

# "The City With a Heart"



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

## AGENDA PLANNING COMMISSION MEETING

September 15, 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](http://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: August 18, 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 agendaized pursuant to State Law.

#### 4. ANNOUNCEMENT OF CONFLICT OF INTEREST

#### 5. PUBLIC HEARINGS:

##### A. 173 San Benito Avenue (APN: 021-176-240)

Zoning District: R-2 (Low Density Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a new two-family residence which exceeds the maximum permitted floor area guideline of .55 (.59) per Section 12.200.030.A.1 of the San Bruno Municipal Code. Spiros Kakoniktis (Applicant and Owner) **UP14-014**.

##### B. 2001 Rollingwood Drive (APN: 017-243-110)

Zoning District: C-N: Neighborhood Commercial

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to establish a new 699 square foot restaurant within a gas station, per Section 12.80.080 of the San Bruno Municipal Code. Reza Mahmoodi (Applicant), Marsha Fontes and Mike Agil (Property Owners) **UP15-005**.

**C. 1230 El Camino Real #Q (APN: 014-314-220)**

Zoning: P-D (Planned Development District)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant per Chapters 12.84.210 and 12.96.190.C of the San Bruno Municipal Code. Wilton M. Guevara, La Salsa Fresh Mexican Grill (Applicant); San Bruno Towne Center Ptp. (Owner)  
**UP-15-014**

**D. DISCUSSION**

**A. CITY STAFF DISCUSSION**

- Select the October 15, 2015 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

**E. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on October 20, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.



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

**DRAFT  
MINUTES  
PLANNING COMMISSION MEETING**

**August 18, 2015**

**7:00 p.m.**

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

**CALL TO ORDER at 7:04 pm.**

**ROLL CALL**

	<u>Present</u>	<u>Absent</u>
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  
Long Range Planning Manager: Mark Sullivan  
Contract Associate Planner: Paula Bradley  
Community Development Technician: Brian Paland

**ROLL CALL**

**PLEDGE OF ALLEGIANCE:** Director Woltering

**1. APPROVAL OF MINUTES (July 21, 2015) – Chase/Biasotti**

VOTE: 6-0  
AYES: Commissioners Chase, Sammut, Biasotti, Petersen, Mishra, Johnson  
NOES: None  
ABSTAIN: None

**2. COMMUNICATION – None**

**3. PUBLIC COMMENT – None**

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

**5. PUBLIC HEARINGS:**

**A. 1005 Crystal Springs**

**Request for a Use Permit to allow two San Mateo Adult Education classes to use the existing church facilities at 1005 Crystal Springs Road, per Sections 12.96.060.C.1, of the San Bruno Municipal Code. Larry Teshara, San Mateo Adult School (Applicant) and Pastor Dave Clark, First Baptist Church of San Bruno (Property Owner) UP-15-018.**

*Contract Associate Planner Bradley:* Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 15-018 based on Findings 1-3 and Conditions of Approval 1-7, with replacement language for Condition 4.

Questions for Staff

*Commissioner Petersen:* Asked about the incompleteness of Condition 4.

*Contract Associate Planner Bradley:* Condition 4 is being replaced with *the applicant shall provide notice to employees and students to strongly encourage parking within the church's 17 space parking lot.*

*Director Woltering:* Condition 4 was cut off inadvertently in the staff report distributed to the Commission, but will instead be replaced with the language discussed in the Staff presentation.

*Larry Teshara (Applicant):* Spoke about the history and attendance of the San Mateo Adult School program. He indicated that the English as a Second Language Program has a long-standing and positive record in San Bruno. Unfortunately, the program is no longer able to use the facilities at St. Bruno's church and must find a new home.

**Motion to approve Use Permit 15-018 based on Findings 1-3 and Conditions of Approval 1-7.**

**Commissioners Chase/Mishra**

VOTE:	6-0
AYES:	All Commissioners present
NOES:	None
ABSTAIN:	None

**Findings**

- 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)**

The proposed classes will utilize existing facilities at the church and the use is consistent with the historic and ongoing uses allowed at the church without a use permit. There will be no

expansion of the church buildings, facilities or grounds. There are no changes proposed to the exterior or interior of any structure that would require a building permit. A condition of approval restricts the maximum occupancy: for classroom no. 1 to 20 occupants and for classroom no. 2 to 28 occupants, a maximum 48 occupants. Operational hours are limited to those outlined in the project application: weekdays between the hours of 8:45 a.m. and 12:00 p.m. No other classes or activities shall be allowed on the site during these hours. Condition no. 7 requires an approved exit plan to meet the fire code requirements prior to occupancy. Therefore, the proposed use, as conditioned, will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working 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 proposed classes will utilize existing facilities at the church and no expansion of the facilities or grounds is proposed. There is a separate existing 17-space parking lot (APN: 020-402-330) for on-site parking, owned by the church for this use. A condition of approval will require that students and employees associated with the classroom be notified and strongly encouraged to park in the existing church parking lot. Existing City services for water, wastewater and storm drainage will continue to be used. Therefore, staff determines that as conditioned, 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 church and classroom use is consistent with the General Plan designation. The proposed classes will utilize existing facilities at the church consistent with the historic and ongoing uses, and no expansion of the facilities or grounds is proposed.

**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 or prior to occupancy whichever occurs first. Until such time as the Summary is filed, Use Permit 15-018 shall not be valid for any purpose.
2. The request for a Use Permit to allow two San Mateo Adult Education classes to use the existing church facilities at 1005 Crystal Springs Road, shall operate according to the applicant's operations statement, dated July 24, 2015, labeled Exhibit C, and as approved by the Planning Commission on August 18, 2015, 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.
3. Operational hours shall be limited to those outlined in the project application: weekdays between the hours of 8:45 a.m. and 12:00 p.m. No additional classes or activities shall be allowed on the site during these hours.
4. The applicant shall provide notice to employees and students to strongly encourage parking within the church's 17 space parking lot.

- 5. 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 for development.

**Fire Department**

- 6. Based upon the square footage provided in the application, for classroom no. 2 (576 square feet), the maximum occupancy shall be 28 people, and for classroom no. 1 (400 square feet), the maximum occupancy shall be 20 people, based upon 20 net formula. (CBC Table 1004.1.1).
- 7. Provide classroom layouts with exit travel and door placement for emergency egress for the Fire Marshall's review and approval prior to occupancy.

**B. 818 Green Avenue**

**Request for a Use Permit to allow the construction of a 766 square foot addition to an existing one-story 944 square foot, single family residence, with a 245 square foot garage, which will increase the gross floor area of the existing home by greater than 50% (55%), per Sections 12.200.030.B.1, of the San Bruno Municipal Code. Benh and Chi Lama Trust (Applicant and Property Owner) UP-14-016.**

*Contract Associate Planner Bradley:* Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 14-016 based on Findings of Fact 1-6 and Conditions of Approval 1-28.

Questions for Staff

*Commissioner Sammut:* Asked for clarification on the rear setback after the addition. The staff reports states 52' before and after the addition.

*Contract Associate Planner Bradley:* The staff report is incorrect. The setback would be less than 52' after the addition (31'6").

*Benh Lama (Owner):* Clarified the Staff Report that currently the home has 2 bedrooms and 1 bathroom..

**Motion to approve Use Permit 14-006 based on Findings 1-6 and Conditions of Approval 1 to 28.**

**Commissioner Petersen/Mishra**

VOTE: 6-0  
 AYES: All Commissioners present  
 NOES: None  
 ABSTAIN: None

**Findings**

- 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 proposes to add a 766 square foot rear addition to an existing one story 1,331 square foot single family residence, including a 245-square foot garage and a 142 square foot shed, which will increase the gross floor area of the existing home by greater than 50% (55%). 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 766 square foot addition will be 55% of the original 1,331 square foot residence. At 42%, it remains less than the maximum FAR (55%). The proposed floor area will be 2,097 square feet, where 2,750 square feet is the maximum allowable floor area.

