,
SERGIO CASANOVA
Sergio Casanova, Principal

EXHIBIT D

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT

567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
www.sanbruno.ca.gov

PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 5B
July 21, 2015

PROJECT LOCATION

1. Address: 428 Elm Avenue
2. Assessor's Parcel No: 020-274-250
3. Zoning District: R-1 (Single Family Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

A: Site Location
B: Photographs
C: Site Plan, Roof Plan, Floor Plans and Cross Sections, Elevations
D: Green Building Statement

REQUEST

Request for a Use Permit to allow the construction of a 490 square foot addition, which together with the previously approved addition, will increase the gross floor area of the exiting home by greater than 50% (60%), per Sections 12.200.030.B.1, of the San Bruno Municipal Code. Robert George, FAIA, Architect (Applicant); Regina and Nick Singer (Owners) **UP-15-011.**

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward Use Permit-15-011 to the Planning Commission with no recommendations for project changes based on Findings 1-6 and Conditions of Approval 1 to 27.

REVIEWING AGENCIES

Community Development Department
Public Services Department
Fire Department

LEGAL NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on July 10, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, July 11, 2015.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt according to the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301(e): Existing facilities.

PROJECT HISTORY AND EXISTING CONDITIONS

The subject property is located to the east of Elm Street in the Second Addition to Huntington Park Subdivision, between Jenevein Avenue and Clark Avenue. The subject property is located in a single-family residential district. The surrounding homes on the street are one- and two-story on rectangular, uniformly shaped, generally flat lots.

The existing1,009 square foot single-family residence with a 297 square foot one-car garage is located on a 5,000 square foot lot. In 1993, a Minor Modification was approved (MM-93-04) for a 362 square foot addition for a family room including a 76 square foot bathroom, where the south side setback was 3 feet where 5 feet is otherwise required. The family room was constructed but the bathroom was not built. With the approval of this Use Permit for a 490 square foot addition to the rear of the existing residence, the proposed new total floor area will be 2,298 square feet.

ADDITIONAL INFORMATION

- **Code Enforcement:** There are no active code enforcement cases.
- **Accessory Structures:** There is a 34 square foot accessory structure in the rear yard.
- **Easements:** None
- **Heritage Trees:** There are no heritage trees located on the property.
- **Previous additions or alterations:** A Minor Modification was approved (MM-93-04) for a 362 square foot addition for a family room including a 76 square foot bathroom was approved in 1993.
-

SURROUNDING LAND USES

West: Acacia Avenue – R-1 (Single Family Residential)
East: Poplar Avenue – R-1 (Single Family Residential)
North: Jenevein Avenue – R-1 (Single Family Residential)
South: Clark Avenue – R-1 (Single Family Residential)

PROJECT DESCRIPTION

Proposed is a 490 square foot addition to the rear of the residence which will increase the gross floor area of the existing home by greater than 50% (60%). This addition will add a master bedroom and bathroom to the two-bedroom, one-bathroom home. With the new addition, there will be 1,791 square feet of living area.

Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		5,000 s.f.	5,000 s.f.	Same
Lot Coverage		2,200 s.f. (44%)	1,598 (36%) s.f.	2,088 s.f. (44%)
Gross Floor Area		2,200 s.f. (maximum)	1,598 s.f.	2,088 s.f.
Floor Area Ratio		0.55	0.36	0.42
Building Setbacks	**Front**	15'-0"	12'-6"	Same
	Rear	10'-0"	32'-3"	27'-0"
	R Side	3'-0"	3'-0"	Same
	L Side	5'-0"	5'-2"	Same
Building Height		28'-0" (maximum)	17'-6"	Same
Covered Parking		1 space	1 space	Same

Notes:

- Use Permit required for an expansion or addition which increases the gross floor area of the existing home by greater than 50%.
- A 240 square foot shed, not included in the lot coverage or floor area, is required to be removed so that the new addition does not exceed the maximum lot coverage.

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	1,301	-	297	1,598
Proposed	490	-	-	490
Total	1,791	-	297	2,088

Notes:

- 1,791 s,f, living area proposed, with a 297 s.f. one-car garage

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee reviewed this project at its June 11, 2015 meeting. The Architectural Review Committee forwarded the project to the Planning Commission with no added recommendations.

PUBLIC COMMENT

Staff sent a legal notice to all property owners within 300' of the subject site on July 10, 2015. Staff has not received any comments regarding this proposal as of the writing of this report.

ANALYSIS AND RECOMMENDATION

Analysis:

The applicant proposes to add a 490 square foot addition to an existing 1,598 square foot one-story home, including a 297 square foot one-car garage, which will increase the gross floor area of the existing

home by greater than 50% (60%). A Use Permit is required to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50%. The cumulative floor area with the proposed 490 square foot addition will be 60% of the original 1,306 square foot residence (26%) (prior to the 295 square foot addition in constructed in1990). It remains less than the maximum FAR (at 42%, where the maximum is 44%) and the proposed floor area will be 2,088 square feet where 2,750 square feet is the maximum allowable floor area.

The existing residence does not meet the minimum setback for the south side and the front setback. It does meet the minimum requirements for the north and rear setbacks, and the height requirements of the zoning district. This is considered a legal nonconforming setback. The front setback is 12'-5" where fifteen feet is required, and the south side setback is 3 feet where five feet is required; however, the applicant is proposing an addition to the north side, which meets the minimum five-foot side setback requirement. The rear yard area setback is 32'-3" from the property line, where 10'-0" is required. The height of the new construction will be 16'-4", where 28'-0" is the height limit. The total impervious surface is 51% where 80% is allowed and 52% of the front yard setback is impervious surface where 60% maximum is allowed. Please note: the elevation on Sheet PD-04 "North-South Section" does not accurately depict the existing elevation – the wall on the existing addition has two windows which are not shown, the windows are shown on sheet PD-05.

The new roof to the rear addition will be a gable form roof, but won't be visible from the front of the residence, which has a hip roof form. The previous addition has a similar gable roof form. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the existing home and the character of the neighborhood.

The new addition will not be visible from the front of the property, only from the sides and rear. The exterior materials and colors will match the existing: a taupe color stucco exterior with a dark gray asphalt composition shingle roof. All existing and proposed windows are white vinyl with white wood trim. Two similar additional windows will be added to north elevation along with a small bathroom window in the new addition. Two small windows will be added to the rear elevation of the new addition. The proposed addition is well integrated with the existing single-family dwelling and is compatible with the neighborhood, which consists of one-story single-family and two-story modest sized homes with substandard setbacks. Staff finds that the proposed residence is compatible with the character and design of the surrounding single-family dwellings and is consistent with the Residential Design Guidelines.

Findings:
*Pursuant to the City's Municipal Code, the Planning Commission shall grant the Use Permit if it makes the following findings. Required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made.*

1. **Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home would be constructed according to the California Building Code (CBC) and, therefore, would not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)

The architectural features of the project are compatible with the surrounding neighborhood. The project meets the setback, and height requirements of the zoning district with the exception of the south side and the front setback, which are considered legal nonconforming. It does meet the minimum requirements for the north and rear setbacks, and the height requirements of the zoning district. The applicant proposes to add a 490 square foot addition to an existing 1,598-square foot one-story home, including a 297 square foot one-car garage, which will increase the gross floor area of the existing home by greater than 50% (60%). A Use Permit is required to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50%. The cumulative floor area with the proposed 490 square foot addition will be 60% of the original 1,306 square foot residence (26%) (prior to the 295 square foot addition in constructed in1990). It remains less than the maximum FAR (at 42%, where the maximum is 55%) and the proposed floor area will be 2,088 square feet where 2,750 square feet is the maximum floor area allowed.

The total impervious surface is 51% where 80% is allowed and 52% of the front yard setback is impervious where 60% maximum is allowed. Therefore, staff determines that the project would not be detrimental to improvement in the neighborhood or to the general welfare of the City. Therefore the project will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the City.

3. That the proposed development is consistent with the general plan. (SBMC 12.108.050.B.3)

The San Bruno General Plan designates the property as a Low-Density Residential district. The existing single-family dwelling is consistent with the General Plan designation.

General Plan Policy LUD-3 states, "protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale." The proposal would be complementary to other single-family homes in the area. The design of the project reinforces the residential character of the neighborhood.

4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)

The project meets the setback, and height requirements of the zoning district with the exception of the south side and the front setback, which are considered legal nonconforming. It does meet the minimum requirements for the north and rear setbacks, and the height requirements of the zoning district. The front setback is 12'-5" where fifteen feet is required and the south side setback is 3 feet where five feet is required; however, the applicant is proposing an addition to the north side, which meets the minimum five foot side setback requirement. The rear yard area setback is 32'-3" from the property line, where 10'-0" is required. The height of the new construction will be 16'-4", where 28'-0" is the height limit. The new roof to the rear addition will be a gable form roof, but won't be visible from the front of the residence, which has a hip roof form. The previous addition has a similar gable roof form. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the existing home and the character of the neighborhood. Therefore, the structure should not unreasonably restrict or interfere with

light and air on the adjacent properties.

The proposed addition is well integrated with the existing single-family dwelling and is compatible with the neighborhood, which consists of one-story single-family and two-story modest sized homes with substandard setbacks. Staff finds that the proposed 490 square foot, one-story rear addition is compatible with the character and design of the surrounding single-family dwellings and is consistent with the Residential Design Guidelines.

5. **That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G)**

The exterior materials and colors will match the existing: a taupe color stucco exterior with a dark gray asphalt composition shingle roof. Staff finds that the proposed residence is compatible with the character and design of the surrounding single-family dwellings and is consistent with the Residential Design Guidelines. The proposed addition is well integrated with the existing single-family dwelling and is compatible with the neighborhood. The new roof to the rear addition will be a gable form roof, but won't be visible from the front of the residence, which has a hip roof form. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the existing home. Staff finds that the general appearance of the residence would be in keeping with the neighborhood and would not be detrimental to the City.

6. **That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.I)**

Staff finds that the proposed 490-square foot, one-story rear addition is compatible with the character and design of the surrounding single-family dwellings and is consistent with the Residential Design Guidelines. The proposed addition is well integrated with the existing single-family dwelling and is compatible with the neighborhood, which consists of one-story single-family and two-story modest sized homes with substandard setbacks. The new roof to the rear addition will be a gable form roof, but won't be visible from the front of the residence, which has a hip roof form. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the existing home and the character of the neighborhood.

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward the Use Permit-15-011 to the Planning Commission with no recommendations for project changes based on Findings 1-6 above and Conditions of Approval 1 to 27.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 15-011 shall not be valid for any purpose. Use Permit 15-011 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1)

year date.

2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.

3. The request for a Use Permit to construct a new 490 square foot addition to an existing 1,598 square foot one-story residence, including a 297 square foot one-car garage, shall be built according to plans approved by the Planning Commission on July 21, 2015, labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The home shall be used only as a single-family residential dwelling unit. No portion of any residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning, Building, and Public Services staff to ensure compliance with the conditions of approval during the construction process.

9. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.

10. The applicant shall indemnify, defend, and hold harmless the City, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the City's consideration and/or approval of the applicant's application to construct ten single-family replacement homes.

11. Comply with the 2013 California Codes, including the California Residential Code.

12. Confirm the single hung window at the master bedroom provides a 5.7 square feet net opening with 20" minimum clear width and 24" minimum clear height per CRC R310.

Public Services

13. The front property line is located 3.0 feet behind the sidewalk at 428 Elm Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 3.0 feet from the back of sidewalk along Elm Avenue. S.B.M.C. 8.08.010.

14. The building permit plans shall include a site plan that shows all properly lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% of more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.

15. Show on the plans flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.

16. If not present, the applicant shall install a sanitary sewer lateral clean out at property line per City Standards Detail SS-02, dated Aug 2011. Older clean outs not meeting current City standards shall be replaced.

17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on 428 Elm Avenue per SBMC 8.24.060. At the current rate, the impact payment required is $540. A separate tree-planting permit is required from Parks Division for any new street tree.

18. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all locations where there are any raised or offset concrete sections greater than or equal to ¾-inch. S.B.M.C. 8.12.010.

19. Prior to final inspection, paint the address number on face of the curb near the driveway approach with black (4 inch or larger) lettering on a white background. Add a note showing the location where the street address will be painted.

20. Obtain an Encroachment Permit from Public Works Department prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.

21. An erosion control plan and storm water pollution prevention plan is required. The applicant shall show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. The work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.

22. Show on plans how storm water shall be collected from downspouts and other on-site drainage and drained into landscaping or collected through an under sidewalk curb drain to the gutter per

City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicate any pipes, swales, or applicable ground percolation treatments as necessary.

23. Should the project create and/or replace 2,500 square feet or more of impervious surface, the project must include one of the required C.3.i site Design Measures as required by the Municipal Regional Permit. A C.3.i. Checklist must also be completed and submitted for review.

24. Perform a water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing ¾-inch water meter is sufficient to serve proposed water demand. If existing meter is undersized a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

Fire Department

25. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

26. Provide hard-wired smoke detectors with battery backup as required by building code.

27. Provide spark arrester for chimney if not currently in place.

Date of Preparation: July 10, 2015
Prepared by: Paula Bradley, MCP, AICP, Contract Associate Planner

Exhibit A: Site Location

428 Elm Street
020-274-250
UP-15-011

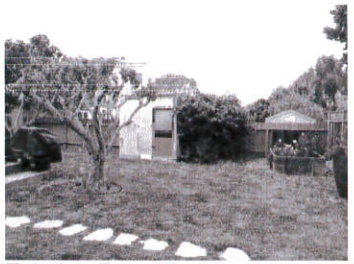
Exhibit B: Photographs

Subject Site: View to East from Elm Street

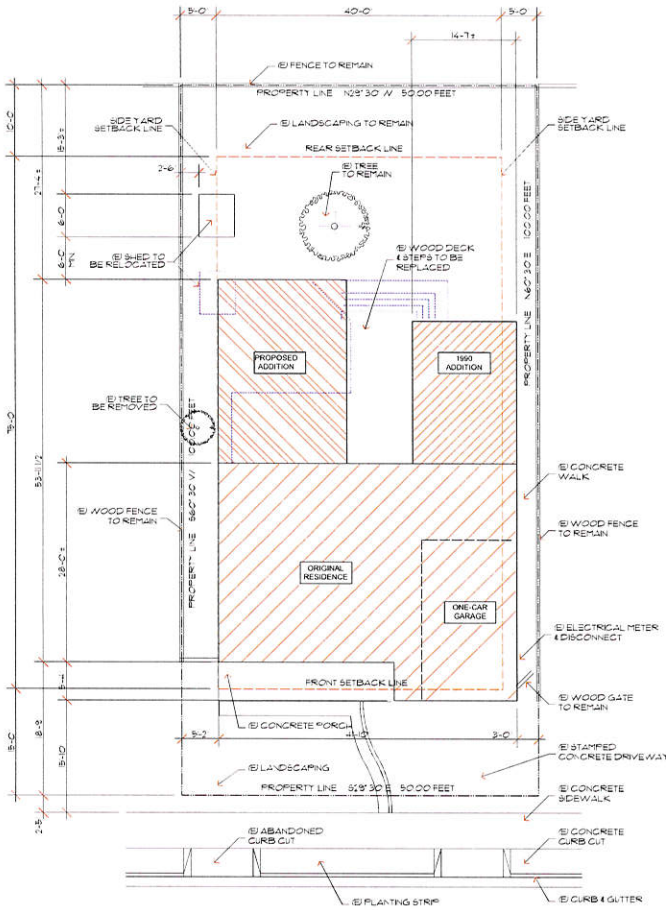
Residences to the north on Elm Street

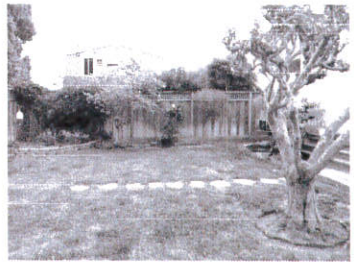
Residence to south of subject property

Residences across Elm Street to West of subject property



Existing Rear Yard Looking North





Existing Rear Yard Looking South

Existing Rear Elevation

PROJECT ANALYSIS

Address: 428 Elm Street
Zoning Designation: R-1
Assessor's Parcel Number: 020-274-250
Lot Area: 5,000 sf±
Adjusted Lot Area: 1.00% x 5,000 = 5,000 sf±

Setback and Yard Requirements

	Permitted	Actual	Planned
Front Setback:	15 ft	12.5± ft	12.5 ft±
Garage Setback:	20 ft	15.0± ft	15.0 ft±
Rear Yard:	10 ft	32.3 ft±	26.5 ft±
No. Side Yard:	5 ft	5.2± ft	5.2 ft±
So. Side Yard:	5 ft	3.0 ±ft	3.0 ft ±

Building Data

Existing One-story Residence
Original Residence: 1009 gsf±
1990 Family Room Addition: 292 gsf±
Garage 297 gsf±
Total Habitable Area 1,598 gsf±

Area Reallocation:
None (000) gsf

Addition
Residence, Ground Floor 490 gsf
Garage 0 gsf

Maximum gross floor area increase permitted without Conditional Use Permit:
1009 gsf x 50% = 504 gsf
292gsf (1990) + 490gsf (2015) = 782 gsf > 504gsf

► *Use Permit Required*

Planned Gross Floor Area:
1,598 gsf (E) + 490 gsf (A) = 2,088 gsf

Floor Area Ratio:
Maximum floor area ratio permitted without Conditional Use Permit:
5,000 sf x 55% = 2,750 gsf
2,088 gsf < 2,750 gsf
► *Complies*

Lot Coverage
Maximum lot coverage permitted without Conditional Use Permit
60% x 2,750 sf = 2,200 sf
2,088 sf < 2,200 sf
► *Complies*

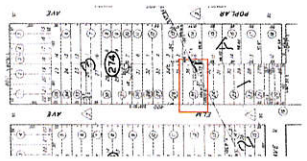
Off-Street Parking Requirements
Parking spaces required: 2
Existing parking spaces provided: 2
► *Complies*

Site Permeability Analysis
Planned Gross Floor Area 2,088 gsf±
Driveway & sidewalks: 390 sf±
Patio: 000 sf±
Other impermeable surfaces: 48 sf±
Total impermeable surface: 2,525 sf±

Planned landscaping: 2,474 sf±
Other permeable surfaces 0 sf±
Total permeable surface 2,474 sf±

Max. permitted impermeable area: 2
60% x 5,000 sf = 4,000 sf
2,525 gsf < 4,000 sf
► *Complies*

Max. permitted front yard impermeable area:
60% x 750 sf = 450 sf
390 sf < 450 sf
► *Complies*



Assessors Parcel Map

Preliminary Site Plan

SCALE: 1/8" = 1'-0"

REVISED 26 MAY 2015
REVISED 22 MAY 2015

PROJECT NORTH

C:\AAA\1403_Singer\01_Model\1403_Singer Res_Rv.pln

Alterations and Addition to the Residence of
Regina and Nick Singer
428 Elm Street
San Bruno CA 94066

ROBERT S. GEORGE, FAIA
Architect
2946 Chabot Drive
San Bruno CA 94066
650.872.3330
rsgfaia@gmail.com

PRELIMINARY DESIGN

Site Plan

SCALE: AS NOTED
DATE: 27 April 2015
FILE: 1403-PD

SHEET NUMBER
PD-01
of 5

EXHIBIT C

Existing Ground Floor Plan

SCALE: 1/4" = 1-0"

PROJECT NORTH

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Alterations and Addition to the Residence of

Regina and Nick Singer

428 Elm Street

San Bruno CA 94066

ROBERT S. GEORGE, FAIA
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PRELIMINARY DESIGN

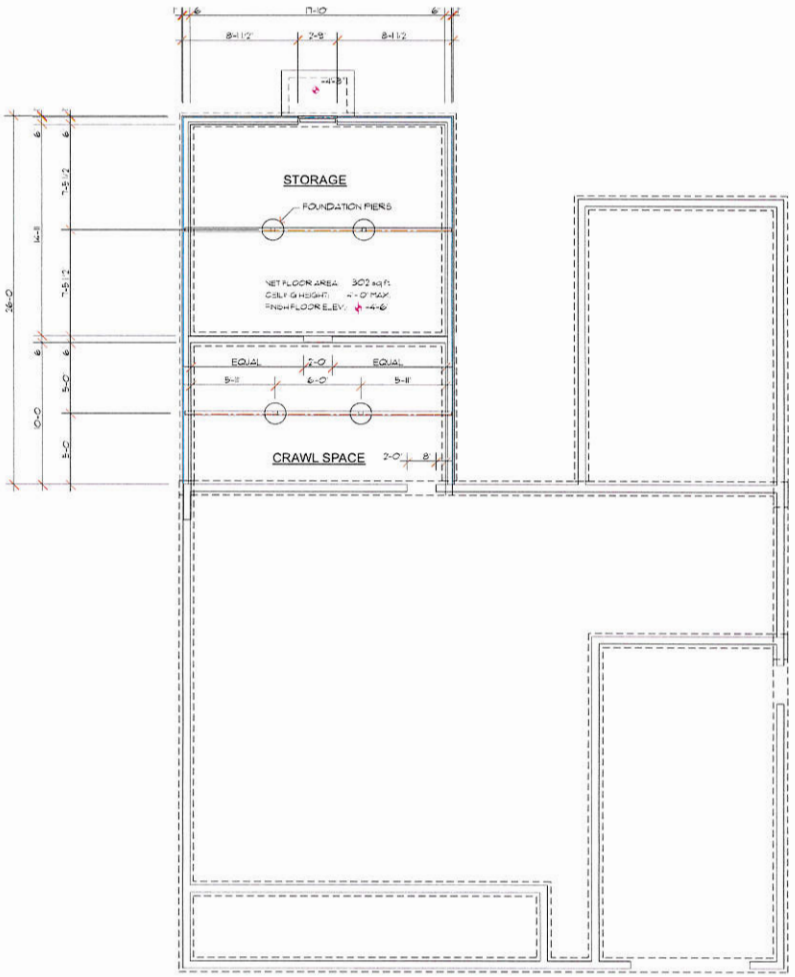
Existing Floor Plan

SCALE: AS NOTED
DATE: 27 April 2015
FILE: 1403-PD

SHEET NUMBER

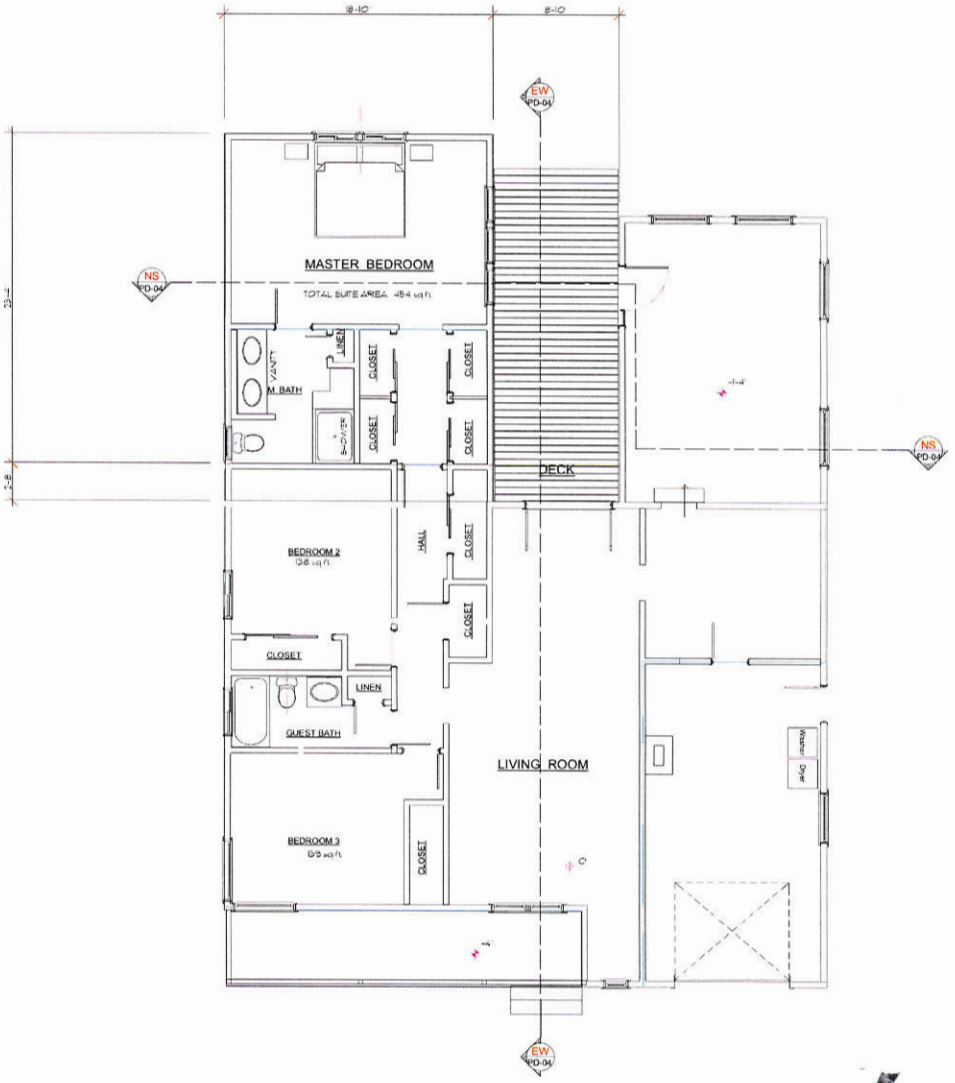
PD-02

OF (1)



Foundation Plan

SCALE: 1/4" = 1-0"



Ground Floor Plan

SCALE: 1/4" = 1-0"

PROJECT NORTH

Alterations and Addition to the Residence of

Regina and Nick Singer

428 Elm Street

San Bruno CA 94066

ROBERT S. GEORGE, FAIA
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2940 Ulatus Drive
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(650) 872-3430
rsgfaiasa@sanbrunocable.com

PRELIMINARY DESIGN

Floor Plans

SCALE: AS NOTED
DATE: 27 April 2015
FILE: 1403-PD

SHEET NUMBER

PD-03

OF 1

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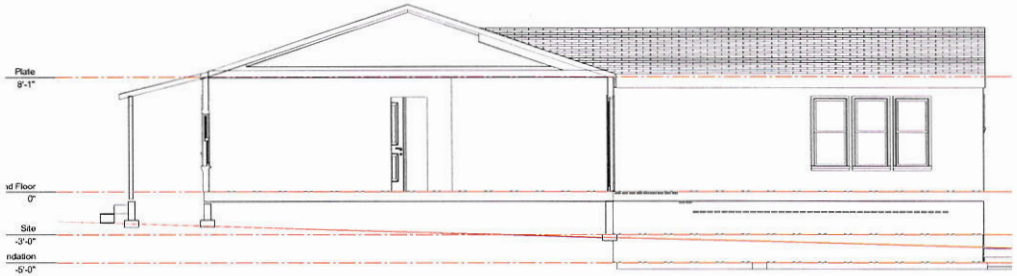
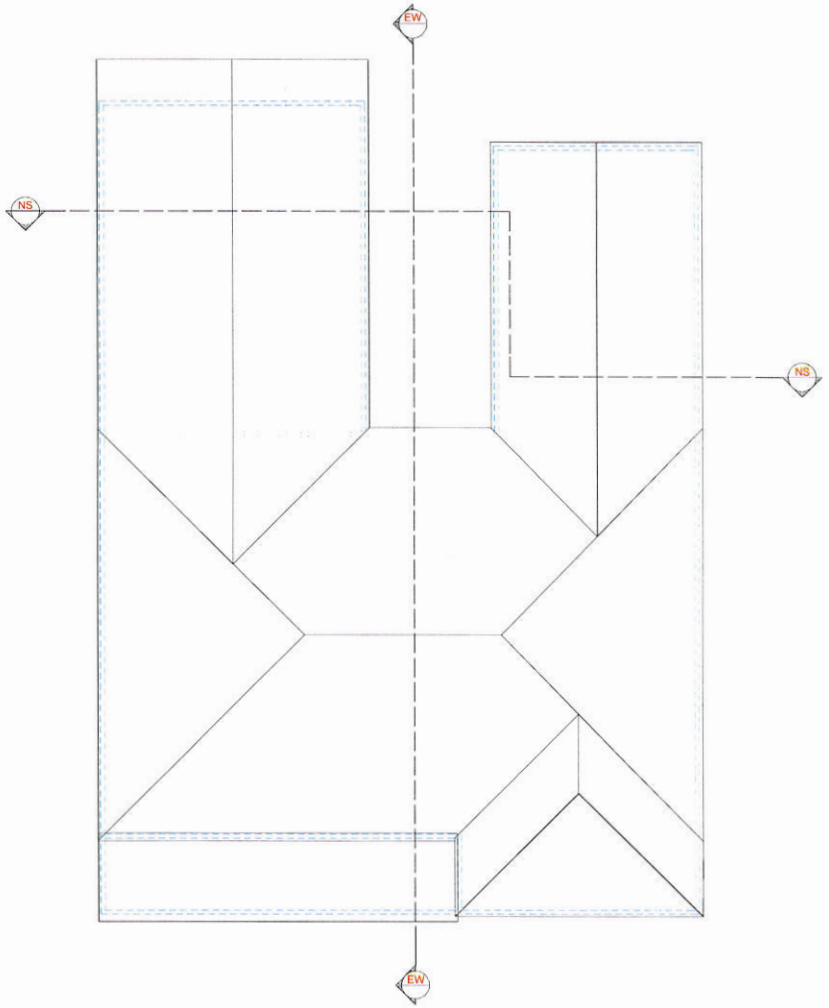
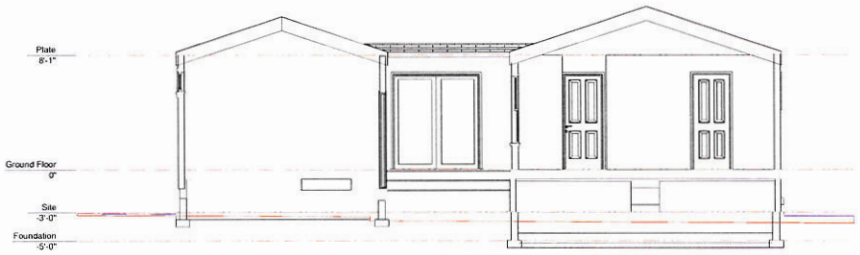


East - West Section

SCALE: 1/4" = 1'-0"





North - South Section

SCALE: 1/4" = 1'-0"

Roof Plan

SCALE: 1/4" = 1'-0"

PROJECT NORTH

C:\AAAA\1403_Singer\01_Model\1403_Singer Residence.pln

Alterations and Addition to the Residence of

Regina and Nick Singer

428 Elm Street

San Bruno CA 94066

ROBERT S. GEORGE, FAIA
Architect
2940 Glacier Drive
San Bruno CA 94066
(650) 872-3630
rsgfaia@sbcglobal.net

PRELIMINARY DESIGN

Roof Plan, Cross Sections

SCALE: AS NOTED

DATE: 27 April 2015

FILE: 1403-PD

SHEET NUMBER

PD-04

OF 1

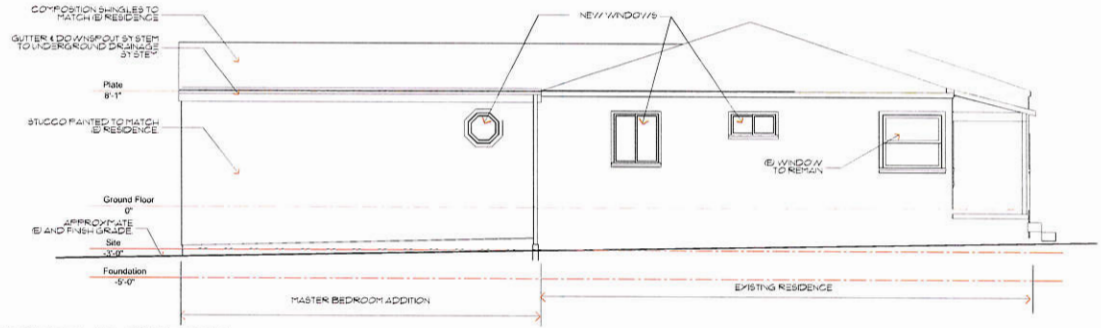
Neighboring Properties Looking North

Existing Residence from Elm Avenue

Neighboring Property Looking South

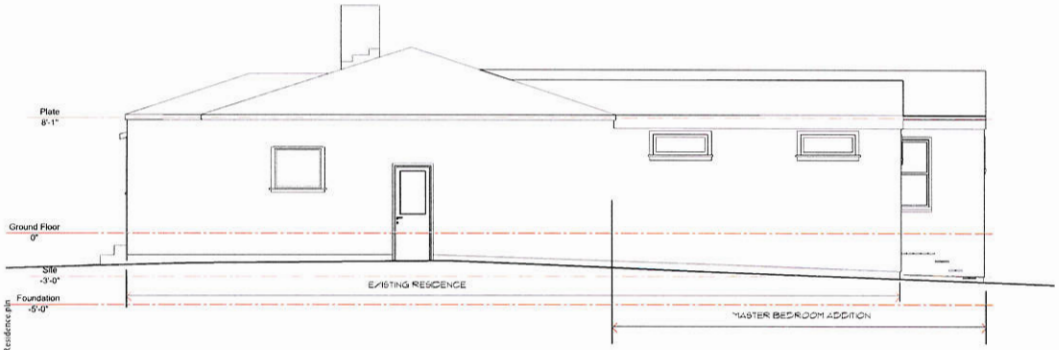
WEST ELEVATION

SCALE: 1/4" = 1'-0"



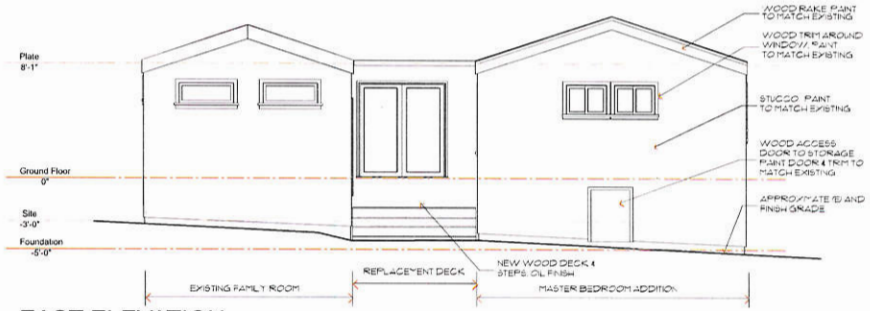
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

C:\AAAA\1403_Singer\01_Model\1403_Singer Residence.pln

Alterations and Addition to the Residence of

Regina and Nick Singer

428 Elm Street

San Bruno CA 94066

ROBERT S. GEORGE, FAIA
Architect
2940 Chabot Drive
San Bruno CA 94066
650 872 3330
rsgfaia@sanbruno.rr.com

PRELIMINARY DESIGN

Elevations

SCALE: AS NOTED

DATE: 27 April 2015

FILE: 1403-PD

SHEET NUMBER

PD-05

OF (1)

SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST

	✓	No.	Item	Applicable Building Types
COMMUNITY PLANNING			**Goal: Create a more sustainable community**	
		1	Build mixed-use developments and provide public amenities such as open space	c m
		2	Cluster development to minimize paving and utilities, and to preserve open space	c m
		3	Reuse a brownfield or previously occupied site	c m
		4	Design for easy pedestrian, bicycle, and transit access	c t m
SITE & LANDSCAPE			**Goal: Respect your site**	
		5	Design and landscape to create comfortable micro-climates and reduce heat island effects	c m s
		6	Optimize building orientation for heat gain, shading, daylighting, and natural ventilation	c m s
	X	7	Reduce building footprint - smaller is better	c m s
	X	8	Limit site impacts, balance cut and fill, preserve existing vegetation and protect soil during construction	c m s
	X	9	Use native plants that are drought-resistant, create habitat for indigenous species, and do not require pesticides for maintenance	c m s
	X	10	Use recycled rubble for backfill drain rock	c m s
			Goal: Save water and reduce local water impacts	
		11	Maximize onsite stormwater management through landscaping and permeable pavement	c m s
		12	Use rainwater harvesting	c m s
		13	Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones	c m s
WASTE REDUCTION & MANAGEMENT			**Goal: Reduce, reuse, recycle**	
		14	Reuse a building (renovate) instead of tearing down and rebuilding	c t m s
		15	Deconstruct old buildings for materials reuse (salvage)	c t m s
	X	16	Recycle construction & demolition waste	c t m s
	X	17	Design for durability and eventual reuse	c t m s
		18	Provide adequate space for storing and handling recyclables	c t m s
CONCRETE			**Goal: Make concrete with sustainable materials**	
	X	19	Use flyash in concrete	c t m s
		20	Use recycled aggregate in non-structural concrete	c t m s
		21	Use prefabricated forms or save and reuse wood form boards	c t m s

CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT
MAY 26 2015
RECEIVED

KEY

- c Commercial/ Industrial
- t Tenant Improvement
- m Multi-family housing
- s Single-family home

Owner: Regina and Nick Singer
Address: 428 Elm Avenue
Project Description: Addition & Alteration to Single Family Residence
ROBERT S. GEORGE, FAIA, ARCHITECT
Date: 26 May 2015

EXHIBIT D

SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST

	✓	No.	Item	Applicable Building Types
WOOD FRAMING			**Goal: Design to save wood and labor**	
	X	22	Use spacings, sizes, and modular dimensions that minimize lumber use and optimize performance	c t m s
	X	23	Use engineered lumber or metal stud framing to replace solid-sawn lumber	c t m s
			Goal: Support sustainable forests	
	X	24	Use sustainably harvested lumber (FSC certified) for wood framing	c t m s
		25	Use reclaimed or salvaged lumber	c t m s
EXTERIOR TREATMENTS, SIDING & ROOFING			**Goal: Make a sustainable roof**	
	X	26	Use durable roofing materials	c m s
		27	Use a cool roof	c m
		28	Use a green or living roof	c m s
			Goal: Support healthy environments and sustainable forests	
		29	Use sustainable siding materials	c m s
	X	30	Use sustainable decking materials	c m s
WINDOWS & DOORS			**Goal: Save energy through passive design**	
	X	31	Provide shading on east, west and south windows with overhangs, awnings, or deciduous trees	c m s
	X	32	Plan windows and skylights, light shelves, and window treatments to provide daylight that improves indoor environments	c t m s
	X	33	Choose window sizes, frame materials, and glass coatings to optimize energy performance	c m s
	X	34	Stop air leakage at doors and windows	c m s
PLUMBING			**Goal: Save water and energy in plumbing systems**	
	X	35	Use water-conserving plumbing fixtures	c t m s
		36	Use water-saving appliances and equipment	c t m s
	X	37	Insulate hot and cold water pipes	c t m s
	X	38	Use heat recovery equipment, tankless water heaters and/or on-demand hot water circulation pumps	c t m s
		39	Pre-plumb for future graywater use for toilet flushing and landscape irrigation	c m s
			Goal: Reduce environmental impacts from materials production	
		40	Use sustainable materials for pipes	c t m s

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SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST

	✓	No.	Item	Applicable Building Types
ELECTRICAL			**Goal: Save energy in lighting**	
	X	41	Design lighting levels for actual use, and use task lighting to reduce general lighting levels	c t m s
	X	42	Use energy-efficient lamps and lighting fixtures	c t m s
	X	43	Use lighting controls that save energy such as occupancy sensors	c t m s
			Goal: Save energy in equipment use	
		44	Use ENERGY STAR® appliances	c t m s
		45	Use a building energy management system	c t m
HEATING & COOLING			**Goal: Save energy through passive design**	
		46	Use passive solar design, thermal mass, and insulation to reduce space heating needs	c m s
		47	Replace air conditioning with natural ventilation and passive cooling	c m s
		48	Use ceiling fans for comfort cooling, and use a whole-building fan for night-time cooling	c t m s
		49	Upgrade wall, floor, and ceiling insulation to exceed minimum State requirements	c m s
			Goal: Save energy in equipment use	
		50	Use high-efficiency equipment including furnaces, boilers, fans, and pumps	c m s
		51	Use heat recovery equipment	c m s
		52	Use geothermal systems, cogeneration, or other alternatives for heating and cooling	c m
	X	53	Place ductwork within conditioned space, seal joints properly, and clean before occupancy	c t m s
		54	Zone mechanical systems for more efficient heating and cooling	c t
		55	Use radiant and hydronic systems for increased efficiency, health, and comfort	c t m s
		56	Use equipment without ozone-depleting refrigerants	t m
			Goal: Create healthy indoor environments	
	X	57	Use recycled-content, formaldehyde-free fiberglass insulation, cellulose insulation, or other green insulation products	c t m s
	X	58	Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality	c t m s
		59	Use clean and efficient alternatives to wood-burning fireplaces	m s
RENEWABLE POWER & SOLAR ENERGY			**Goal: Replace fossil fuel use with alternatives**	
		60	Generate clean electricity onsite using solar photovoltaics	c m s
		61	Generate clean electricity onsite using wind turbines	c m s
		62	Use solar hot-water systems for domestic use and swimming pools	c m s
		63	Use solar hot-water systems for space heating	c m s
		64	Pre-plumb for a solar hot-water system	c m s

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SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST

	✓	No.	Item	Applicable Building Types
	X	58	Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality	c t m s
		59	Use clean and efficient alternatives to wood-burning fireplaces	m s
RENEWABLE POWER & SOLAR ENERGY			**Goal: Replace fossil fuel use with alternatives**	
		60	Generate clean electricity onsite using solar photovoltaics	c m s
		61	Generate clean electricity onsite using wind turbines	c m s
		62	Use solar hot-water systems for domestic use and swimming pools	c m s
		63	Use solar hot-water systems for space heating	c m s
		64	Pre-plumb for a solar hot-water system	c m s
INTERIOR MATERIALS			**Goal: Create healthy indoor environments**	
		65	Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives	c t m s
		66	Use low- or no-VOC carpets, furniture, particleboard, and cabinetry	c t m s
		67	Use exposed concrete as a finished floor	c t m s
		68	Use natural materials such as wool and sisal for carpets and wallcoverings	c t m s
		69	Use sustainable materials for flooring, trim, and interior surfaces	c t m s
			Goal: Support the market for recycled materials	
		70	Use recycled-content floor tile, carpets and pads, cabinets, and countertops	c t m s
			Goal: Support sustainable forests	
	X	71	Use reclaimed / salvaged, sustainably harvested (FSC certified), or engineered wood for flooring and trim, or use wood alternatives such as bamboo and cork	c t m s
OTHER GREEN ALTERNATIVES			**Goal: Use creativity and innovation to build more sustainable environments**	
		72	Use insulated concrete forms	c m s
		73	Use structural insulated panels to replace wood-framed walls	c t m s
		74	Use natural building materials and techniques	c m s
		75	Other sustainable methods or materials used. *Please describe:*	c t m s

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Date: 26 May 2015

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT

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PLANNING COMMISSION

Mary Lou Johnson, *Chair*
Kevin Chase, Vice Chair
Joe Sammut
Sujendra Mishra
Rick Biasotti
Perry Petersen

PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 5.C
July 21, 2015

PROJECT LOCATION

1. Address: 1520 Greenwood Way
2. Assessor's Parcel No: 017-124-010
3. Zoning District: R-1 (Low Density Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

A: Site Location
B: Photographs
C: Site Plan, Floor Plans, and Elevations
D: Green Building Statement

REQUEST

Request for a Use Permit to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50% (75%) per Section 12.200.030.B.1. Denis and Renee Vorrises (Applicant and Property Owner) **UP-14-019.**

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 14-019 with staff recommendations to the Planning Commission based on Findings 1-6, and subject to Conditions of Approval 1-27.

REVIEWING AGENCIES

Community Development Department
Public Services Department
Fire Department

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301.e: Existing Facilities

EXISTING CONDITIONS

The subject property is located on Greenwood Way between Rollingwood Drive and Fleetwood Drive. This is a rectangular shaped lot with a total size of approximately 9,240 square feet. The property is currently developed with a one-story single-family dwelling consisting of 1,110 square feet of living space which includes three bedrooms, two bathrooms, living room and dining room, kitchen, plus an

attached 427 square foot two-car garage. The home was constructed in 1955 and is located in the Rollingwood No. 2 Subdivision. Immediately adjacent to the subject property are single-family dwellings.

ADDITIONAL INFORMATION

- **Accessory Structures:** There are no accessory structures located in the rear yard.
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There is a 15 foot Public Utility Easement located in rear yard of the subject property.
- **Heritage Trees:** There are no heritage trees located on-site.
- **Previous additions or alterations:** There have been no previous additions or alterations to the subject property.

SURROUNDING LAND USES

North: Rollingwood Drive – R-1 (Single Family Residential)
South: Fleetwood Drive – R-1 (Single Family Residential)
East: Sequoia Avenue – R-1 (Single Family Residential)
West: Fleetwood Drive – R-1 (Single Family Residential)

PROJECT DESCRIPTION

The applicant is proposing to construct a first story addition and a new second story to an existing single-family home. The first floor would be expanded to the rear of the existing home by 313 square feet, which would expand the existing living room and dining room. The second floor would be 837 square feet in size and would include a new master suite (one bedroom and one bathroom). A new internal stairwell is proposed, which would connect the ground floor with the new second story.

The proposed addition includes exterior materials that match the existing home, including stucco and composition roofing material. If approved and constructed, this would be a four bedroom, three bathroom home.

Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	same
Lot Area		9,240 s.f. 7,114 s.f. adjusted*	9,240 s.f. 7,114 s.f. adjusted	same
Lot Coverage		3,010 (42%)	1,537 (22%)	1,850 (26%)
Gross Floor Area		3,763 s.f.	1,537 s.f.	2,687 s.f.
Floor Area Ratio		.53 (maximum)	.22	.38
Building Setbacks	**Front**	15'-0"	28'-3"	same
	Rear	10'-0"	86'-0"	81'-0"
	R Side	5'-0"	4'-6"	24'-0" (addition)
	L Side	5'-0"	5'-0"	5'-0"
Building Height		28'-0"	14'-2"	23'-0"
Covered Parking		2 spaces	2 space	same

Notes:

- Use Permit required for greater than 50% expansion.
- 0.77 adjustment factor used

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	1,110	-	427	1,537
Proposed	313	837	-	1,150
Total	1,423	837	427	2,687

PUBLIC COMMENT

Staff published a public hearing notice in the San Mateo Daily Journal and mailed notice of the Planning Commission hearing to neighbors on July 10, 2015. No comments have been received as of the completion of this staff report.

ARCHITECTURAL REVIEW COMMITTEE

This item was considered by the Architectural Review Committee on June 11, 2015. With minor modifications to the plans, discussed below, the Committee recommended forwarding the project to the Planning Commission for action.

ANALYSIS AND RECOMMENDATION

Analysis:

The applicant is proposing to construct a first and second story addition. A Use Permit is required as the gross floor area of the existing home will increase by greater than 50%. The proposed expansion meets the floor area, lot coverage, setback, and height requirements of the zoning district. Specifically, the

proposed floor area is 2,687 square feet, which corresponds to a .38 FAR. With inclusion of the second-story addition, the building height would increase to 23'-0", where 28'-0" is allowed in the R-1 zone. The front, rear, and side setbacks for the proposed addition are all in compliance with the setback requirements.

Staff finds that the proposed addition is well integrated with the existing single-family dwelling and is compatible with the immediate neighborhood. The immediate neighborhood primarily consists of one-story single-family homes, with some two-story homes. The first floor would be expanded to the rear of the existing home by 313 square feet and would expand the existing living room and dining room. The new second story would be 837 square feet in size, and would include one bedroom and one bathroom. The existing three bedroom and two bathroom house would therefore, become a four bedroom and three bathroom structure.

Staff also finds that the design of the addition generally complies with the Residential Design Guidelines. Most notably, the applicant has introduced a second story setback from the first story below. Specifically, the second story front elevation is setback between 3'-6" – 33'-6" from the first story below. The left side second story is setback 1'-6" from the first story below while the right side second story is set back close to 8'-0" from the first story below. Additionally, the rear elevation incorporates a decorative belly band on between ground floor and the second story above further providing architectural interest. The proposed addition incorporates stucco exterior material and composition roofing material, which will match the existing homes appearance.

Staff noted to the Architectural Review Committee that the proposal also includes decorative shutters and decorative faux window trim around the shutters on the left and right side elevations. However, shutters are not represented in any of the existing window styles or proposed windows. The Residential Design Guidelines state that window types should complement the style of the house and that different window types should be limited to enhance visual unity in the design. Staff therefore recommended removing the proposed decorative shutters and incorporating windows with matching styles and window trim on both side elevations to further comply with the Residential Design Guidelines. The Architectural Review concurred, and the applicant has submitted revised plans showing the inclusion of two small windows on the left (west) side elevation. Lastly, the applicant is proposing to retain an existing chimney on the left elevation at its current height without extending the height to match the new second story addition. Because, the chimney is now non-operational, staff recommended removing both the chimney and the fireplace on the inside; the Architectural Review Committee allowed the chimney to remain, pursuant to the applicant's request.

Regarding parking, the proposed 2,260 square feet of living area does not trigger the requirement of a third off-street covered parking space. Therefore, the current two-car garage is compliant.

Recommendations:
Staff recommends that the Planning Commission approve Use Permit 14-019 with staff recommendations to the Planning Commission based on Findings 1-6, and subject to Conditions of Approval 1-27.

Findings:
*Pursuant to the City's Municipal Code, the Commission shall grant the Use Permit if it makes the following findings. Required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made.*

1. **Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home would be constructed according to the California Building Code (CBC) and, therefore, would not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. **Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)**

The applicant is proposing an addition to an existing single-family dwelling. The second story addition incorporates setbacks from the first story below, which provides façade articulation and reduces the mass of the overall structure. The proposal also includes decorative belly band on the rear elevation. The proposed addition incorporates stucco exterior material and composition roofing material, which will match the existing homes appearance. The proposal would benefit the City and the surrounding neighborhood by improving the property in a well-designed manner. Therefore, staff finds that the project will not be detrimental to improvement in the neighborhood or to the general welfare of the City.

Regarding parking, the proposed 2,260 square feet of living area does not trigger the requirement of a third off-street covered parking spot. Therefore, the current two-car garage is compliant.

3. **That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)**

The San Bruno General Plan designates the property as a Low-Density Residential district. The existing single-family dwelling is consistent with the residential general plan designation.

General Plan Policy LUD-3 states, "protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale." The proposal will be complementary to other single-family homes in the area. The design of the project reinforces the residential character of the neighborhood.

4. **That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)**

The proposal includes a ground floor addition and a new second story to an existing single-family home. The overall height of the home would increase from 14'-2" to 23'-0", which is less than the 28'-0" height limit of the R-1 Zone. Additionally, the proposed ground floor addition and proposed second story meets all setback requirements. The second story also includes additional setbacks from the first story below.

Specifically, the second story front elevation is setback between 3'-6" – 33'-6" from the first story below. The left side second story is setback 1'-6" from the first story below while the right side second story is setback close to 8'-0" from the first story below. Therefore, the structure should not unreasonably restrict or interfere with light and air on the adjacent properties.

5. **That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G)**

The applicant is incorporating stucco exterior material, which is consistent with the existing home and the immediate neighborhood. The proposal will also contain a matching composition roofing material that matches the look of the existing home and the neighborhood. The applicant has also setback portions of the second floor from the first floor below. The varying setback along all sides provide additional façade articulation and architectural interest. The proposal also includes other architectural details including a decorative belly band on the rear elevation between the ground floor and the second story above. Staff finds that the general appearance of the proposed addition will be in keeping with the character of the neighborhood and will not be detrimental to the City.

6. **That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.1)**

Staff finds that the proposed addition conforms to the basic design principles of the Residential Design Guidelines. The proposed addition is respecting the scale, bulk, and character of the immediate neighbors and adjacent homes, as the addition is meeting all setback requirements and is less than the 28'-0" height limit. The addition will also match the stucco exterior material on the existing home. All window and door time will match throughout the entire home contributing to the architectural integrity of the addition.

Additionally, staff finds that the second story addition utilizes façade articulation techniques found in the Residential Design Guidelines. Specifically, the second story front elevation is setback between 3'-6" – 33'-6" from the first story below. The left side second story is setback 1'-6" from the first story below while the right side second story is setback close to 8'-0" from the first story below. The proposal also includes a decorative belly band on the rear elevation between the ground floor and the second story above. To further comply with the Residential Design Guidelines, the applicant has incorporated two small windows on the left side elevation, removing previous plans calling for use of faux shutters.

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 14-019 with staff recommendations to the Planning Commission based on Findings of Fact 1-6, above, and subject to Conditions of Approval 1-27.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 14-019 shall not be valid for any purpose. Use Permit 14-019 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.

3. The request for a Use Permit to construct a new first story addition of 313 square feet and a new second story addition of 837 square feet to an existing single-family home shall be built according to plans approved by the Planning Commission on July 21, 2015, labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The home shall be used only as a single-family residential dwelling unit. No portion of any residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning, Building, and Public Services staff to ensure compliance with the conditions of approval during the construction process.

9. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.

10. The applicant shall indemnify, defend, and hold harmless the City, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the City's consideration and/or approval of the applicant's application to construct ten single-family replacement homes.

11. Add: "2013 California Green Building Standards Code to list of Applicable Building Codes on Cover sheet. All Mandatory Measures per Chapter 4 shall apply."

Public Services

12. The front property line is located 4.5 feet behind the sidewalk at 1520 Greenwood Way. No fences, retaining walls, or other permanent structure shall be placed or constructed within 4.5 feet from the back of sidewalk along Greenwood Way. S.B.M.C. 8.08.010.

13. The building permit plans shall include a site plan that shows all properly lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% of more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.

14. Show on the plans flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.

15. If not present, the applicant shall install a sanitary sewer lateral clean out at property line per City Standards Detail SS-02, dated Aug 2011. Older clean outs not meeting current City standards shall be replaced.

16. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on 1520 Greenwood Way per SBMC 8.24.060. At the current rate, the impact payment required is $540. A separate tree-planting permit is required from Parks Division for any new street tree.

17. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all locations where there are any raised or offset concrete sections greater than or equal to ¾-inch. S.B.M.C. 8.12.010.

18. Prior to final inspection, paint the address number on face of the curb near the driveway approach with black (4 inch or larger) lettering on a white background. Add a note showing the location where the street address will be painted.

19. Obtain an Encroachment Permit from Public Works Department prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.

20. An erosion control plan and storm water pollution prevention plan is required. The applicant shall show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. The work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.

21. Show on plans how storm water shall be collected from downspouts and other on-site drainage and drained into landscaping or collected through an under sidewalk curb drain to the gutter per City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicate any pipes, swales, or applicable ground percolation treatments as necessary.

22. Should the project create and/or replace 2,500 square feet or more of impervious surface, the project must include one of the required C.3.i site Design Measures as required by the Municipal Regional Permit. A C.3.i. Checklist must also be completed and submitted for review.

23. Perform a water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing ¾-inch water meter is sufficient to serve proposed water demand. If existing meter is undersized a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

Fire Department

24. Provide illuminated address numbers on the building.

25. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

26. Provide hard-wired smoke detectors with battery backup as required by building code.

27. Provide spark arrester for chimney if not currently in place.

Date of Preparation: July 10, 2015
Prepared by: Brian Millar, Contract Senior Planner

1520 Greenwood Way
017-124-010
UP-14-009

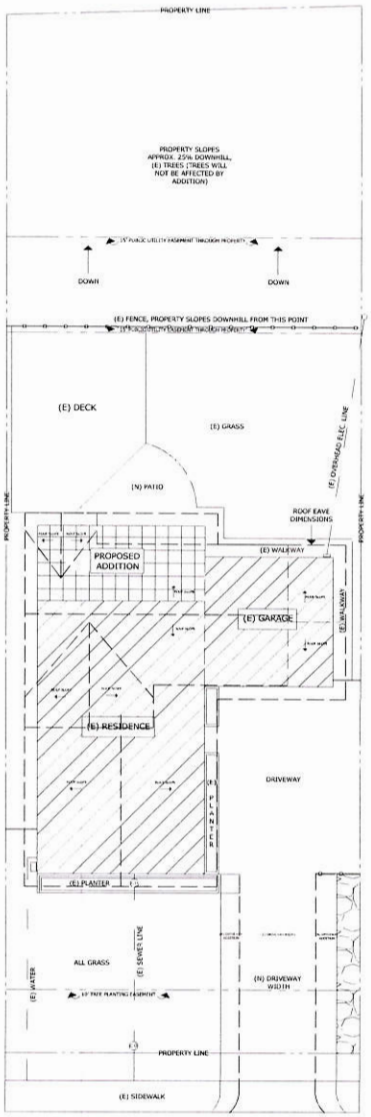
Exhibit A: Site Location

Subject Site

Neighboring Properties

Exhibit B: Photographs

VORRISES RESIDENCE



SCOPE OF WORK

DEMOLITION OF THE BACK OF THE EXISTING SINGLE STORY, SINGLE FAMILY RESIDENCE, AND THE ADDITION OF AN EXTENDED FAMILY ROOM AND DINING ROOM, AND ADDITION OF A SECOND STORY MASTER SUITE WITH A BATHROOM AND WALK IN CLOSET, AS WELL AS AN EXTERIOR DECK.

BUILDING INFO

PROJECT ADDRESS: 1520 GREENWOOD WAY, SAN BRUNO, CA 94066
APN: 017-124-010
ZONING: SINGLE FAMILY RES (RH)

GROSS LOT SQ. FT= 9,240 SF, ADJUSTMENT FACTOR= .77 (FROM CHART 1)
LOT SLOPE= 15.2%
FLOOR AREA RATIO= .329 (FROM CHART 2)
MAX FLOOR AREA= 9,240 X 0.77 X 0.329 = 3,763.73
MAX LOT COVERAGE (50%)= 3,763.73 X .50 = 3,200.98 SF
PROPOSED LOT COVERAGE= 1,850.55 SF

SF INFORMATION:
EXISTING RESIDENCE SQ. FT= 1,110 SF
EXISTING GARAGE SQ. FT= 427.1 SF
1ST FLOOR ADDITION SQ. FT= 313.45 SF
SECOND FLOOR ADDITION SQ. FT= 837.3 SF
TOTAL SQ. FT= 2,687.85 SF

IMPERVIOUS LOT COVERAGE= 9,240 SF X .50 = 7,395SF
PROPOSED HOUSE COVERAGE= 1,836.55 SF (20%)
PROPOSED DRIVEWAY SQ. FT= 1,197 SF (13%)
(E) WALKWAY SQ. FT= 147 SF (1.6%)
(N) BACK PATIO SQ. FT= 185 SF (2.0%)
(E) BACK DECK SQ. FT= 365 SF (4.1%)
TOTAL SQ. FT= 3,944.55 SF (42.7%)

REQUIRED FRONT YARD SQUARE FOOTAGE= 15' X 36'= 540SF
FRONT YARD IMPERVIOUS LOT COVERAGE= 0.5 X 540 SF = 270 SF
PROP. DRIVEWAY SQ. FT IN REQ. FRONT YARD= 275 SF (51%)
TOTAL SQ. FT= 275 SF (51%)

PROJECT TEAM

OWNER
DENIS & RENEE VORRISES
1520 GREENWOOD WAY
SAN BRUNO, CA 94066
PHONE: (415) 203-7774
CONTACT: DENIS VORRISES

DESIGNER
NICOLE KING
3856 VILLA GLEN WAY
SAN JOSE, CA 95136
PHONE: (707) 484-1335
CONTACT: NICOLE KING

SHEET INDEX

ARCHITECTURAL

GENERAL NOTES

-THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, SCAFFOLDING, UTENSILS, AND APPARATUS REQUIRED FOR THE WORK SHOWN ON THESE PLANS AND PAY FOR THE FULL FREIGHTAGE CARTAGE, TAXES, AND HANDLING OF MATERIAL ASSOCIATED WITH THE WORK.

-ALL WORK SHALL COMPLY & CONFORM TO ALL CODES AND REGULATIONS, INCLUDING THE 2010 CBC, 2010 CMC, 2010 CPD, 2010 CEC, 2010 CRC, 2010 CALIFORNIA ENERGY REQUIREMENTS, AND 2010 CAL GREEN MANDATORY MEASURES, AND ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, CODES, AND REGULATIONS, UNLESS OTHERWISE NOTED.

-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB AND WORKSITE SAFETY.

-ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE OWNER.

-BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, AND BE PREPARED TO CARRY OUT THE WORK WITHIN THE EXISTING LIMITATIONS.

-VERIFY ALL DIMENSIONS IN FIELD. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPENCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/OWNER FOR IMMEDIATE CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.

-CHANGE ORDERS SHALL BE SUBMITTED IN WRITING. APPROVAL FROM THE OWNER VIA SIGNATURE IS REQUIRED BEFORE PROCEEDING.

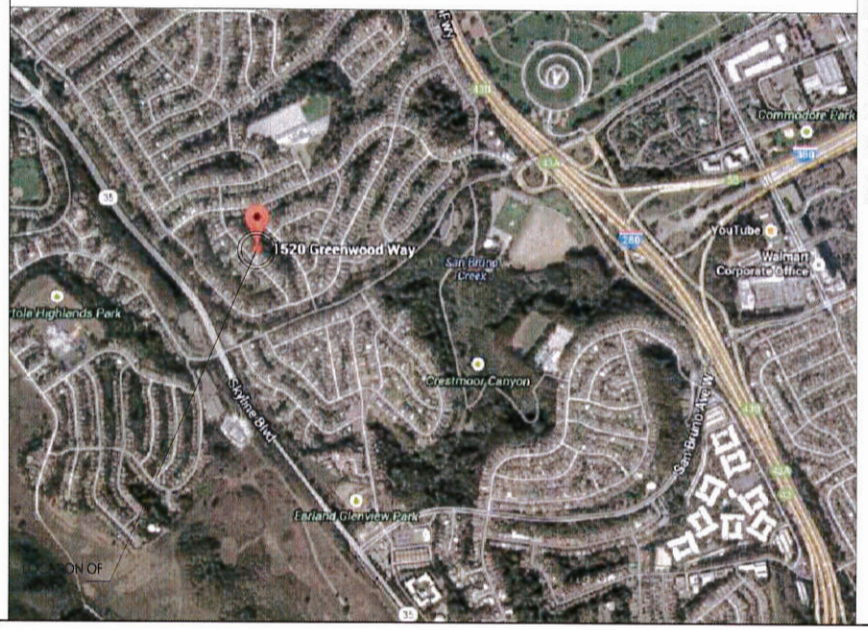
-SUBSTITUTIONS WILL BE CONSIDERED, BUT DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS WITH OUT SPECIFIC ADVANCED APPROVAL BY THE OWNER.

-CONTRACTOR SHALL NOTIFY THE DESIGNER OF ALL MODIFICATIONS TO DRAWINGS BY THE BUILDING DEPARTMENT AND OF ALL CHANGES REQUESTED BY THE INSPECTOR.

-FOLLOW MANUFACTURERS INSTRUCTIONS CAREFULLY. MANUFACTURER'S OPERATING INSTRUCTIONS AND GUARANTEES SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB.

-ALL MATERIALS SHALL BE OF THE BEST OF THEIR RESPECTIVE KINDS, NEW, AND SUBJECT TO THE APPROVAL OF THE OWNER. ALL WORK IS TO BE PERFORMED IN THE BEST MANNER BY SKILLED WORKMEN.

SITE LOCATION MAP



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DRAWN BY: NMK PLOTTED: 01-01-2015
CHECKED BY:

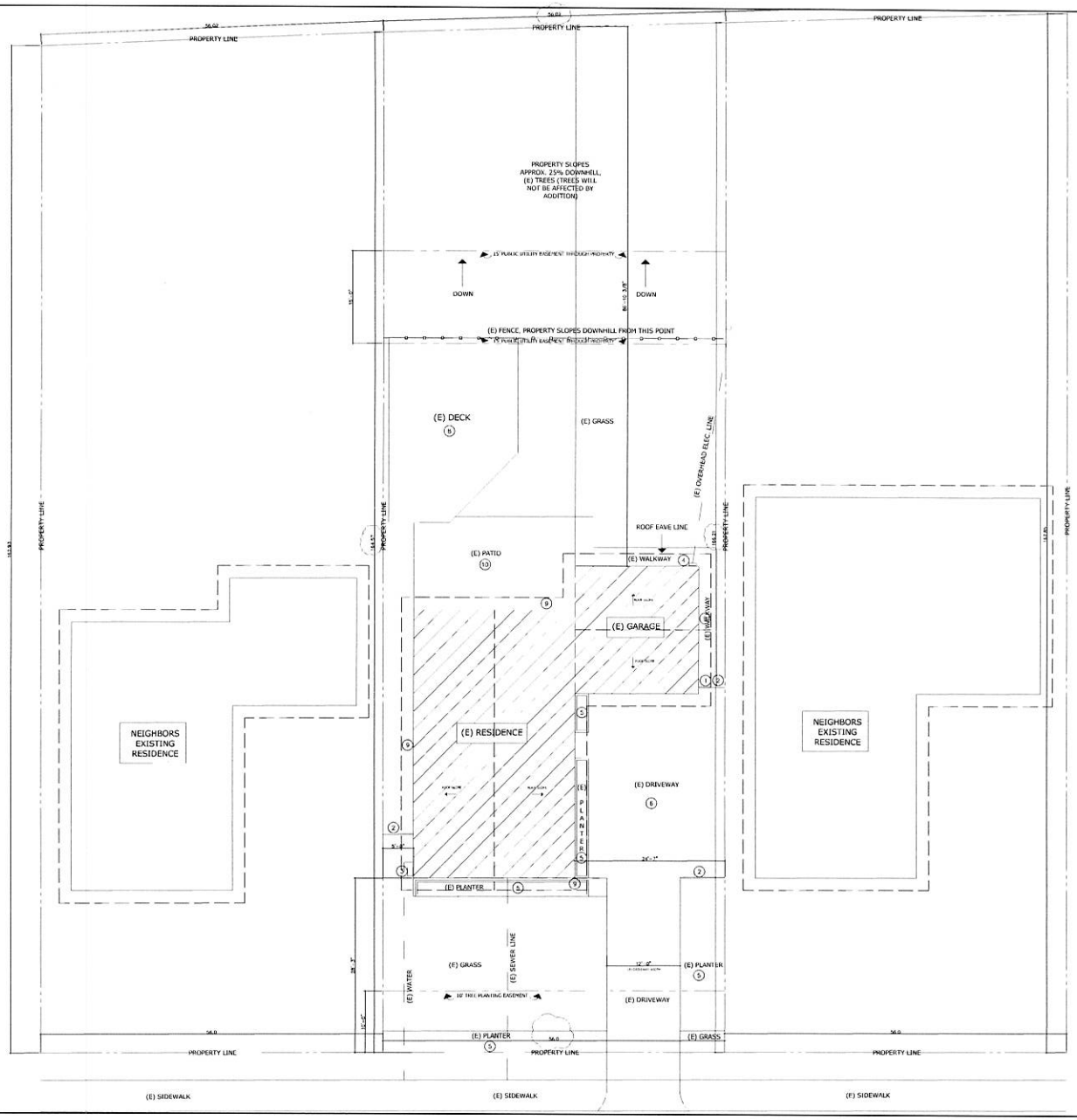
NO.	DESCRIPTION	DATE
*		*
*		*
*		*
*		*
*		*

VORRISES RESIDENCE
1520 GREENWOOD WAY
SAN BRUNO, CA 94066
AP NO. 017-124-010

SCALE: NA
PROJECT NUMBER: 10072014

COVER SHEET
A-0.1

EXHIBIT C



KEYNOTES

THE FOLLOWING KEYNOTE LEGEND APPLIES TO KEYNOTES IDENTIFIED ON THIS SHEET ONLY.

1. (C) GATE
2. (E) FENCE
3. (E) GAS METER
4. (E) ELECTRICAL PANEL
5. (E) PLANTER
6. CONCRETE DRIVEWAY
7. NOT USED
8. (C) DECK
9. 2'-0" WIDE EAVE OVERHANG
10. (E) CONCRETE PATIO–TO BE REMOVED

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DRAWN BY: NAME
CHECKED BY:
PLOT DATE: 01.01.2015

NO.	DESCRIPTION	DATE

VORRISES RESIDENCE

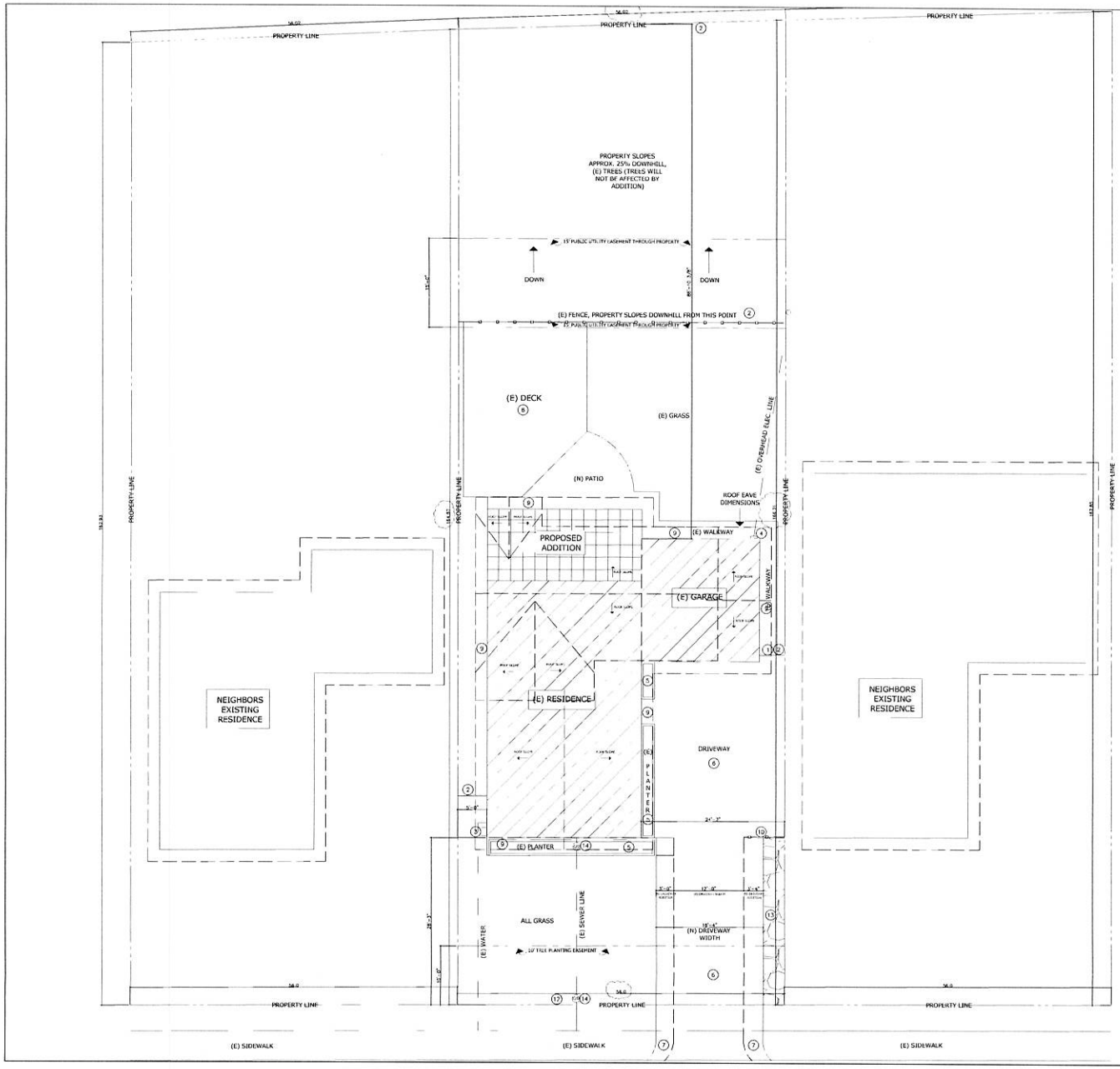
1520 GREENWOOD WAY
SAN BRUNO, CA 94066

AP NO. 017-124-010

SCALE: 1/8"=1'-0"
PROJECT NUMBER: 100/2014

EXISTING SITE PLAN

A-1.0



KEYNOTES

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1. (E) GATE
2. (E) FENCE
3. (E) GAS METER
4. (E) ELECTRICAL PANEL
5. (E) PLANTER
6. CONCRETE DRIVEWAY
7. MIDLAND DRIVEWAY APPROACH
8. (E) DECK
9. 9"-0" WIDE EAVE OVERHANG
10. DEMO (E) FENCE
11. NOT USED
12. (E) PLANTER REMOVED, (N) GRASS
13. (N) WATER FEATURE. ROCKS WITH CIRCULATION PUMP NEAR SIDEWALK TO PUMP BACK TO TOP OF DRIVEWAY
14. (N) SEWER CLEAN OUT