The existing impervious area exceeds 60% of the front setback and the applicant will remove the impervious surface (concrete) so that it meets the zoning requirements. Proposed will be 40% impervious surface in the front yard setback, where 60% maximum is allowed. The total impervious surface on the site is proposed to be 56% where 80% 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.

- 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.

## **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 14-016 shall not be valid for any purpose. Use Permit 14-016 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 Use Permit to allow the construction of a 766 square foot addition to an existing one-story 944 square foot, single family residence, with a 245 square foot garage, shall be built according to plans approved by the Planning Commission on August 18, 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 for development.

### **Building Division**

11. Comply with the 2013 California Codes, including the California Residential Code.
12. Plan shows existing gable roof slopes toward new exterior wall of addition. An evaluation of this condition is recommended. Clearly show a cricket design to shed storm water away from new wall or tie new roof to existing roof via California connection.
13. Obtain a building permit for the 142 square foot shed in the rear yard.

## Public Services

14. The front property line is located 2.0 feet behind the sidewalk at 818 Green Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from the back of sidewalk along Elm Avenue. S.B.M.C. 8.08.010.
15. The building permit plans shall include a site plan that shows all property 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.M.C. 12.16.020.
16. 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.
17. 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.
18. 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 818 Green 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. 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**

26. 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.
27. Provide hard-wired smoke detectors with battery backup as required by building code.
28. Provide spark arrester for chimney if not currently in place.

### **C. The Crossings Hotel Site**

**Request for the Planning Commission to adopt Resolution 2015-05 recommending that the San Bruno City Council approve an Amendment to the U.S. Navy Site And Its Environs Specific Plan related to The Crossing Hotel Site and the associated Supplemental Environmental Impact Report (Supplemental EIR) (SCH #99092026), pursuant to Sections 65450-65457 of the California Government Code (SPA-15-001). Owner: City of San Bruno.**

*Long Range Planning Manager:* Presented Staff Report.

Questions for Staff: None

Public Comment

*Ryan Mrsny (Kains Ave):* Asked if there is any legal impediment that would prevent the Commission from changing the proposed hotel use to another use compatible with Measure E.

*Director Woltering:* That type of action would require action by the City Council and an amendment to the General Plan and the Specific Plan.

Closed Public Comment

Commission Discussion

*Commissioner Petersen:* Regarding the Mitigation Monitoring Program outlined on page 5-3, the Staff Report indicates that the contractor shall implement the mitigation measures. How will the City ensure that these measures will be observed?

*Director Woltering:* Mitigation Monitoring will be addressed in the Conditions of Approval of a proposed project consistent with the Specific Plan Amendment.

*Commissioners Sammut, Petersen, and Chase:* Indicated disappointment that the original vision for the Hotel Site has been significantly “watered down,” given changes over time.

*Commissioner Biasotti:* It may be time to re-evaluate the use of the property

*Commissioner Mishra:* Indicated a desire to see the site built out soon.

*Chair Johnson:* Stated that the reduced vision for the hotel site was the result of changing economic conditions over time.

**Motion to adopt Resolution 2015-05 recommending that the San Bruno City Council approve an Amendment to the U.S. Navy Site And Its Environs Specific Plan related to The Crossing Hotel Site and the associated Supplemental Environmental Impact Report (Supplemental EIR) (SCH #99092026), pursuant to Sections 65450-65457 of the California Government Code (SPA-15-001).**

**Roll Call Vote: 6-0**

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

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION:**

Volunteers for the September 10, 2015 ARC meeting: Commissioner Biasotti, Chase, and Johnson identified.

**B. PLANNING COMMISSION DISCUSSION:**

None

**7. ADJOURNMENT**

Meeting was adjourned at 8:10 pm

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**David Woltering**  
Secretary to the Planning Commission  
City of San Bruno

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**Mary Lou Johnson**, Chair  
Planning Commission  
City of San Bruno

**NEXT MEETING: September 15, 2015**



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 San Bruno, CA 94066  
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**STAFF**

David Woltering, AICP, *Community Development Director*  
 Mark Sullivan, AICP, *Long Range Planning Manager*  
 Michael Smith, *Senior Planner*  
 Matt Neubaumer, *Associate Planner*  
 Paula Bradley, MCP, AICP, *Contract Associate Planner*  
 Matt Jones, *Contract Assistant Planner*  
 Marc Zafferano, *City Attorney*

**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.A.  
 September 15, 2015**

**PROJECT LOCATION**

1. Address: 173 San Benito Avenue
2. Assessor's Parcel No: 021-176-240
3. Zoning District: R-2 (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 new two-family residence which exceeds the maximum permitted floor area guideline of .55 (.59) per Section 12.200.030.A.1 of the San Bruno Municipal Code. Spiros Kakoniktis (Applicant and Owner) **UP14-014**.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 14-014 based on Findings 1-6 and Condition 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 September 4, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, September 5, 2015.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15303: New construction of a two-family residence/conversion of a structure.

**EXISTING CONDITIONS**

The subject property is located on the northwest corner of San Benito Avenue and San Anselmo

Avenue. The subject property was previously part of a larger parcel of land that measured 11,341 square feet in total area. In August 2013, based on underlying property records, the property owner obtained a Lot Line Adjustment, leaving an interior lot measuring 5,012 square feet (which was recently developed with a new single-family home), and the subject corner lot, which measures 6,329 square feet in area and is currently vacant. The subject property is located in the Lomita Park subdivision. Immediately adjacent to the subject property are other single-family and multi-family residences.

**ADDITIONAL INFORMATION**

- **Accessory Structures:** There are no accessory structure on-site.
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There are no Public Utility Easements located on the property.
- **Heritage Trees:** There are no heritage trees located on-site.
- **Previous additions or alterations:** The site was previously developed with a single-family dwelling, which was demolished approximately two years ago.

**SURROUNDING LAND USES**

North: Santa Lucia Avenue – R-2 (Low Density Residential)  
South: Santa Inez Avenue – R-2 (Low Density Residential)  
East: San Antonio Avenue – R-2 (Low Density Residential)  
West: El Camino Real – C (General Commercial)

**PROJECT DESCRIPTION**

The applicant is proposing to construct a new two-family dwelling on a corner lot measuring 6,329 square feet in total area. The new two-story structure would contain a total of two units. On the first floor, each unit would contain a living room, kitchen, a half bathroom, and a two car garage. On the second floor, each unit would contain two bedrooms and two bathrooms.

The exterior materials would consist of a combination of horizontal hardiplank siding and a stucco finish. The two-family structure would utilize a light grey (Ironwood) for the base color and a darker beige (Malibu Beige) for all trim color. If approved and constructed, each dwelling unit would contain two bedrooms, two and one half bathrooms, a living room, kitchen, and an attached two car garage.

Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	PROPOSED CONDITIONS
Land Use		R-2	R-2
Lot Area		6,329 s.f. 5,759 s.f. adjusted	6,329 s.f. 5,759 s.f. adjusted
Lot Coverage		3,167 (55%)	2,265 (39%)
Gross Floor Area		3,167 s.f.	3,372 s.f.
Floor Area Ratio		.55	.59
Building Setbacks	Front	15'-0"	15'-0"
	Rear	10'-0"	10'-0"
	Interior Side	5'-0"	10'-0"
	Street Side	10'-0"	15'-0"
Building Height		28'-0"	25'-9"
Covered Parking		2 space	2 spaces per unit

Notes:

- Use Permit required for exceeding the .55 FAR guideline.

**Square Footage Breakdown:**

	Ground Floor	Upper Floor	Garage	Total
Total Proposed	1,154	1,362	856	3,372

Notes:

- 2,516 s.f. of living area proposed with 856 s.f. of garage space.

**ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee reviewed this project at its August 13, 2015 meeting. The project was forwarded to the Planning Commission with the following recommendations:

- Center the second story bedroom window located directly above the porch along the southern elevation. Alternatively, consider incorporating another window, for a total of two windows.
- Incorporate horizontal hardiplank siding along the second-story southern elevation.
- Include wood window trim or hardiplank window trim on all exterior elevations.
- Ensure each elevation is accurately labeled by its orientation.
- Include a written description of the proposed green building techniques that will be implemented during the construction stage of the project.
- General cleanup of the site shall be conducted prior to scheduling the project for Planning Commission review.

The applicant has since addressed the comments referenced above.

## **PUBLIC COMMENT**

Staff sent a courtesy notice to neighbors on August 6, 2015, and the required legal notice on September 4, 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 new 3,372 square foot two-family dwelling, resulting in a .59 FAR. A Use Permit is required as the gross floor area of the proposed two-family dwelling will exceed the .55 FAR guideline. The proposed two-family dwelling meets the lot coverage, setback, and height requirements of the zoning district.

Staff finds that the character of the two-family dwelling would be consistent with the design and scale of the other structures in the neighborhood, which consists of one-and two-story single-family homes, and multifamily residential structures. Additionally, staff finds that the proposal is consistent with the Residential Design Guidelines. The home would incorporate a stucco finish at the first floor level, horizontal hardiplank siding along the second floor level, and an asphalt shingle roof, which are common features throughout the surrounding neighborhood. Staff finds that the mixture of exterior materials helps further break up the mass of the structure.

In an effort to further reduce the overall mass of the structure, the applicant has incorporated second story setbacks from the first story below, which is a common façade articulation technique. Specifically, the second story front elevation incorporates a varying setback front the first story below ranging from 3'-0" – 6'-0". Portions of the second story south side elevation are flush with the first story wall below, while the remaining portion is set back 2'-0". A portion of the second story north side elevation overhangs the first story wall below, with the remaining portion setback 7'-0". Lastly, the second story rear elevation is set back between 5'-0" – 21'-0" from the first story below.

The two-family dwelling also incorporates a prominent porch/entry features along the south and east side elevation. The south side elevation incorporates a porch measuring 6'-0" deep by 14'-3" wide, and the east side elevation incorporates a porch measuring 6'-0" deep by 19'-5" wide. Both porch elements contain decorative columns, thereby creating more architectural interest. Staff finds that both porch elements create useable outdoor space in the front yard and help deemphasize the appearance of the two-car garages.

### **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 two-family dwelling 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 new two-family dwelling that complies with the lot coverage, setbacks, and height limits of the Municipal Code. The second story is utilizing a varying setback from the first story below, which provides façade articulation and reduces the mass of the overall structure. Additionally, the applicant is proposing to incorporate horizontal hardiplank siding, a stucco finish, and an asphalt shingle roof, which is consistent with the overall neighborhood.

Regarding parking, the applicant is proposing two-car garages for both units, which meets code requirements.

**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 proposed two-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 residential land uses 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-family dwelling will not unreasonably restrict or interfere with light and air on the properties in the neighborhood since the structure will meet the required setback requirement and is within the allowed height limit. Specifically, the home will have a 15'-0" front setback, 15'-0" street side setback, 10'-0" interior side setback, and a 10'-0" rear setback. The overall height will be 25'-9", which is less than the 28'-0" height limit. The second story will also be set back from the first story below.

The two-family dwelling would be 3,372 square feet in total area, resulting in a .59 FAR calculation where .55 is the guideline. The neighborhood consists of a wide range of residential land uses ranging from one-and two-story single family homes to multifamily residential structures. Staff finds that the proposal incorporates design features that appropriately mitigate the mass of the structure, including construction materials and second-story setbacks. Therefore, staff finds that the proposal is consistent with the design and scale of the neighborhood.

**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 will incorporate exterior materials that are found with the surrounding neighborhood. Specifically, the applicant is proposing horizontal hardiplank siding, a stucco finish, and asphalt shingle roofing. Additionally, the second story incorporates varying setbacks from the first story below, which provides additional façade articulation and architectural interest. Staff finds that the general appearance of the proposed structure 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 two-family structure conforms to the basic design principles of the Residential Design Guidelines. In an effort to reduce the overall mass of the structure, the applicant has set back portions of the second floor from the first floor below, which is a common facade articulation technique. The new two-family home also incorporates a prominent porch/entry feature along the south and east side elevation, which provides additional architectural interest, provides useable outdoor space in the front yard area, and helps de-emphasize the appearance of the garage. Additionally, staff finds that the trellis feature directly above the garage also adds additional architectural interest.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 14-014 based on Findings 1-6 and Condition 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 14-014 shall not be valid for any purpose. Use Permit 14-014 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 September 15, 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 two-family dwelling. No portion of the two-family dwelling shall be rented out as an additional residential dwelling unit. The rental of a room does not qualify as an additional dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. Both garages 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 September 15, 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**

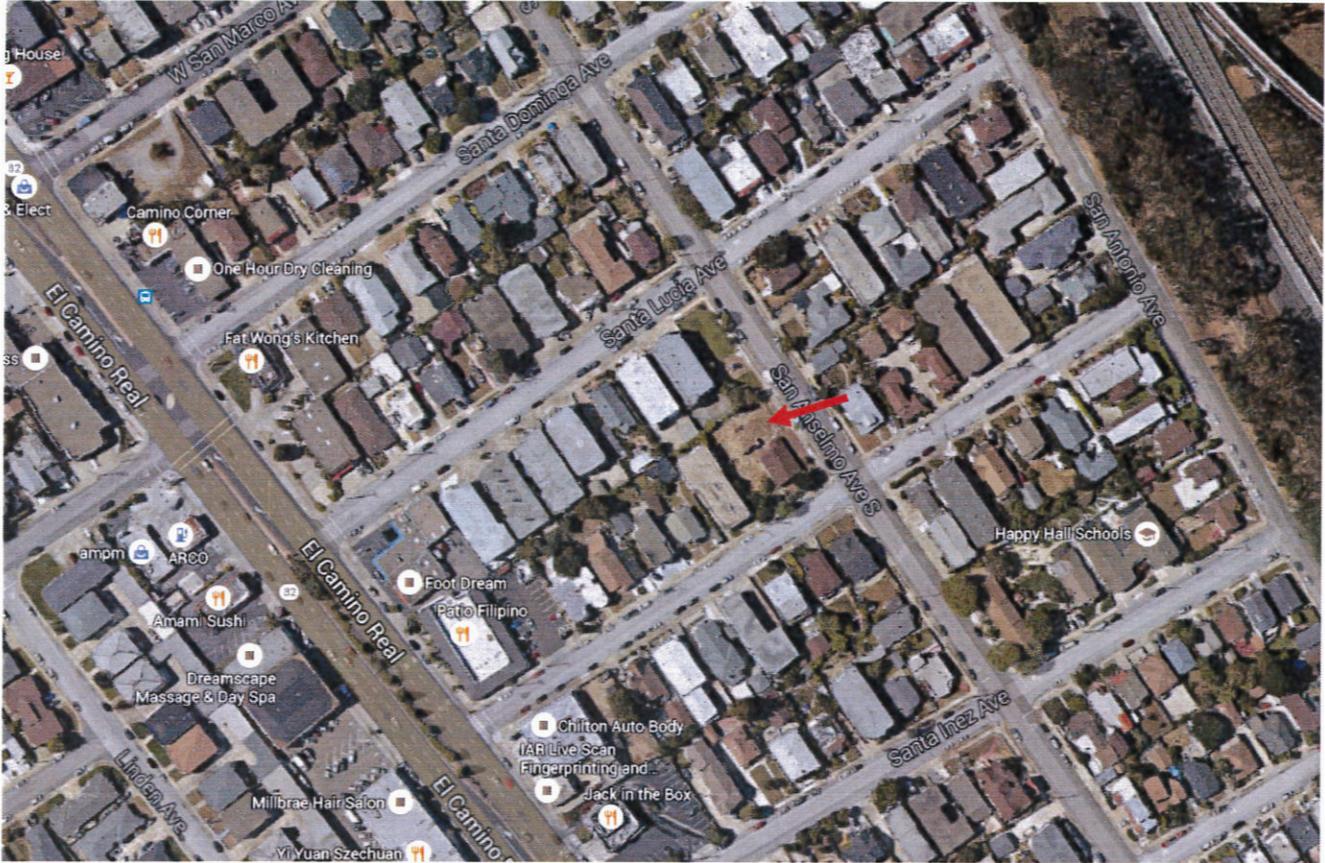
12. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.
13. Please note that the front property line is located 2.0 feet behind the sidewalk along San Benito Avenue and San Anselmo Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from back of sidewalk along San Benito Avenue and San Anselmo 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. Developer of the site is required to plant one thirty-six-inch box size tree for every fifty linear feet of parcel street frontage. Tree(s) shall be located on San Benito and San Anselmo Avenue per S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540 per street tree. 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 property 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.M.C. 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. A NFPA 13D fire sprinkler system shall be required for the project. The coverage shall include standard 13D fire sprinkler requirements, plus coverage to the garage and a single pilot head to the attic. The Fire Sprinkler Permit shall be approved prior to issuance of a building permit.
  