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PLOT DATE: 01.01.2015
CHECKED BY:

DATE	DESCRIPTION	BY

VORRISES RESIDENCE

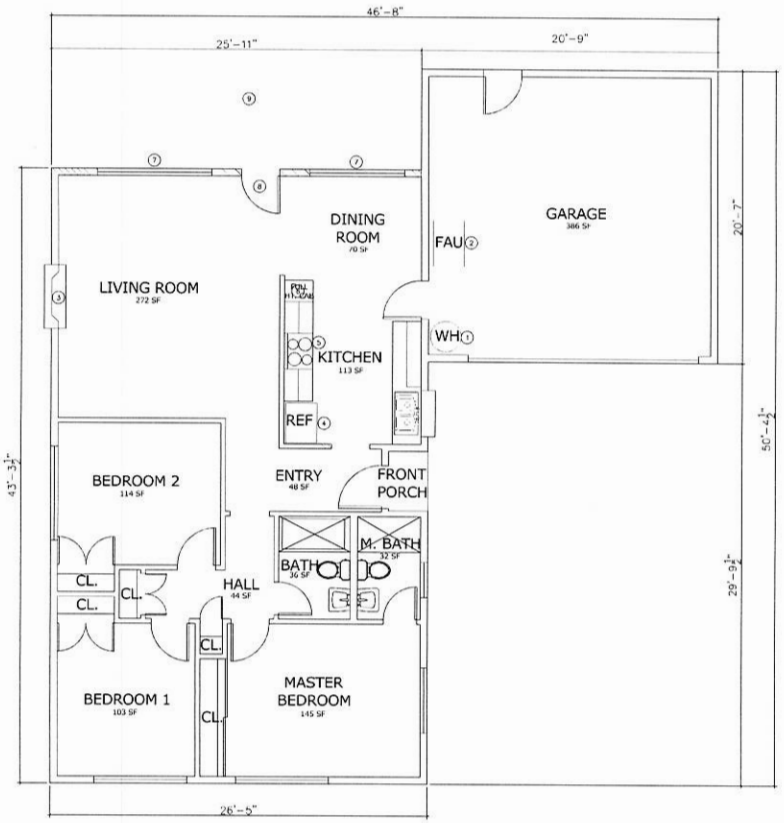
1520 GREENWOOD WAY
SAN BRUNO, CA 94066

AP NO. 017-124-010

SCALE: 1/8"=1'-0"
PROJECT NUMBER: 10072014

NEW SITE PLAN

A-1.1



1 EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

KEYNOTES

THE FOLLOWING KEYNOTE LEGEND APPLIES TO KEYNOTES IDENTIFIED ON THIS SHEET ONLY.

1. (E) WATER HEATER
2. (E) FURNACE
3. (E) FIREPLACE TO BE ABANDONED
4. REFRIGERATOR
5. RANGE
6. FULL HEIGHT CABINET
7. WINDOW TO BE REMOVED
8. DOOR TO BE REMOVED
9. DEMO (E) CONCRETE PAD FOR ADDITION

DEMO WALL

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DRAWN BY: NME DATE: 07.01.2015
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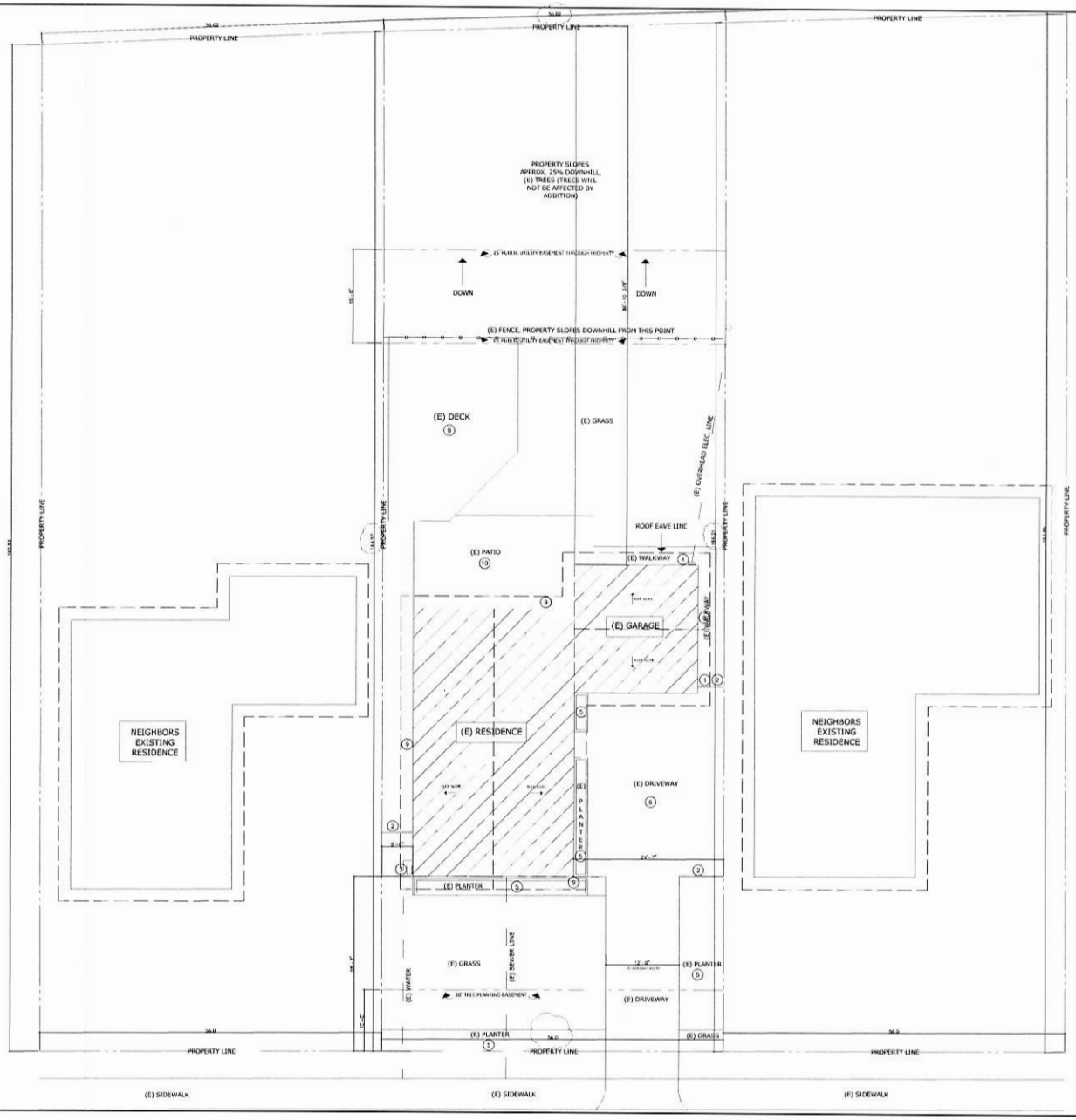
MARK	DESCRIPTION	DATE

VORRISES RESIDENCE
1520 GREENWOOD WAY
SAN BRUNO, CA 94066
AP NO. 017-124-010

SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 10072014

EXISTING FLOOR PLAN

A-2.0



KEYNOTES

THE FOLLOWING KEYNOTE LEGEND APPLIES TO KEYNOTES IDENTIFIED ON THIS SHEET ONLY.

1. (E) GATE
2. (E) FENCE
3. (E) GAS METER
4. (E) ELECTRICAL PANEL
5. (E) PLANTER
6. CONCRETE DRIVEWAY
7. NOT USED
8. (E) DECK
9. 2'-0" WIDE EAVE OVERHANG
10. (E) CONCRETE PATIO - TO BE REMOVED

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PLOT DATE: 01.01.2015

NO.	DESCRIPTION	DATE

VORRISES RESIDENCE

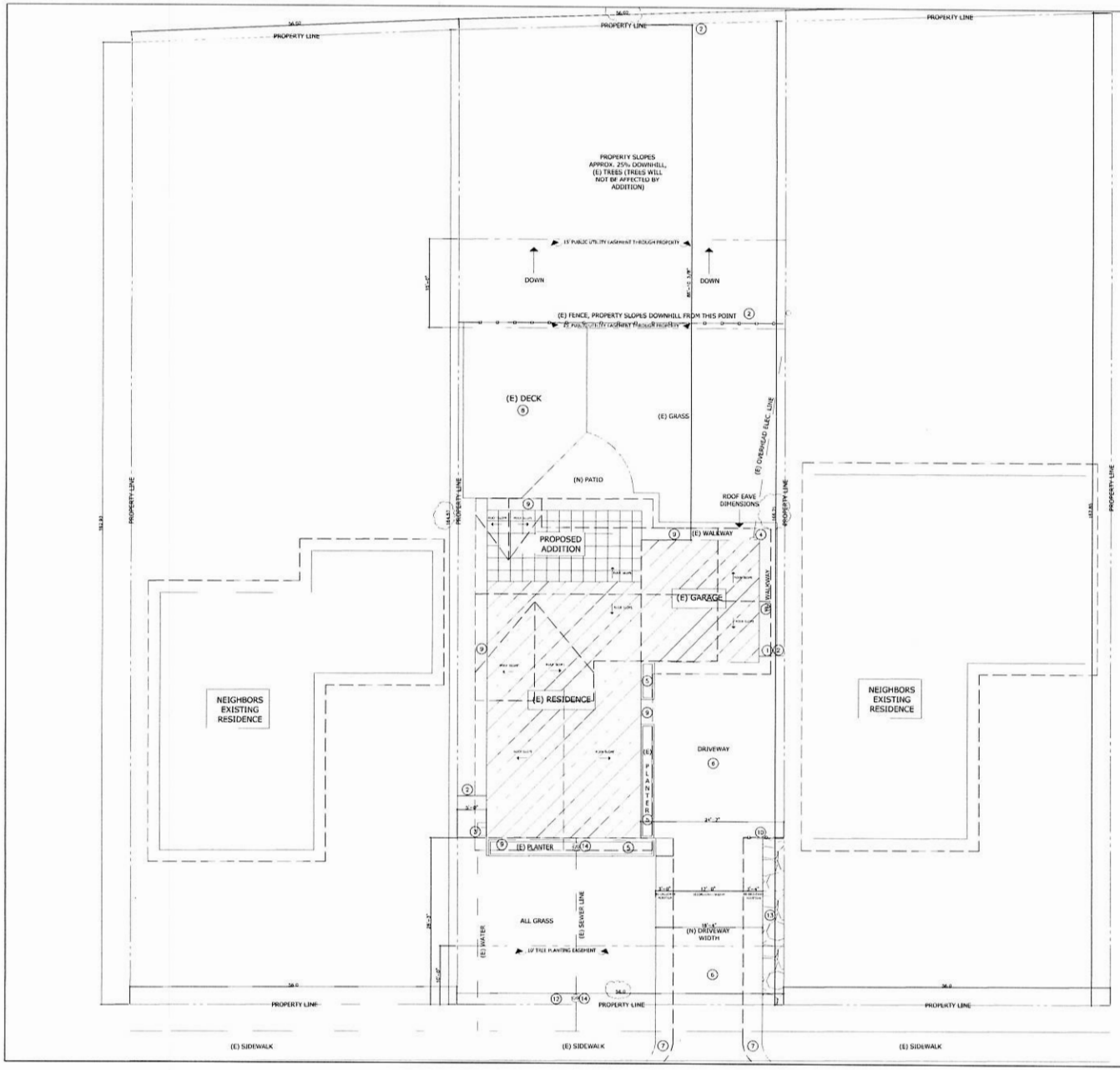
1520 GREENWOOD WAY
SAN BRUNO, CA 94066

AP NO. 017-124-010

SCALE: 1/8"=1'-0"
PROJECT NUMBER 100/2014

EXISTING SITE PLAN

A-1.0



KEYNOTES

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1. (E) GATE
2. (E) FENCE
3. (E) GAS METER
4. (E) ELECTRICAL PANEL
5. (E) PLANTER
6. CONCRETE DRIVEWAY
7. WIDENED DRIVEWAY APPROACH
8. (E) DECK
9. 2'-0" WIDE EAVE OVERHANG
10. DEMO (E) FENCE
11. NOT USED
12. (E) PLANTER REMOVED, (N) GRASS
13. (N) WATER FEATURE. ROCKS WITH CIRCULATION PUMP NEAR SIDEWALK TO PUMP BACK TO TOP OF DRIVEWAY
14. (N) SEWER CLEAN OUT

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NO.	DESCRIPTION	DATE

VORRISES RESIDENCE

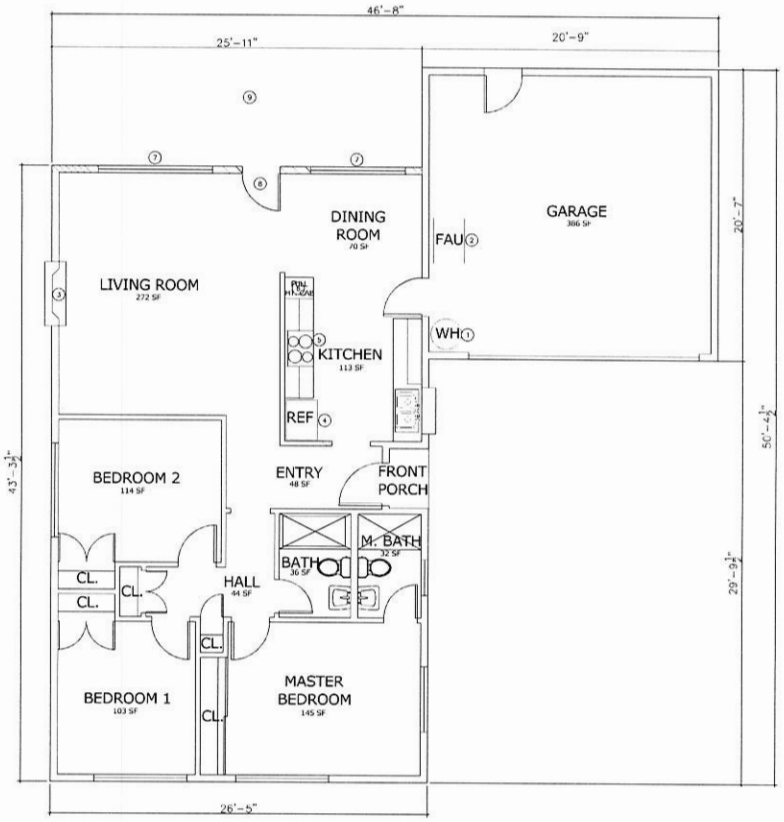
1520 GREENWOOD WAY
SAN BRUNO, CA 94066

AP NO. 017-124-010

SCALE: 1/8"=1'-0"
PROJECT NUMBER 10072014

NEW SITE PLAN

A-1.1



1 EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

KEYNOTES

THE FOLLOWING KEYNOTE LEGEND APPLIES TO KEYNOTES IDENTIFIED ON THIS SHEET ONLY.

1. (E) WATER HEATER
2. (E) FURNACE
3. (E) FIREPLACE TO BE ABANDONED
4. REFRIGERATOR
5. RANGE
6. FULL HEIGHT CABINET
7. WINDOW TO BE REMOVED
8. DOOR TO BE REMOVED
9. DEMO (E) CONCRETE PAD FOR ADDITION

DEMO WALL

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DRAWN BY: NAME DATE: 01-01-2015
CHECKED BY:

NAME	DESCRIPTION	DATE

VORRISES RESIDENCE
1520 GREENWOOD WAY
SAN BRUNO, CA 94066

AP NO. 017-124-010

SCALE: 1/4" = 1'-0"
PROJECT NO.: 10072014

EXISTING FLOOR PLAN

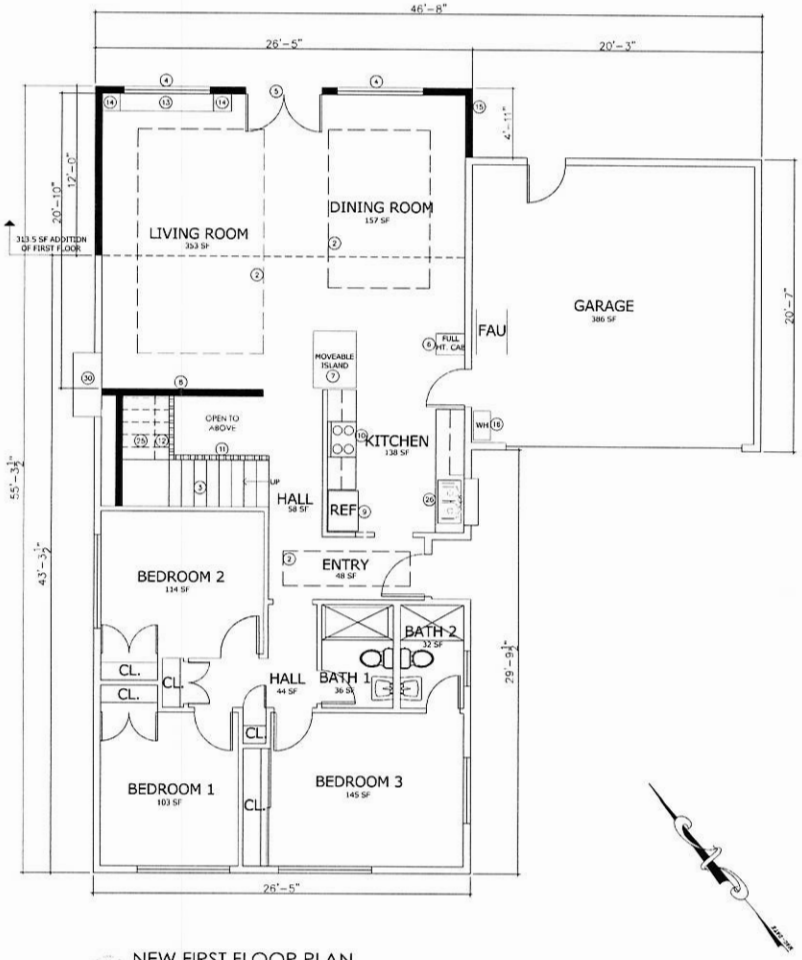
A-2.0

KEYNOTES

THE FOLLOWING KEYNOTE LEGEND APPLIES TO KEYNOTES IDENTIFIED ON THIS SHEET ONLY.

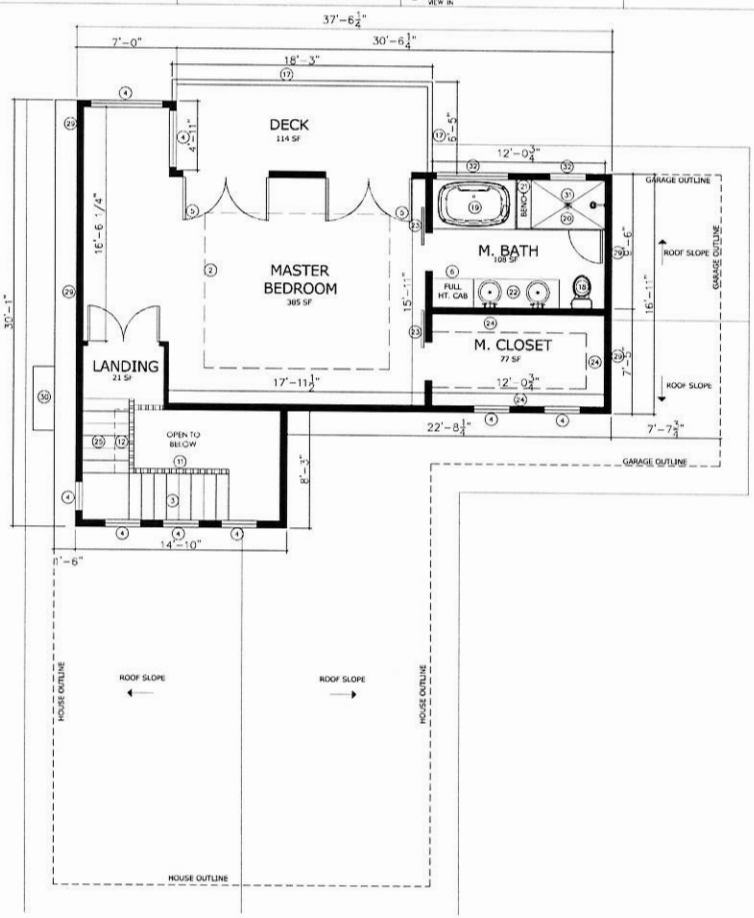
1. NOT USED
2. (N) COFFERED CEILING
3. (N) STAIR CASE
4. (N) WINDOW
5. (N) FRENCH DOORS
6. FULL HEIGHT CABINET
7. (N) MOVEABLE ISLAND- PROVIDED BY OWNER
8. (N) WALL
9. REFRIGERATOR
10. RANGE
11. (N) INTERIOR WROUGHT IRON RAILING
12. (N) BOOK SHELF UNDER STAIRS, OPENS WITH COMPONENT STORAGE BEHIND- BY OWNER OR CONTRACTOR
13. (N) BUILT-IN BENCH- BY CONTRACTOR OR OWNER
14. (N) BUILT-IN SHELVES- BY CONTRACTOR OR OWNER
15. RELOCATED IRRIGATION CONTROLS/HOSE BIB
16. (N) TANKLESS WATER HEATER
17. EXTERIOR RAILING FOR UPSTAIRS DECK- WROUGHT IRON
18. (N) TOILET
19. (N) TUB- BY OWNER OR CONTRACTOR
20. (N) SHOWER
21. (N) SHOWER BENCH
22. (N) 72" WIDE VANITY- PROVIDED BY OWNER
23. (N) BARN DOORS- BY OWNER OR CONTRACTOR
24. (N) CLOSET SHELVING
25. CONTRACTOR TO DESIGN VENTILATION FOR COMPONENTS BEHIND CUSTOM BOOKSHELF. VERIFY DESIGN WITH OWNER
26. (N) FILTER FOR KITCHEN SINK
27. (N) HEATER AND DUCT WORK
28. NOT USED
29. FAUX WINDOW DETAIL
30. ABANDONED FIREPLACE- SHEET ROCK OVER
31. (N) SHOWER RAIN HEAD
32. (N) WINDOW WITH OBSCURED GLASS- OUTSIDE CAN NOT VIEW IN

NEW WALL



1 NEW FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



2 NEW SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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DRAWN BY: NME PLOT DATE: 01-01-2015
CHECKED BY:

SYM	DESCRIPTION	DATE

VORRISES RESIDENCE

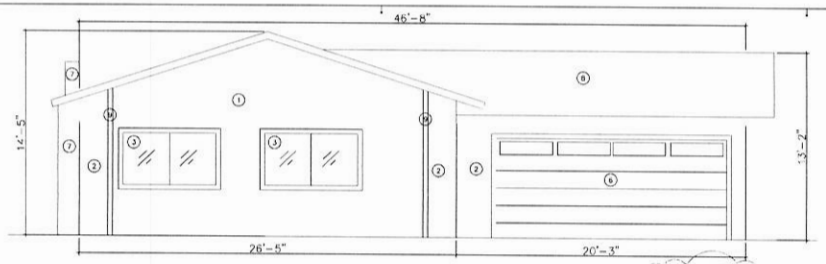
1520 GREENWOOD WAY
SAN BRUNO, CA 94066

A.P. NO. 017-124-010

SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 10072014

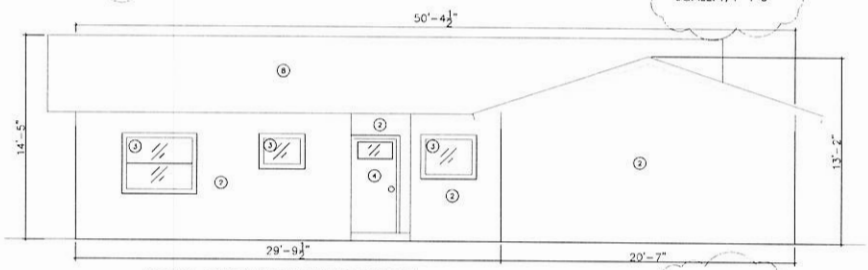
NEW FLOOR PLANS

A-2.1



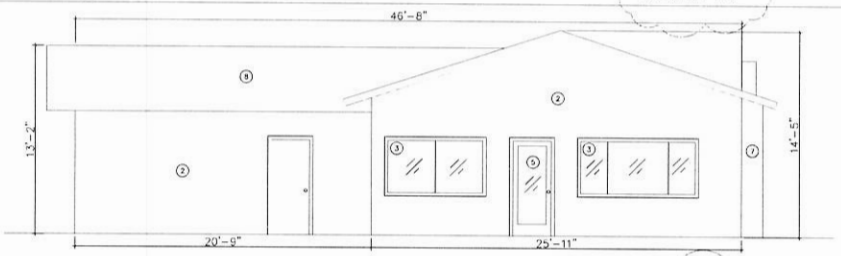
1 FRONT ELEVATION (SOUTH SIDE)

SCALE: 1/4"=1'-0"



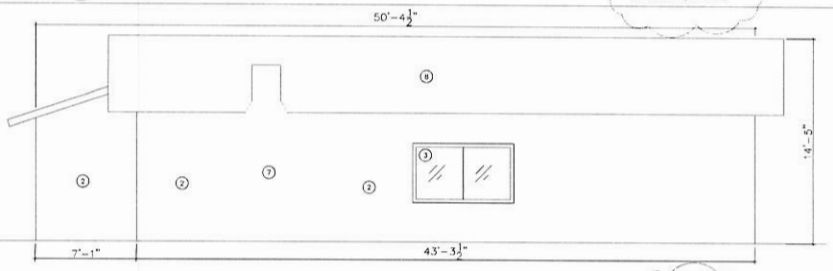
1 RIGHT ELEVATION (EAST SIDE)

SCALE: 1/4"=1'-0"



1 REAR ELEVATION (NORTH SIDE)

SCALE: 1/4"=1'-0"



1 LEFT ELEVATION (WEST SIDE)

SCALE: 1/4"=1'-0"

KEYNOTES

THE FOLLOWING KEYNOTE LEGEND APPLIES TO KEYNOTES IDENTIFIED ON THIS SHEET ONLY.

1. (E) SIDING
2. (E) STUCCO
3. (E) WINDOW
4. (E) FRONT DOOR
5. (E) FRENCH DOOR
6. (E) GARAGE DOOR
7. (E) FIREPLACE
8. (E) COMP ROOF
9. (E) TRIM

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DRAWN BY: NMK PLOT DATE: 01.01.2015
CHECKED BY:

MARK	DESCRIPTION	DATE

VORRISES RESIDENCE

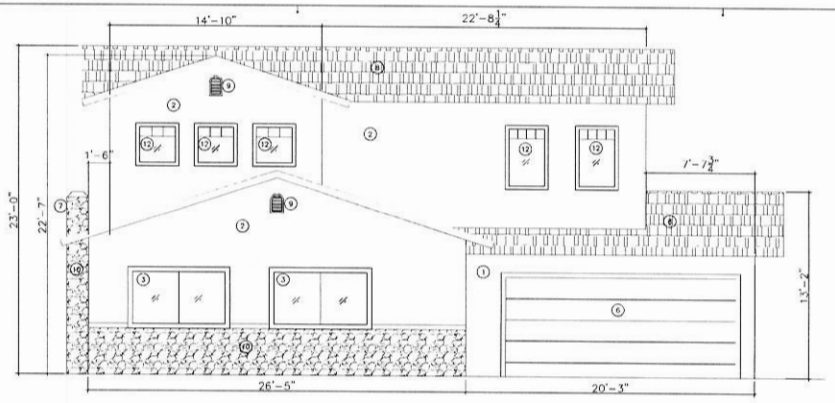
1520 GREENWOOD WAY
SAN BRUNO, CA 94066

APN NO. 017-124-010

SCALE: 1/4" = 1'-0"
PROJECT Number: 10/2014

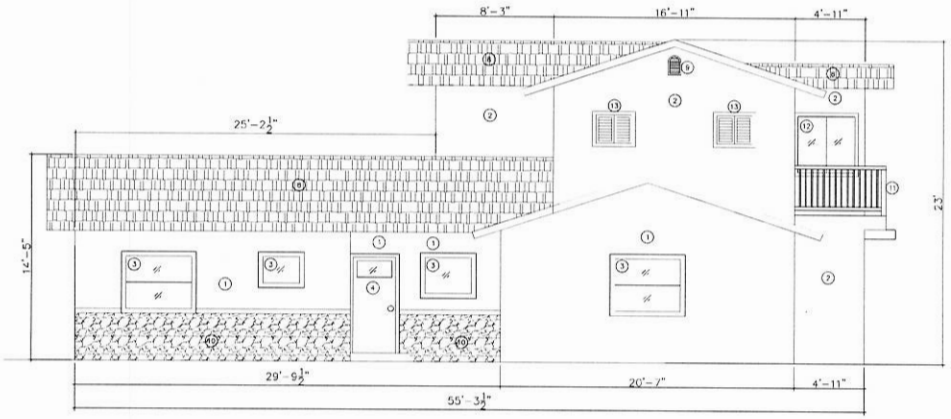
(E) ELEVATIONS

A-3.0



1 FRONT ELEVATION (SOUTH SIDE)

SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION (EAST SIDE)

SCALE: 1/4"=1'-0"

KEYNOTES

THE FOLLOWING KEYNOTE LEGEND APPLIES TO KEYNOTES IDENTIFIED ON THIS SHEET ONLY.

1. (E) STUCCO
2. (N) STUCCO
3. (E) WINDOW
4. (E) FRONT DOOR
5. (N) FRENCH DOOR
6. (E) GARAGE DOOR
7. ABANDONED FIREPLACE
8. (N) COMP ROOF
9. (N) VENT (DECORATIVE)
10. (N) STONE VENEER
11. (N) RAILING FOR DECK
12. (N) WINDOW
13. (N) STUCCO DECORATIVE FAUX WINDOW TRIM WITH SHUTTERS INSIDE FOR VISUAL IMPACT

STONE VENEER TO BE SELECTED BY OWNER

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DRAWN BY: NMK PLOT DATE: 01-01-2015
CHECKED BY:

MARK	DESCRIPTION	DATE

VORRISES RESIDENCE

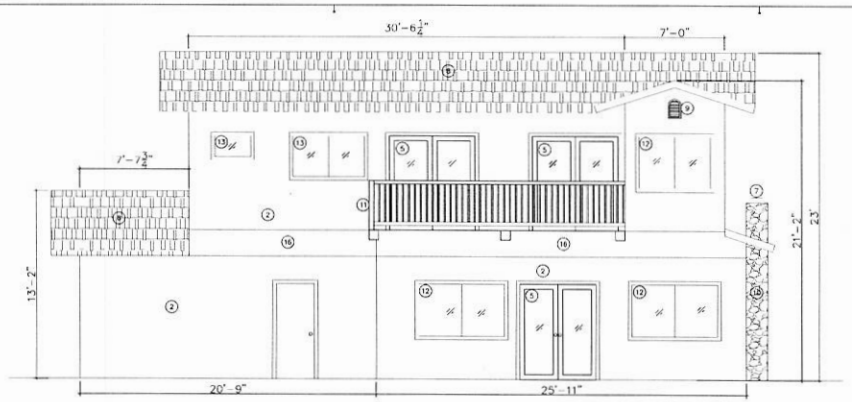
1520 GREENWOOD WAY
SAN BRUNO, CA 94066

AP NO. 017-124-010

SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 10/2014

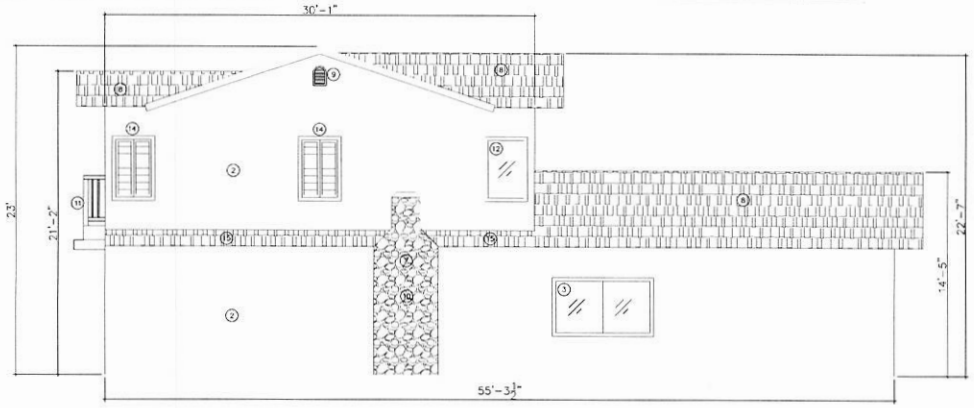
(N) ELEVATIONS 1

A-3.1



1 REAL ELEVATION (NORTH SIDE)

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION (WEST SIDE)

SCALE: 1/4"=1'-0"

KEYNOTES

THE FOLLOWING KEYNOTE LEGEND APPLIES TO KEYNOTES IDENTIFIED ON THIS SHEET ONLY.