- 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.

Date of Preparation: September 11, 2015  
Prepared by: Matt Neuebaumer, Associate Planner



**173 San Benito Avenue**  
**021-176-240**  
**UP-14-014**

**Exhibit A: Site Location**



Subject Site



Neighboring Properties

**Exhibit B: Photographs**





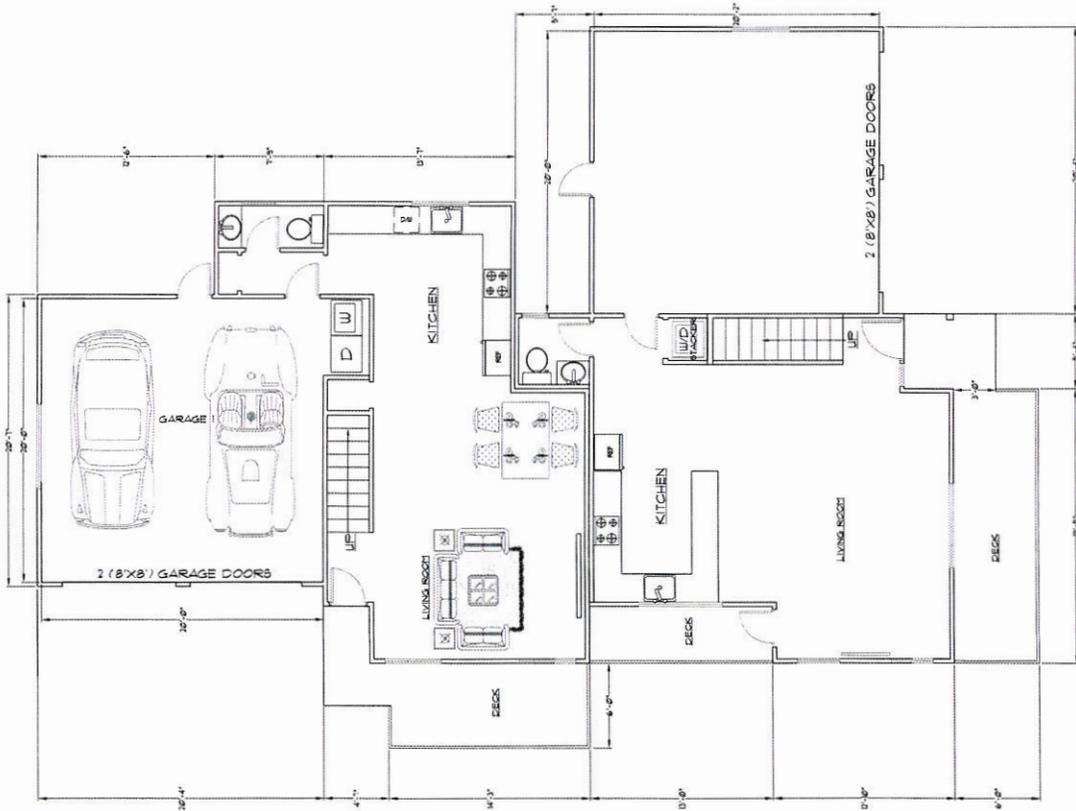
DOMINGUEZ ASSOCIATES  
 40 HUMBOLDT COURT  
 PALO ALTO, CA 94304  
 (650) 359-0947 FAX (650) 359-2445