1. NOT USED
2. (N) STUCCO
3. (E) WINDOW
4. NOT USED
5. (N) FRENCH DOOR
6. NOT USED
7. ABANDONED FIREPLACE
8. (N) COMP ROOF
9. (N) VENT (DECORATIVE
10. (N) STONE VENEER
11. (N) RAILING FOR DECK
12. (N) WINDOW
13. (N) WINDOW WITH OBSCURED GLASS-OUTSIDE CAN NOT VIEW IN
14. (N) STUCCO DECORATIVE FAUX WINDOW TRIM WITH SHUTTERS INSIDE FOR VISUAL IMPACT
15. (N) ROOF OVERHANG
16. (N) STUCCO DECORATIVE BAND-EXTENDS 1"

STONE VENEER TO BE SELECTED BY OWNER

nicole KING
interior designer
3858 Villa Glen Way
San Jose, CA 95136
707.484.1335
Nicole_King22@hotmail.com

DRAWN: NMK PLOT DATE: 01.01.2015
CHECKED:

NUM	DESCRIPTION	DATE

VORRISES RESIDENCE
1520 GREENWOOD WAY
SAN BRUNO, CA 94066
AP NO. 017-124-010

SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 10/2014

(N) ELEVATIONS 2

A-3.2

Green Building Techniques

There are several green building techniques that will be incorporated in the residential addition at 1520 Greenwood Way. Compact fluorescent lights will be installed at all locations required, as well as motion sensors, and dimmers will be installed throughout to conserve energy. We will install hardwood floors and tile throughout the entire addition to improve the indoor air quality, as hard surfaces are durable, easy to clean, and won't harbor mold, dust, and other allergens. We will use low to no VOC paints on the interior. We will upgrade the mechanical system so it adequately sized for the house, is a high efficiency model, and that the new duct runs are as straight and short as possible. The entire addition will receive new insulation that will completely fill the voids in the walls. We will foam, caulk, and weather-strip every penetration and crack to avoid air infiltration that compromises the energy efficiency, comfort, and indoor air quality. The new windows in the house will be energy efficient, dual pane windows. We will also recycle as much of the debris from the demolition as possible. And last but not least, we will purchase water conserving plumbing fixtures such as showerheads, toilets, faucets, etc.

Vorrises Family

EXHIBIT D

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT

567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
www.sanbruno.ca.gov

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Matt Neuebaumer, *Associate Planner*
Brian Millar, AICP, *Contract Senior Planner*
Paula Bradley, AICP, *Contract Associate Planner*
Marc Zafferano, *City Attorney*

PLANNING COMMISSION

Mary Lou Johnson, *Chair*
Kevin Chase, Vice Chair
Joe Sammut
Sujendra Mishra
Rick Biasotti
Perry Petersen

ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 5.D.
July 21, 2015

PROJECT LOCATION

1. Address: 680 Acacia Avenue
2. Assessor's Parcel No: 020-092-150
3. Zoning District: R-1 (Low Density Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

A: Site Location
B: Photographs
C: Site Plan, Floor Plans, and Elevations
D: Green Building Statement

REQUEST

Request for a Use Permit to allow the construction of a 784 square foot addition which increases the gross floor area of the existing home by greater than 50% (57%), exceeds the 44% lot coverage guideline (45%), and exceeds 1,825 square feet of living area with a one car garage per Sections 12.200.030.B.1, 12.200. 030.B.3, and 12.200.080.A.2 of the San Bruno Municipal Code. Luis A. Robles (Applicant) & Jenelle and Glen Wilson (Owner) **UP-15-007.**

RECOMMENDATION

Staff recommends that the Planning Commission approved Use Permit 15-007 based on Findings 1-6 and Conditions of Approval 1-26.

REVIEWING AGENCIES

Community Development Department
Public Services Department
Fire Department

LEGAL NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on July 10, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, July 11, 2015.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301.e: Existing Facilities

EXISTING CONDITIONS

The subject property is located on Acacia Avenue between Kains Avenue and Angus Avenue West. This is a rectangular shaped lot with a total size of 5,000 square feet. The property is currently developed with a one-story single-family dwelling consisting of 1,151 square feet of living space which includes two (2) bedrooms, one and one-half (1½) bathrooms, a living room, dining room, kitchen, plus an attached 226 square foot one-car garage. The home was constructed in 1942 and is located in the Mills Park subdivision. Immediately adjacent to the subject property are single-family dwellings.

ADDITIONAL INFORMATION

- **Accessory Structures:** There are no accessory structures located in the rear yard.
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There is a 5 foot Public Utility Easement located in rear yard of the subject property.
- **Heritage Trees:** There are no heritage trees located on-site.
- **Previous additions or alterations:** There have been no previous additions or alterations to the subject property.

SURROUNDING LAND USES

North: Kains Avenue – R-1 (Single Family Residential)
South: Angus Avenue (West) – R-1 (Single Family Residential)
East: Elm Avenue – R-1 (Single Family Residential)
West: Cypress Avenue – R-1 (Single Family Residential)

PROJECT DESCRIPTION

The applicant is proposing to construct a ground floor addition to an existing one-story single-family home. The first floor would be expanded to the rear of the existing home by 784 square feet and would include a great room, bedroom, and one bathroom. The proposed addition would utilize exterior materials that match the existing home, including horizontal siding and an asphalt shingle roof. If approved and constructed, this would be a three bedroom, two and one-half (2½) bathroom home.

Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		5,000 s.f.	5,000 s.f.	Same
Lot Coverage		2,200(44%)	1,474 (29%)	2,258 (45%)
Gross Floor Area		2,750 s.f.	1,377 s.f.	2,161 s.f.
Floor Area Ratio		.55	.28	.43
Building Setbacks	**Front**	15'-0"	23'-9"	Same
	Rear	10'-0"	35'-0"	11'-9"
	R Side	5'-0"	3'-0"	9'-3" (addition)
	L Side	5'-0"	5'-0"	5'-0"
Building Height		28'-0"	16'-2"	17'-3"
Covered Parking		2 spaces	1 space	Same

Notes:
- Use Permit required for greater than 50% expansion.
- Use Permit required for exceeding the 44% lot coverage guideline.
- Use Permit required for exceeding 1,825 s.f. of living area with a one car garage.

Square Footage Breakdown:

	Ground floor	Garage	Total
Existing	1,151	226	1,377
Proposed	784	-	784
Total	1,935	226	2,161

Notes:
- 1,935 s.f. of living area proposed, along with a 226 s.f. one-car garage.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee reviewed this project at its June 11, 2015 meeting. The project was forwarded to the Planning Commission with no additional recommendations.

PUBLIC COMMENT

Staff sent a courtesy notice to neighbors on May 26, 2015, and the required legal notice on July 10, 2015. No comments have been received as of the completion of this staff report.

ANALYSIS AND RECOMMENDATION

Analysis:

The applicant is proposing to construct a 784 square foot ground floor addition that would increase the floor area to 2,161 square feet. The proposed expansion meets the floor area, setback, and height requirements of the zoning district. However, a Use Permit is required because the gross floor area of

the existing home will increase by greater than 50% and will exceed the 44% lot coverage guideline. Additionally, a Use Permit is required for exceeding 1,825 square feet of living area with a one car garage.

Staff finds that the proposed addition is well integrated with the existing single-family dwelling and is compatible with the immediate neighborhood. The immediate neighborhood primarily consist of one-story single-family homes, with some two-story homes. The first floor would be expanded to the rear of the existing home by 784 square feet and would include a great room, bedroom, and one bathroom. In addition, staff also finds that the design of the addition is in compliance with the Residential Design Guidelines. The addition is a ground floor addition that continues the simple building form of the existing structure and would also incorporate matching exterior materials of horizontal board siding and asphalt shingle roofing. Finally, there are no proposed changes to the front elevation therefore, the existing architectural character of the neighborhood will not be affected.

Regarding the lot coverage calculation, staff finds that there is still a significant amount of open space on the lot. Specifically, the subject property will maintain the existing 23'-9" front yard setback. Additionally, the rear yard will have a varying setback ranging from 11'-9" to 20'-6". Furthermore, the existing home contains a large front porch measuring 18'-6" wide by 5'-3" deep.

Regarding parking, the applicant has applied for a Use Permit to exceed 1,825 square feet of living area with a one-car garage. The proposed expansion would amount to a total of 1,935 square feet of living area. The distance between the back edge of the sidewalk to the face of the garage measures 21'-0". Therefore, the driveway space can accommodate an additional vehicle without impacting the public right-of-way. Furthermore, the existing garage has the ability to accommodate one vehicle. As proposed, staff supports the current parking configuration.

Findings:
*Pursuant to the City's Municipal Code, the Commission shall grant the Use Permit if it makes the following findings. Required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made.*

1. **Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home will be constructed according to the California Building Code (CBC) and, therefore, will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. **Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)**

The applicant is proposing a ground floor addition to an existing one-story single-family dwelling. The applicant is proposing to utilize exterior materials of horizontal siding that would match the existing dwelling and the surrounding neighborhood. The proposal will benefit the City and the surrounding neighborhood by improving the property in a well-designed manner. Therefore, staff finds that the project will not be detrimental to improvement in the neighborhood or to the general welfare of the City.

Regarding parking, the applicant has applied for a Use Permit to exceed 1,825 square feet of living area while only providing a one-car garage. The proposed expansion would amount to a total of 1,935 square feet of living area. The distance between the back edge of the sidewalk to the face of the garage measures 21'-0". Therefore, the driveway space can accommodate an additional vehicle without impacting the public right-of-way. Furthermore, the existing garage has the ability to accommodate one vehicle.

3. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)

The San Bruno General Plan designates the property as a Low-Density Residential district. The existing single-family dwelling is consistent with the general plan designation.

General Plan Policy LUD-3 states, "protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale." The proposal will be complementary to other single-family homes in the area. The design of the project reinforces the residential character of the neighborhood.

4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)

The proposal includes a ground floor addition to an existing one-story single-family dwelling. The overall design and scale of the home is consistent with the neighborhood, which consists of single-family dwellings. The height of the home would be 17'-3" which is less than the 28'-0" height limit of the R-1 zone. The proposed expansion also meets the floor area, and setback requirements of the zoning district, therefore, the structure should not unreasonably restrict or interfere with light and air on the adjacent properties.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G)

The proposal is designed to meet the majority of the development standards in the Municipal Code and Residential Design Guidelines. The addition would utilize horizontal siding and asphalt shingle roofing material, which is consistent with the existing home and the immediate neighborhood. The proposed expansion also meets the floor area, setback, and height requirements of the zoning district. Therefore, staff finds that the general appearance of the proposed addition will be in keeping with the character of the neighborhood and will not be detrimental to the City.

6. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.1)

Staff finds that the proposed addition conforms to the basic design principles of the Residential Design Guidelines. The addition is a ground floor addition that continues the simple building form of the existing structure and would also incorporate matching exterior materials of horizontal board siding and asphalt shingle roofing. Finally, there are no proposed changes to the front elevation therefore, the existing architectural character of the neighborhood will not be affected.

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 15-007 based on Findings 1-6 and Conditions of Approval 1-26.

CONDITIONS OF APPROVAL

Community Development

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 15-007 shall not be valid for any purpose. Use Permit 15-007 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.

3. The request for a Use Permit shall be built according to plans approved by the Planning Commission on July 21, 2015 labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.

7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.

9. Prior to Final Inspection, the site shall be landscaped according to the plans approved by the Planning Commission on July 21, 2015 and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director.

10. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.

11. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.

Public Services Department

12. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.

13. Please note that the front property line is located 6.5 feet behind the sidewalk along Elm Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 6.5 feet from back of sidewalk along Magnolia Avenue. S.B.M.C. 8.08.010.

14. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.

15. An Encroachment Permit from Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.

16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 –inch. S.B.M.C. 8.12.010.

17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Acacia Avenue per S.B.M.C. 8.24.060. At the current rate, the impact payment required is $540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.

18. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-02 dated August 2011. Older clean outs not meeting current city standards shall be replaced.

19. Prior to final inspection, paint address number on face of curb near driveway approach. Lettering shall be black, 4 inches or larger, and painted on a white background. Indicate the location of the address numbers on the site plan.

20. An Erosion control plan and storm water pollution prevention plan is required. The plan must show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.

21. Storm water from downspouts and other on-site drainage shall be drained into landscaping or collected through an under sidewalk curb drain to the gutter per City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicated any pipes, swales, or applicable ground percolation treatments as necessary.

22. The building permit plans shall include a site plan that shows all properly lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.16.020

23. Perform water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing water meter is sufficient to serve proposed water demand. If existing meter is undersized, a larger meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter and lateral. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

Fire Department

24. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

25. Provide hard-wired smoke detectors with battery backup as required by building code.

26. Provide spark arrester for chimney if not currently in place.

Date of Preparation: July 17, 2015
Prepared by: Matt Neuebaumer, Associate Planner

680 Acacia Avenue
020-192-150
UP-15-007

Exhibit A: Site Location

Subject Site

Neighboring Properties

Exhibit B: Photographs

PROJECT DATA

APN 020-092-190 680 ACACIA AV, SAN BRUNO, CA 94066

LAND USE	R1
LOT AREA	5000 SQ.FT.
LOT COVERAGE	45 %
GROSS FLOOR AREA	2461 SQ.FT.
FLOOR AREA RATIO	49.2 %
BUILDING HEIGHT	17'-0"
COVERED PARKING	1

SQUARE FOOTAGE BREAKDOWN

(E) LIVING	1097	SQ.FT.
(N) LIVING	784	SQ.FT.
(E) GARAGE	236	SQ.FT.
(E) LAUNDRY	104	SQ.FT.

CODES

2013 CALIFORNIA BUILDING STANDARDS CODES

The California Building Standards Code consists of the following 12 parts:

Part 1 Administrative Code
Part 2 California Building Code (CBC)
Part 2.5 California Residential Code (CRC)
Part 3 California Electrical Code (CEC)
Part 4 California Mechanical Code (CMC)
Part 5 California Plumbing Code (CPC)
Part 6 California Energy Code
Part 7 (Currently Vacant)
Part 8 California Historical Building Code
Part 9 California Fire Code (CFC)
Part 10 California Existing Building Code
Part 11 California Green Building Standards Code (CALGreen)
Part 12 California Reference Standards Code

City of San Bruno Noise Standards

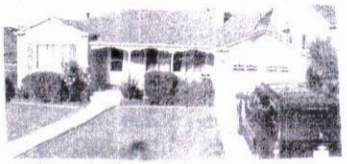
General Plan noise standards are shown in Table 7-2. These apply to areas outside of the airport noise impacted areas; for land within 60 db or greater airport noise contours (Figure 7-5), County airport land use compatibility noise standards as per Table 7-1 shall apply. For sites impacted by both airport and non-airport related sources, the more stringent of the two restrictions shall apply.

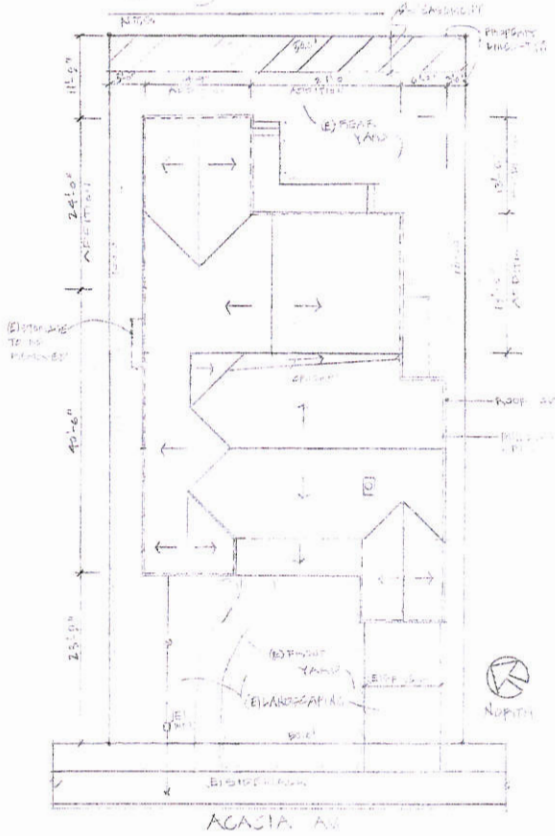
San Bruno's Noise Ordinance is contained in Title 6 of the San Bruno Municipal Code. The ordinance places limits on noise levels in residential zones, limits construction activity noise levels and hours near residential zones, establishes machinery noise level limits, and addresses amplified sounds.

GENERAL NOTES

1. No permit(s) issued pursuant to this application will grant any right or privilege to use any building or land contrary to the provisions of law or any ordinance of the City of San Bruno. All provisions of law governing the use of buildings and land shall be in force whether specified or not.
2. Approval of this application does not constitute approval from the San Bruno Building Division or the Public Works, Police, or Fire Departments, whose approval must be secured separately after planning approval.
3. The City of San Bruno has specific requirements concerning the collection and storage of recyclable materials (Ordinance 1524) and a Transportation System Management Program (Ordinance 1532), which apply to certain types of projects and land uses. Contact Planning staff to find out if these requirements apply to your project.
4. Residential and commercial construction projects that involve a new building, or an addition to an existing building, are subject to San Mateo County school impact fees. For further information please contact the Community Development Department or the local school district.