NEW DUPLEX FOR KAKONIKTIS RESIDENCE  
 113 SAN BENITO AVE. - SAN BRUNO CA

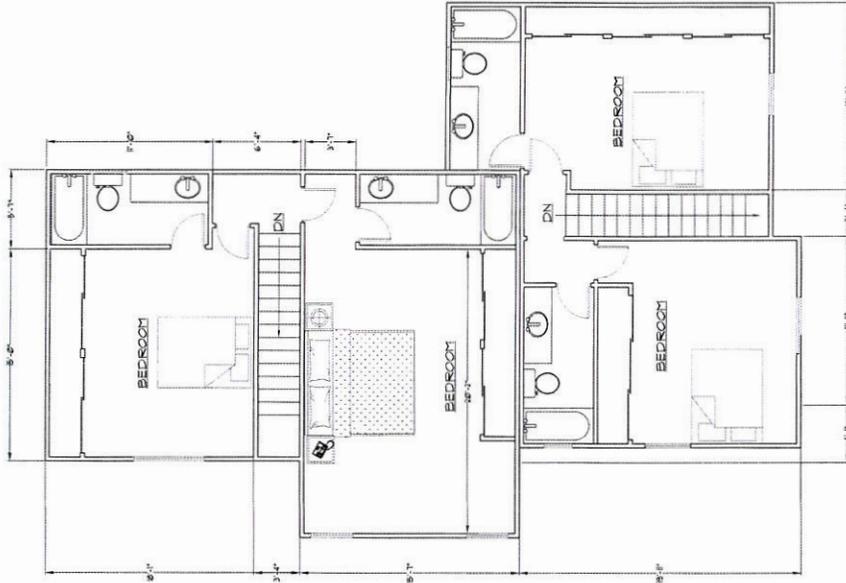
REVISION	NO.	DATE

SHEET NUMBER  
**A2**

OF SHEETS  
 DATE 1-30-14  
 FILE BRPH430



**FIRST FLOOR**  
 SCALE: 1/4" = 1'-0"



**SECOND FLOOR**  
 SCALE: 1/4" = 1'-0"

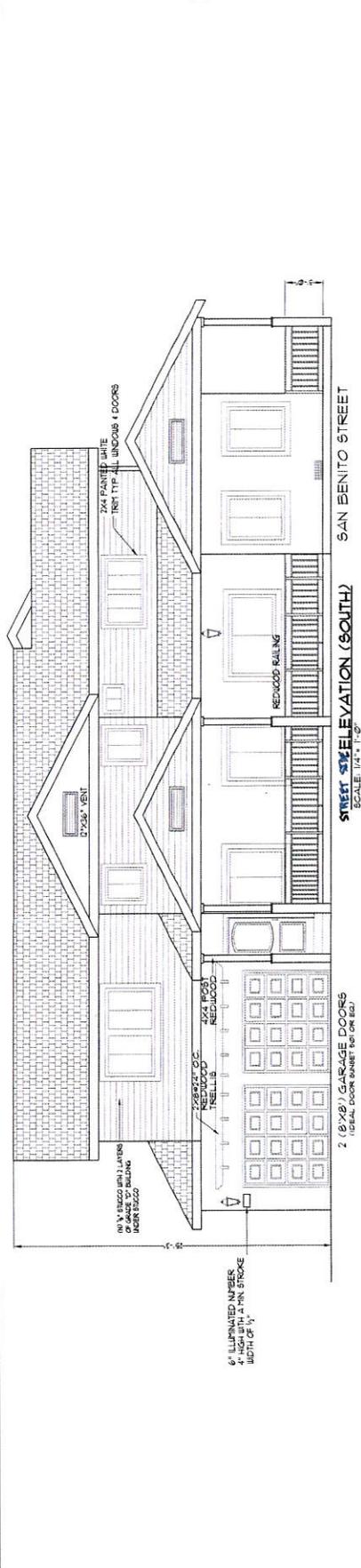


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 40 HINGBOLT COURT  
 PACIFICA, CA 94044  
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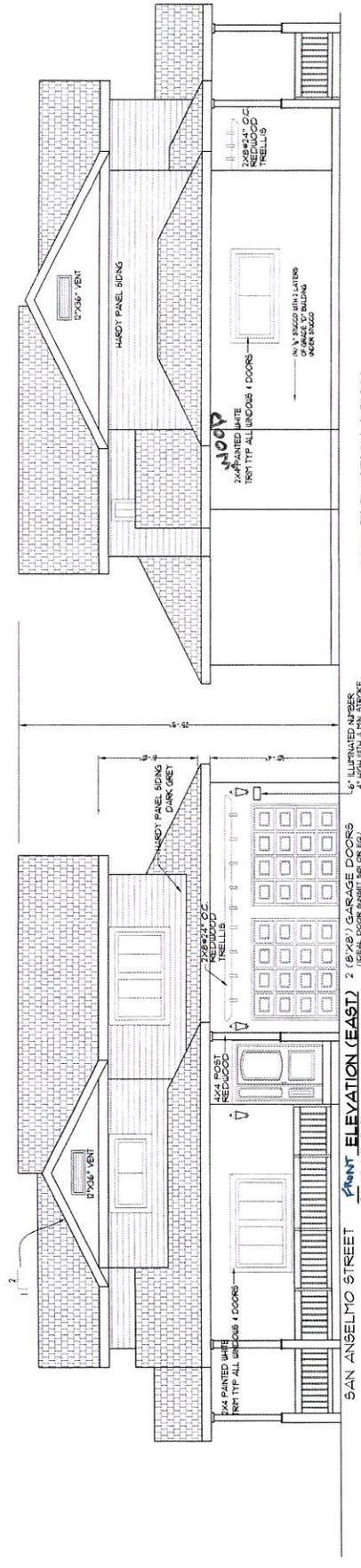
NEW DUPLEX FOR KAKONIKTIS RESIDENCE  
 173 SAN BENITO AVE. - SAN BRUNO CA

REVISION	NO.	DATE

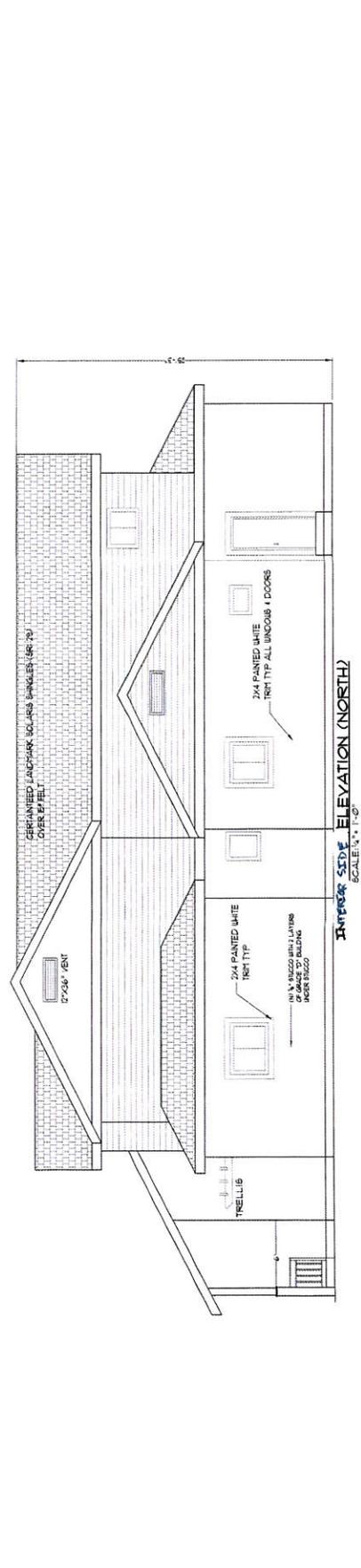
SCALE: 1/4" = 1'-0"  
 SHEET NUMBER: A3  
 OF SHEETS: 3  
 DATE: 7-26-14  
 FILE: 09R430



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 SAN BENITO STREET



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 SAN ANSELMO STREET



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

**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 INTERIOR SIDE ELEVATION (NORTH)

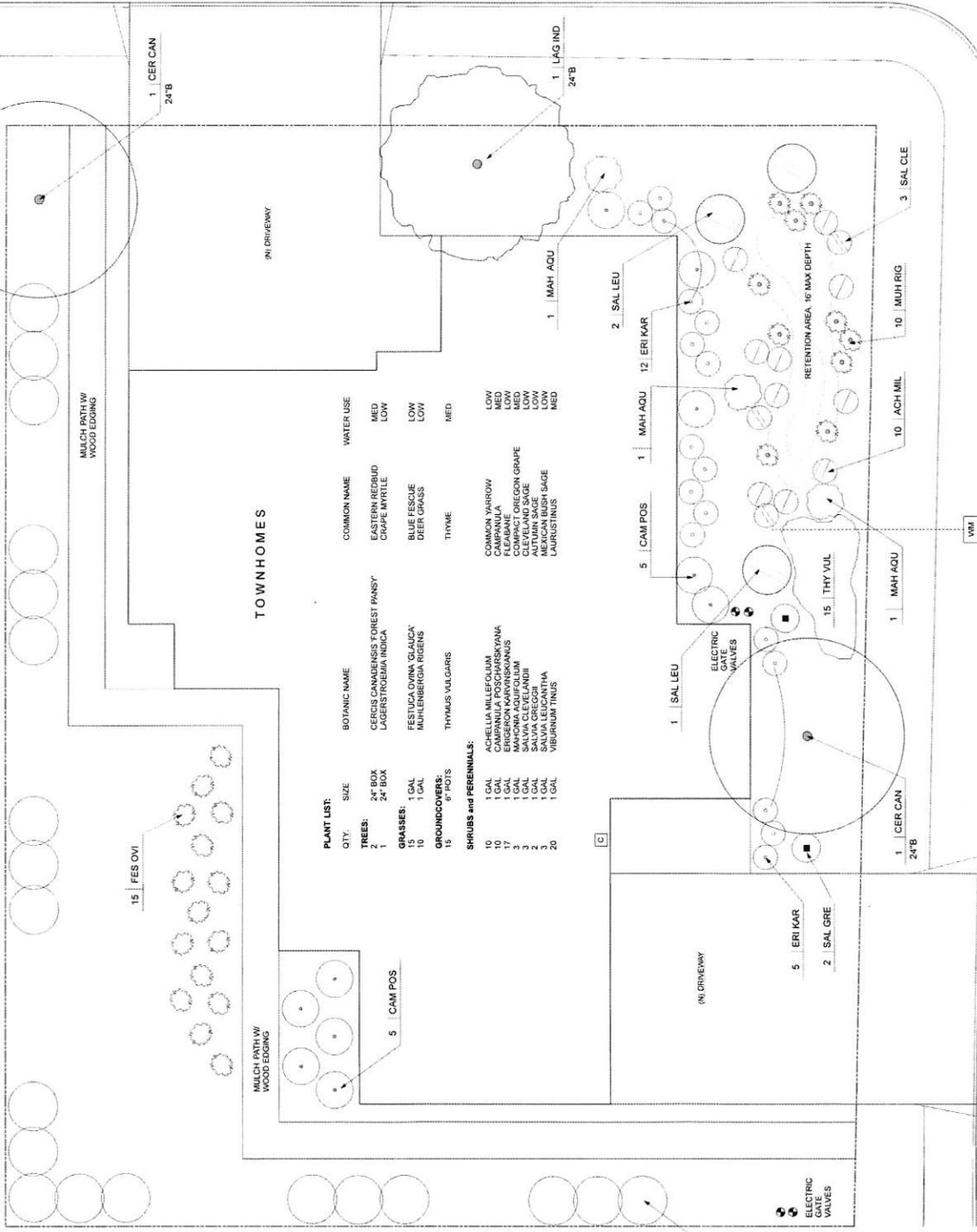
**PLANT NOTES:**

1. DRAWN PLANTS TAKE PRECEDENT OVER PLANT LIST
2. STAKE TREE LOCATIONS FOR OWNER OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO EXCAVATION
3. WEED REMOVAL: ALL PLANT BED AND LAWN AREAS ARE TO HAVE WEEK AND COMPETITIVE VEGETATION REMOVED
4. SOIL AMENDMENT: APPLY THE FOLLOWING SOIL AMENDMENT AS NOTED IN ALL PLANTING AREAS OR AS PER MANUF. INSTRUCTIONS
5. NURSERY MIX SOIL AMENDMENT - LYNCSO GARDEN MATERIALS, REDWOOD CITY

6. SEE PLANTING DETAILS FOR PLANTING HOLES AND STAKING. PLANT ALL 24" BOX TREES OR LARGER A
7. MULCH: APPLY 3" LAYER OF 1/4" DOUGLAS FIR BARK MULCH TO ALL PLANTING AREAS. SEE PLANTING DETAILS

**IRRIGATION:**

1. ALL SHRUBS, GRASSES, AND GROUNDCOVERS ON DRIP SYSTEM
2. ALL TREES ON BUBBLER SYSTEM. ONE BUBBLER PER TREE



PLANT LIST:	QTY:	SIZE:	BOTANIC NAME	COMMON NAME	WATER USE
TREES:	2	24" BOX	CERCIS CANADENSIS FOREST PANSY	EASTERN REDBUD	MED
	2	24" BOX	LAGERSTROEMIA INDICA	CRAPPE MYRTLE	LOW
GRASSES:	10	1 GAL	FESTUCA OVINA POLARSKA	BLUE FESCUE	LOW
	10	1 GAL	IMPERATA CYLINDRICA	DEER GRASS	LOW
GROUNDCOVERS:	15	24" POTS	THYMAUS VULGARIS	THYME	MED
SHRUBS and PERENNIALS:	10	1 GAL	ACHELLIA MILLEFOLIUM	COMMON YARROW	LOW
	10	1 GAL	CAMPANULA POSCHARKYANA	CAMPANULA	MED
	7	1 GAL	ANTHEMIS PRANANIS	FRANZ'S HYDRANGEA	MED
	3	1 GAL	MANCINIACQUICULUM	COMPACT OREGON GRAPE	LOW
	3	1 GAL	SALVIA CLEVELANDII	CLEVELAND SAGE	LOW
	3	1 GAL	LEUCANTHUS POLIOCHLOA	LEUCANTHUS	LOW
	3	1 GAL	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW
	20	1 GAL	VIBURNUM TINUS	LAURUSTINUS	MED

NEW DUPLEX FOR KAKONIKITS RESIDENCE  
173 SAN ANSELMO ST.  
SAN BRUNO, CA

LANDSCAPE  
AND PLANTING

FOR USE PERMIT

DATE: 4/2/15  
SCALE: 1/4" = 1'-0"  
SHEET: 01/04

L4

REV	DESCRIPTION	DATE

David C. Gifford  
LANDSCAPE ARCHITECT  
1000 S. BRUNO ST.  
SAN BRUNO, CA 94066  
(415) 494-1111  
www.dcgifford.com



SAN BENITO ST.



# DOMINGUEZ ASSOCIATES

ENGINEERING • SURVEYING • PLANS FOR BUILDINGS  
PH: (650) 359-0947 • FAX: (650) 355-2445

September 10, 2015

Matt Nenuebaumer  
San Bruno Planning Department  
567 El Camino Real  
San Bruno CA 94066

RE: 173 SAN BENITO AVENUE  
2 Unit Residence - Green Building Summary

## **SUMMARY OF PROPOSED GREEN BUILDING MEASURES**

This project will meet the 2013 Cal Green Building Code and will incorporate some or all of the following required and voluntary building upgrades:

### ***ENERGY EFFICIENCY:***

- Including fiberglass insulation
- high efficiency windows (low U-value and low SHGC)
- high efficiency forced air furnace with right air ducts and programmable thermostats
- high efficiency / water heater
- Energy star appliances (refrigerators, dishwashers, dryers, etc)
- Energy efficient lighting (CFL or LED) lighting in kitchen/baths/laundry/utility areas and dimmers on all incandescent fixture
- Studying options for solar water heating system and/ or photovoltaic (PV) system

### ***RESOURCE CONSERVATION:***

- Durable, fiber cement-board siding (made from all natural, non-toxic, renewable materials)
- Use of fly-ash (percentage to be determined in poured concrete foundations)
- Built-in recycling and/ or composting bin; use of recycled materials in interior doors, trim work and other interior finishes where possible; low mercury florescent light bulbs

### ***INDOOR AIR QUALITY:***

- Low-VOC or zero-VOC paint, flooring, caulk, and construction adhesives
- Reduced formaldehyde cabinets, countertops, and shelving
- Properly vented exhaust fans at the outside in the kitchen and bathroom with Energy Star fans

40 Humboldt Court. • Pacifica, Ca. 94044

**EXHIBIT D**

- Whole house fan system.
- **WATER CONSERVATION:**
- Resource-efficient, native plants and minimized lawn area; low-flow drip irrigation system
- Insulated hot water pipes
- low-flow toilets, faucets, and showerheads per 2013 Cal Green Building Code.
- Energy Star washing machine and dishwasher with a low water factor

**ADDITIONAL IMPROVEMENTS TO INCLUDE:**

- Pervious pavers at patio and pathways
- Construction waste management and Stormwater Pollution Prevention during construction
- Built-in accessibility features within the home (i.e. blocking for grab bars, etc) for aging in place
- Cool color asphalt comp. roof being considered

Sincerely,

Carlos Dominguez  
Lic. no. C26949 Exp. 3/31/17





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

**STAFF**

David Woltering, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Long Range Planning Manager*  
Michael Smith, *Senior Planner*  
Matt Neuebaumer, *Associate Planner*  
Paula Bradley, MCP, AICP, *Contract Associate Planner*  
Matt Jones, *Contract Assistant 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. 5.B  
September 15, 2015**

**PROJECT LOCATION**

1. Address: 2001 Rollingwood Drive
2. Assessor's Parcel No: 017-243-110
3. Zoning District: C-N (Neighborhood Commercial)
4. General Plan Classification: Neighborhood Commercial

**EXHIBITS**

- A: Site Location
- B: Photographs
- C: Floor Plan
- D: Applicant's Support Statement

**REQUEST**

Request for a Use Permit to establish a new 699 square foot restaurant within a gas station, per Section 12.80.080 of the San Bruno Municipal Code. Reza Mahmoodi (Applicant), Marsha Fontes and Mike Agil (Property Owners) **UP15-005**.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-005 based on Findings of Fact 1-3 and Conditions of Approval 1-15.

**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 September 4, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, September 5, 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 site is located at the intersection of Rollingwood Drive and Sneath Lane. The subject site is 24,829 square feet and is occupied by a gas station that is operated by Chevron. The subject site is developed with a 2,051 square foot, 1-story commercial building that contains two commercial spaces, 11 parking spaces, and four gasoline service pumps covered by a canopy. One of the commercial spaces is occupied by a Chevron Extra Mile convenience store and the commercial space in question is vacant.

The subject property has a history of Code Enforcement and Nuisance abatement issues dating back to 2000. All of these issues have been abated with the exception of the exterior alterations to the building which resulted in the removal of the automotive service bays and the creation of the subject commercial space. The proposed project would abate this one outstanding issue.

### **SURROUNDING LAND USES**

North: Rollingwood Drive – C-N (Central Business District) & R-3 (Medium Density Residential)  
South: Sneath Lane – R-1 (Single Family Residential)  
East: Freeway On-ramp  
West: Catalpa Way – R-1 (Single Family Residential)

### **PROJECT DESCRIPTION**

The applicant is proposing to legalize the removal of the automotive service bays to create a new 699 sq. ft. commercial space and establish a new restaurant within the new commercial space. The restaurant will be approximately 699 square feet with interior seating for four to six patrons and would operate with two employees working at a time. Food would primarily be served to go and hours of operation would be 11am to 10pm daily. The project would include associated interior tenant improvements, including but not limited to a commercial kitchen with hood. No additional exterior changes are proposed.