567 El Camino Real, San Bruno, CA 94066
Voice: (650) 616-7074 | Fax: (650) 873-6749
www.sanbruno.ca.gov





SITE & ROOF PLAN

INDEX

LOCATION MAP

SCOPE OF WORK

(N) GREAT RM (N) M. SUITE & (N) DECKS

OWNERS:

JENELLE & GLEN WILSON
680 ACACIA AV.
SAN BRUNO, CA 94066
PH: (650) 873-8797

CITY OF SAN BRUNO COMMUNITY DEVELOPMENT DEPARTMENT
JUL 06 2015
RECEIVED

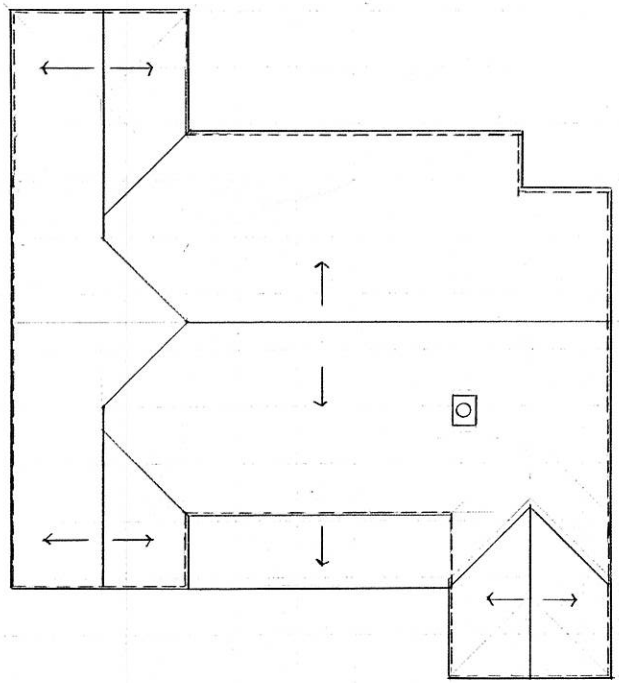
REVISIONS	BY

ARCHITECT : LUIS A. ROBLES
P.O. BOX 1060
PACIFICA, CA 94044
PH: (650) 219-4686
EMAIL: LUISROBLES@SBCGLOBAL.NET

ADDITION & REMODELING
680 ACACIA AV
SAN BRUNO, CA 94066

DRAWN	
CHECKED	
DATE	3.16.15
SCALE	AS SHOWN
JOB NO.	WIL 1503
SHEET	1
OF	SHEETS

EXHIBIT C



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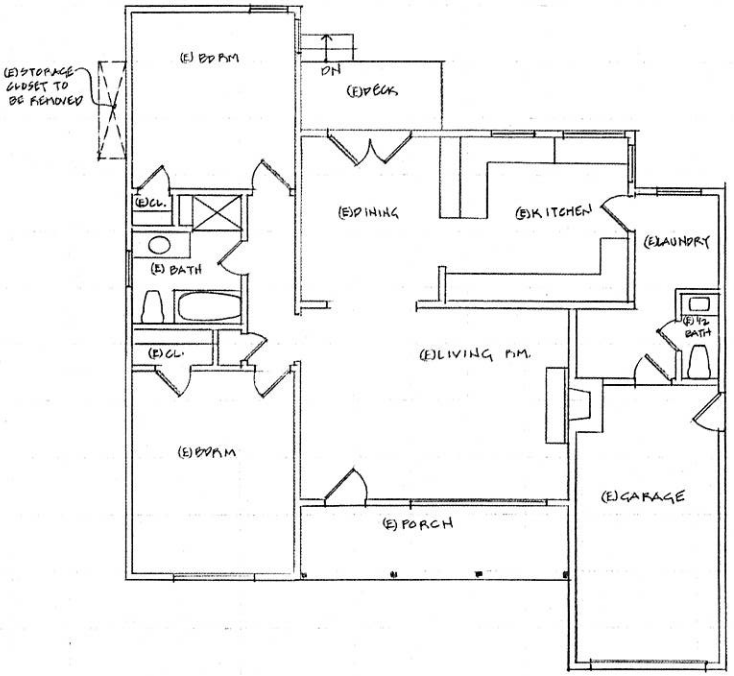

(E) FLOOR PLAN
1/4"=1'-0"

AREAS
(E) LIVING ___ SQFT
(E) GARAGE ___ SQFT

REVISIONS	BY

ARCHITECT : LUIS A. ROBLES
P.O. BOX 1006
PACIFICA, CA. 94044
PH: (650) 219-4668
EM: puroarch@cs.com

ADDITION & REMODELING
680 ACACIA AV.
SAN BRUNO, CA. 94066

DRAWN	
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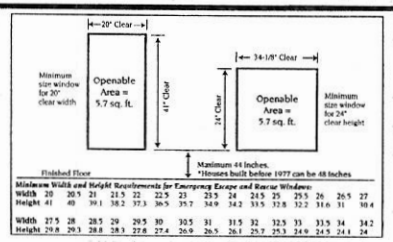
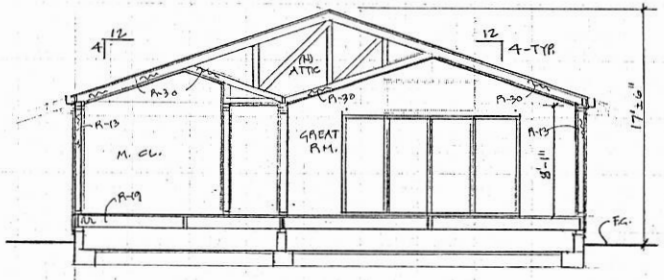
DATE	
SCALE	AS SHOWN
JOB NO.	WIL 1503
SHEET	2
OF	SHEETS

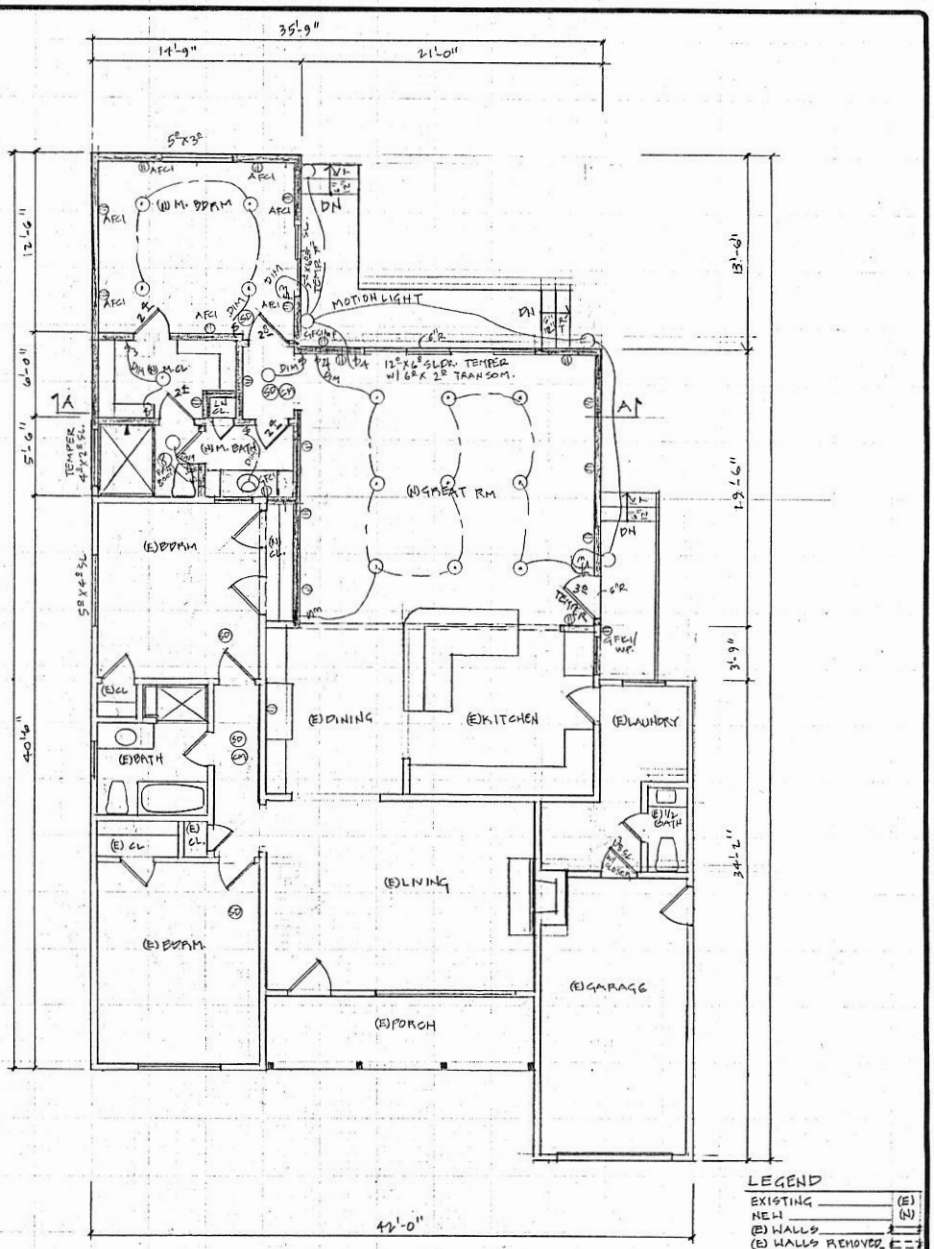


EGRESS WINDOWS

N.T.S. BEDROOMS



SECTION A-A



FLOOR PLAN

1/4"=1'-0"

LEGEND

EXISTING	(E)
NEW	(N)
(E) WALLS	
(E) WALLS REMOVED	
(N) WALLS	

REVISIONS	BY

ARCHITECT: LUIS A. ROBLES
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PH: (650) 219-4668
EM: PUREARCH@ECS.COM

ADDITION & REMODELING
680 ACACIA AV.
SAN BRUNO, CA. 94066

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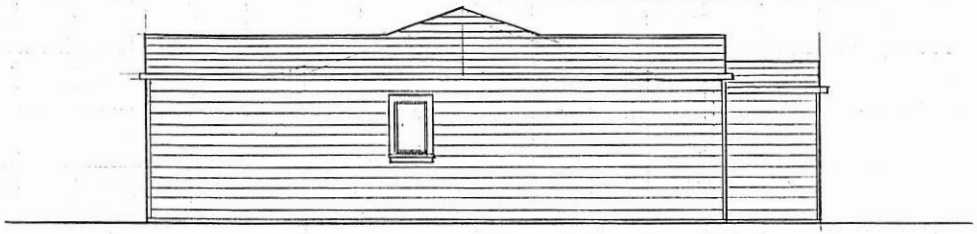
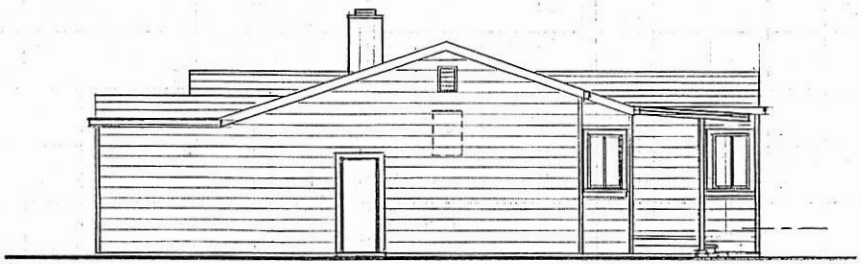
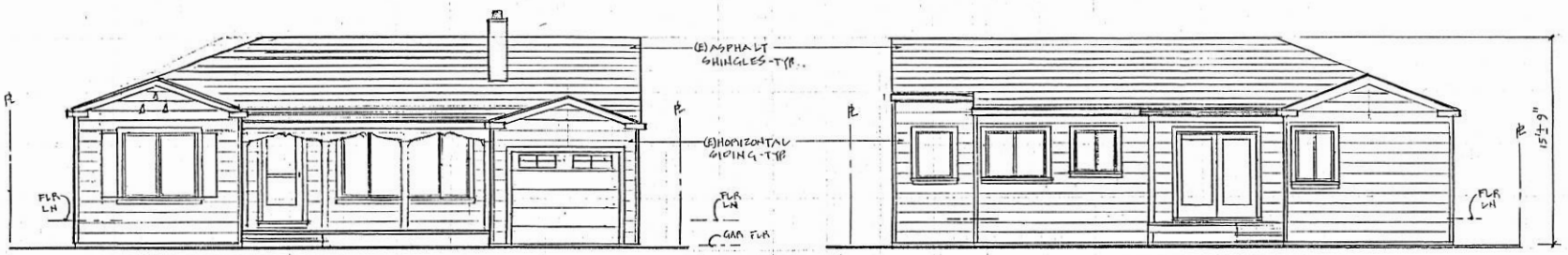
DATE	
SCALE	AS SHOWN
JOB NO.	LUL 1503
SHEET	3
OF SHEETS	



(E) NORTH ELEVATION
1/4"=1'-0"



(E) SOUTH ELEVATION
1/4"=1'-0"



(E) WEST ELEVATION
1/4"=1'-0"

(E) EAST ELEVATION
1/4"=1'-0"

REVISIONS	BY

ADDITION & REMODELING
680 ACACIA AV.
SAN BRUNO, CA. 94066

ARCHITECT: LUIS A. ROBLES
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PACIFICA, CA. 94044
(650) 219-4608
PH:
EM: purearch@cs.com

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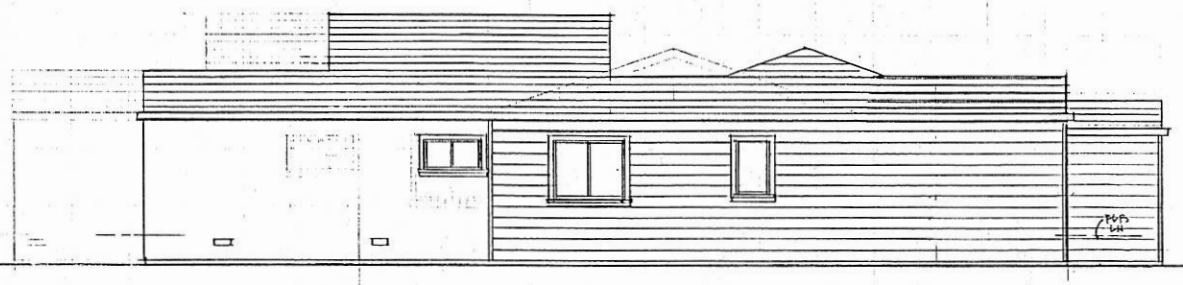
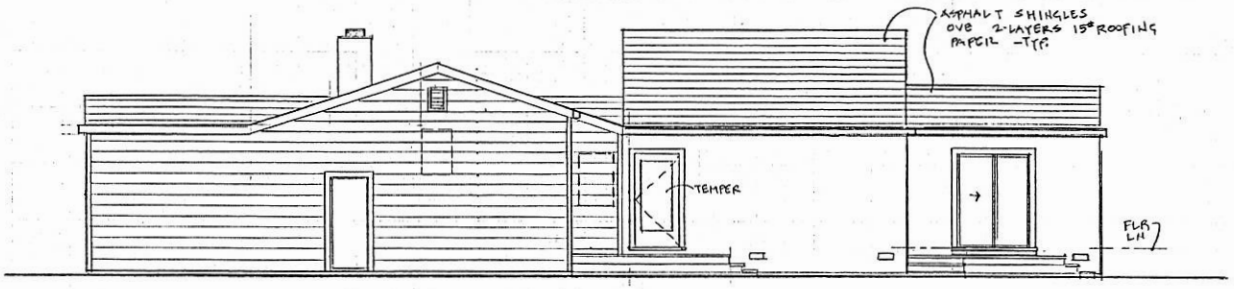
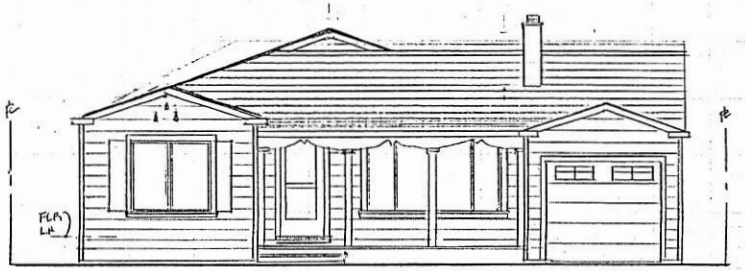


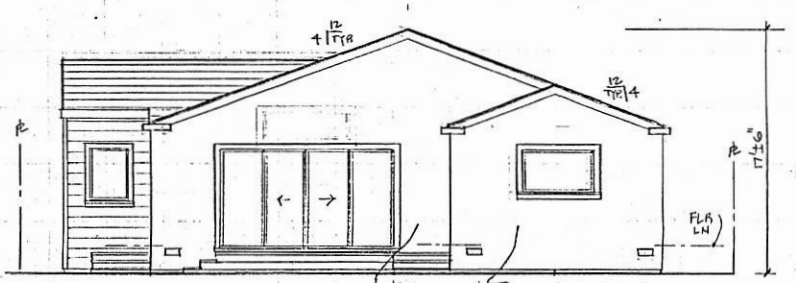
(N) NORTH ELEVATION
1/4"=1'-0"



(N) SOUTH ELEVATION
1/4"=1'-0"



(N) WEST ELEVATION
1/4" = 1'-0"



(N) EAST ELEVATION
1/4"=1'-0"

REVISIONS	BY

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ADDITION & REMODELING
680 ACACIA AV.
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OF	SHEETS

Robles & Associates.

ARCHITECTURE

UP 15-007
ADDITION & REMODELING
680 ACACIA AV.
SAN BRUNO, CA. 94066

GREEN POINT REQUIREMENTS

1. Replace a minimum of 30% portland with fly ash, for all concrete delivered.
2. Exterior lighting fixtures to be shielded will all light directed downward.
3. Specify 40-year or better comp roofing for entire house.
4. All insulation to be minimum 30% post consumer recycled content.
5. All insulation certified low-emitting.
6. FAU to be sealed combustion.
7. Insulate all accessible hot water pipes.
8. Duct mastic to be used on all ductwork connections.
9. All bath fans energy star vented to exterior.
10. All bath fans on humidistat or timer.
11. Compliance with ASHRAE 62.2.
12. All coatings meet SCAGMD Rule 1168.
13. Low VOC interior paints throughout.
14. Energy Star Dishwasher.
15. Energy Star clothes washer, meets CEE Tier 2.
16. Energy Star refrigerator <25cf.

CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT

MAY 19 2015

RECEIVED

p.o. box 1006 ■ pacifica, california 94044 ■ tel: 650 355-0904
■ em: purearchets.com

EXHIBIT D