### **PUBLIC COMMENT**

Staff sent a legal notice to all property owners within 300' of the subject site on September 4, 2015. No comments have been received as of the writing of this report.

### **ANALYSIS AND RECOMMENDATION**

#### **Analysis:**

Staff does not anticipate any negative effects from the establishment of a restaurant on the subject site because it is intended to be a convenience service for gas station patrons. In the event that the restaurant becomes more popular than anticipated and results in negative impacts on surrounding uses, the Community Development Director has the authority to call the item back to the Planning Commission. Staff finds that the proposed quick service restaurant is generally permitted as-of-right within the District and requires conditional use authorization in this instance only because it is associated with a gas station use on the same site. The proposed use will be a positive addition to the neighborhood and the exterior changes that have been done to the building are consistent with the gas station use of the property and compatible with commercial nature of the District.

#### **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)**

*Staff Response:* The proposed use of the property as a restaurant in conjunction with a gas station is compatible with the commercial nature of the surrounding uses at the intersection of Sneath Lane and Rollingwood Drive, which include another restaurant (Sharis), and another gas station (76) with accessory convenience store.

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

*Staff Response:* The proposed restaurant would not require the expansion of the existing building but would instead go into the existing volume of the building that formerly was used for automotive service bays. The restaurant is intended to be a convenience use to primarily serve gas station patrons, however, if it becomes more popular than anticipated and results in negative impacts on surrounding uses, the Community Development Director has the ability to call this application back to the Planning Commission for review, to address any unforeseen impacts that may occur.

- 3. Will not be inconsistent with the general plan. (SBMC 12.112.050)**

*Staff Response:* The general plan describes the Neighborhood Commercial District as one that is intended to permit convenience and retail commercial uses including, but not limited to: grocery and drug stores; eating and drinking establishments; apparel and accessory stores; personal and business services; professional and medical offices; financial, insurance, and real estate offices; and auto repair and services. Therefore, the establishment of a new restaurant within the district is consistent with the intended purpose of the C-N District as outlined in the general plan.

## **RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-005 based on Findings of Fact 1-5 and Conditions of Approval 1-15.

## **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 Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Use Permit 15-005, shall not be valid for any purpose. Use Permit 15-005 shall expire one (1) year from the date of approval unless the plan is executed.
2. Use Permit 15-005 shall be built and operated by the owner and any successor in interest, according to plans approved by the Planning Commission on September 15, 2015 labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.

3. Prior to Final Inspection of the tenant improvements, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
4. Applicant must obtain a business license through the Finance Department.
5. The applicant shall conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
6. The hours of operation shall be limited to 11:00 am – 10:00 pm daily. Any changes from these stated hours of operation shall require prior authorization of the Community Development Director.
7. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
8. The Community Development Director may call this back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
9. The restaurant operator shall ensure that garbage and recyclables are properly stored inside the appropriate garbage enclosure.
10. The applicant shall obtain a City sign permit for installation of new signs pursuant to City sign regulations.
11. The applicant shall secure proper building permits for all existing and proposed interior and exterior tenant improvements.
12. The applicant shall secure proper Health Department approvals prior to Building Permit issuance.

**Fire Department**

13. Applicant shall include documentation on the location of the proposed grill, including distance from most proximal fuel pump.
14. The location of the vapor processing system must be identified on all plans.
15. The proposed restaurant requires a Type 1 hood above the cooking appliances and a UL-300 Suppression system which must be installed and tested under separate fire permit. The kitchen must also include a Class K fire extinguisher.

Date of Preparation: September 11, 2015  
Prepared by: Michael Smith, Senior Planner

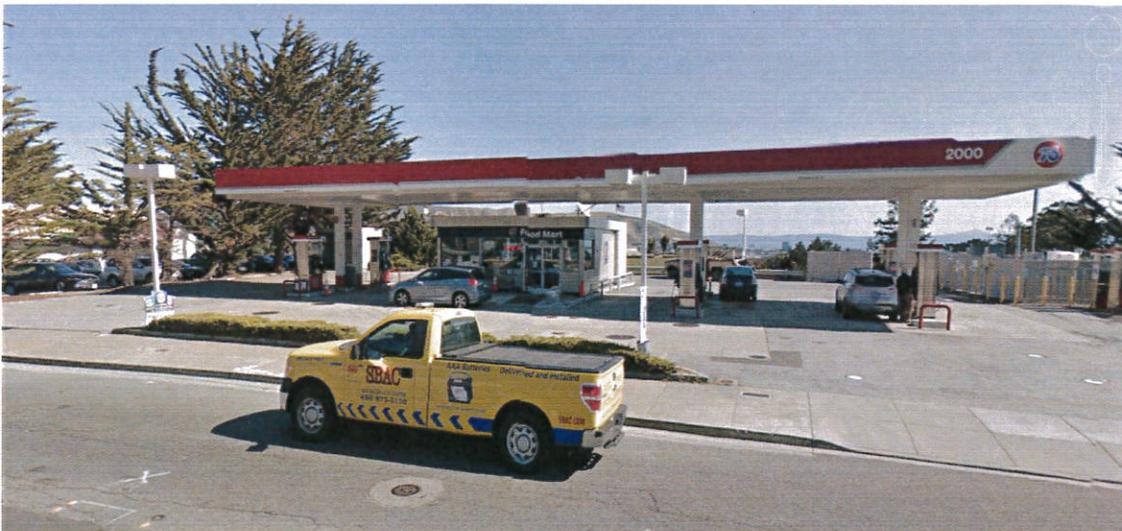


**2001 Rollingwood Drive  
017-243-110  
UP-15-005**

**Exhibit A: Site Location**



Subject Site



Property to the north

**Exhibit B: Photographs**



Property to the west



Property to the south

**Exhibit B: Photographs**

### SHEET INDEX

SD1 SITE PLAN

### PROJECT DATA CHART

ZONING: C-N (NEIGHBORHOOD COMMERCIAL)  
 IMPERVIOUS SURFACE: 17,874 S.F. (UNCHANGED)

### PARKING INFO

EXISTING PARKING: 1 SPACES  
 PROPOSED PARKING: 4 SPACES  
 TOTAL SPACES: 11 SPACES

### GENERAL NOTE

NO CHANGES ARE PROPOSED TO THE EXTERIOR ELEVATIONS.

### SITE PLAN LEGEND

- (E) LANDSCAPING / PLANTER AREA
- (E) 4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL
- EXISTING CURB TO REMAIN
- EXISTING TO REMAIN

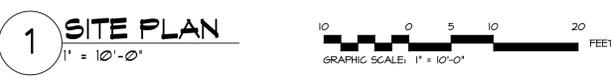
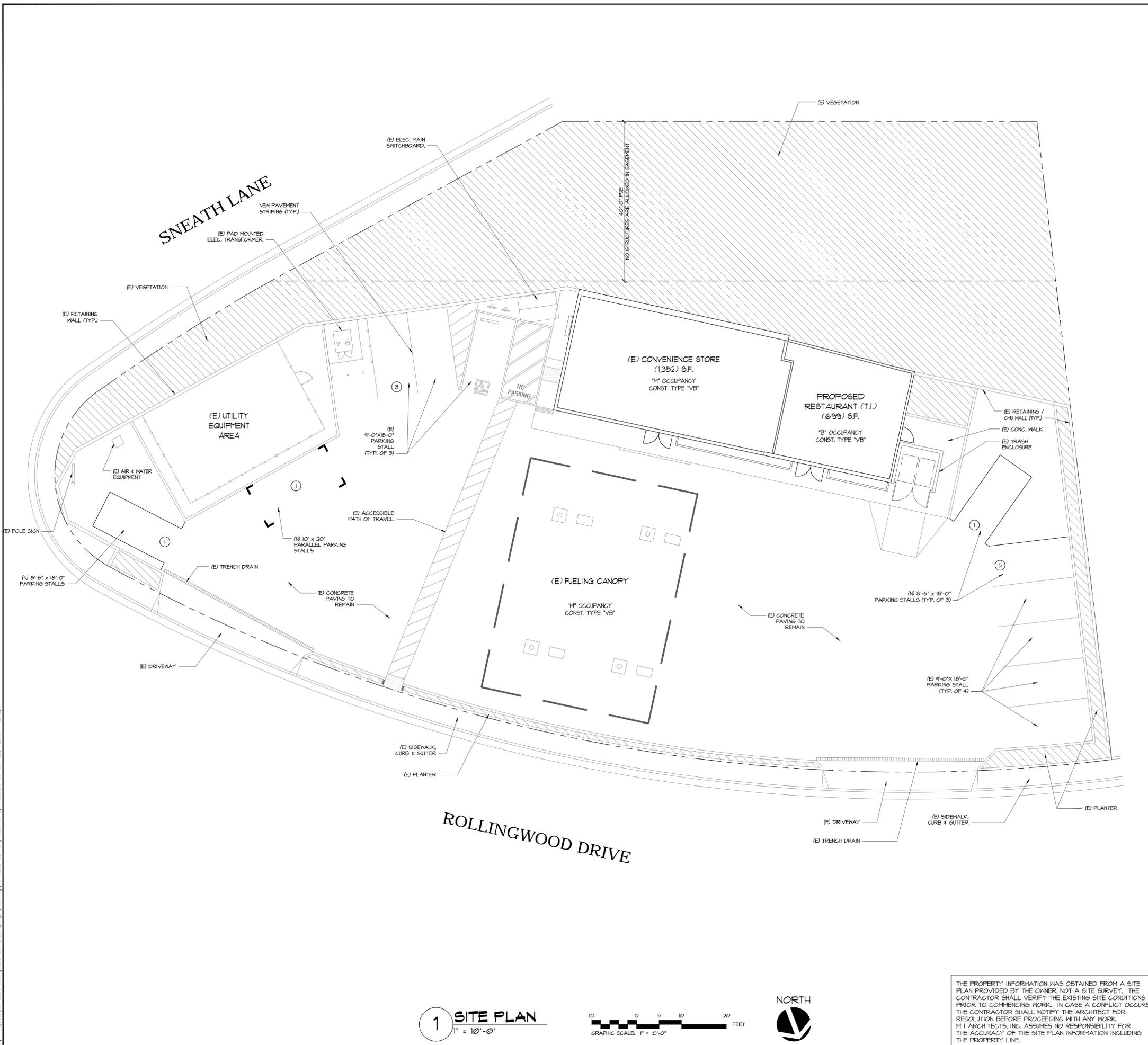
### PROJECT DIRECTORY

<b>ARCHITECT</b> M I ARCHITECTS, INC. 2221 OLYMPIC BLVD, SUITE 100 WALNUT CREEK, CA 94595 TEL: (925) 287-1174 x1 FAX: (925) 443-1581 CELL: (925) 878-9875 MR. MUTHANA IBRAHIM, ARCHITECT MR. MOHAMMAD DEGHAN, ELECTRICAL ENGINEER	<b>DEVELOPER</b> MR. REZA MAHMOODI P.O. BOX 1006 SAN RAMON, CA 94583 TEL: (918) 614-2128
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### VICINITY MAP



NORTH

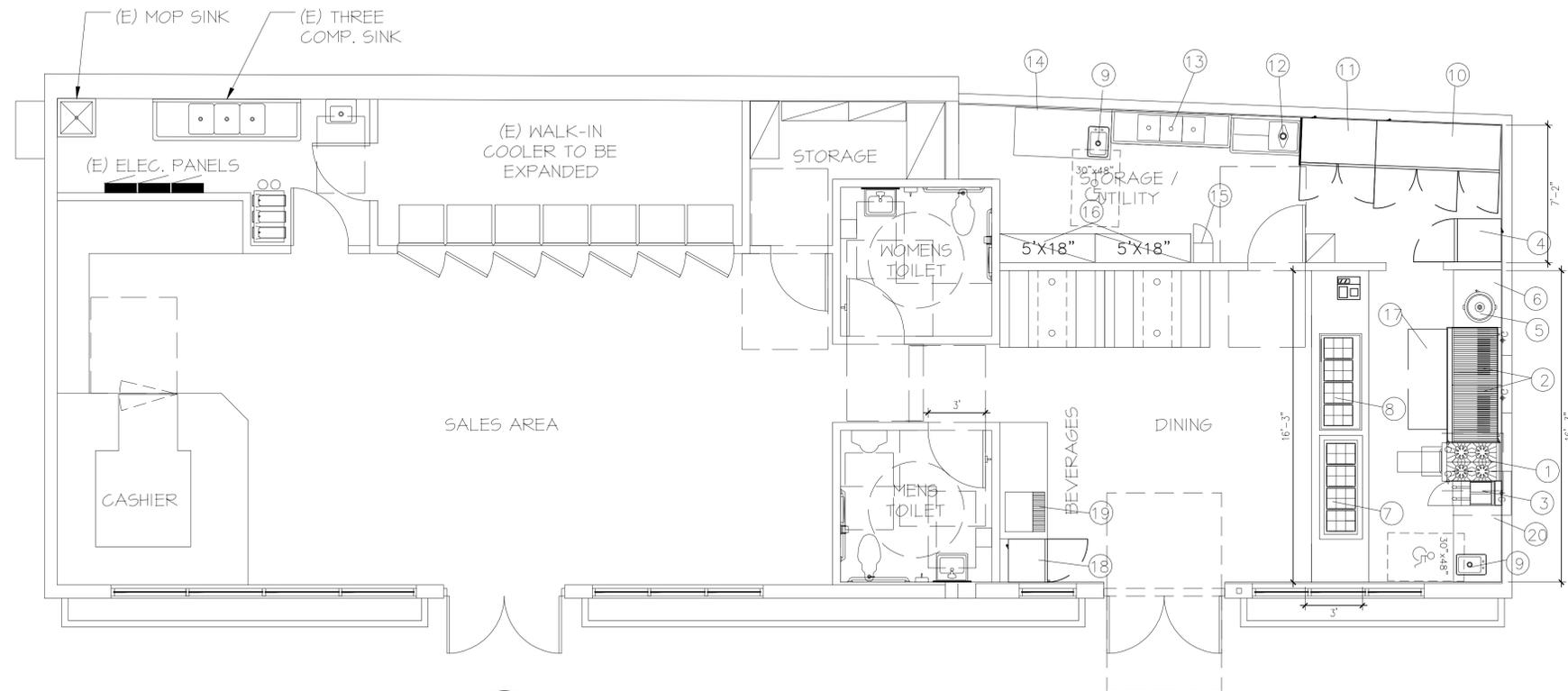


THE PROPERTY INFORMATION WAS OBTAINED FROM A SITE PLAN PROVIDED BY THE OWNER, NOT A SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. IN CASE A CONFLICT OCCURS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH ANY WORK. M I ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE PLAN INFORMATION INCLUDING THE PROPERTY LINE.



PROJECTS  
A TO Z  
RESTAURANT PROJECT  
MANAGEMENT

1255 TREAT BLVD.  
SUITE 300  
WALNUT CREEK, CA 94597  
888-788-1034



1 PROPOSE FLOOR PLAN  
1/4" = 1'-0"

EQUIPMENT SCHEDULE - NEW ADDITION				
Item No	Qty	Equipment Category	Manufacturer	Model Number
1	1	Range, Heavy Duty, Gas 36" H x 24" W x 36.63" D	MONTAGUE	124-5
2	2	Char Broiler 36"L X 31"W	TRI-STAR	TSRB-36c
3	1	Fryer, Deep Fat, Gas 31"L X 15" W	Anets	14GS
4	1	REACH-IN FREEZER 28"Wx30"D	TRUE	TS-23F
5	1	COMMERCIAL RICE COOKER, GAS, 22" DIAMETER	TOWN	RM-55P-R
6	1	S.S. PREP TABLE, 36"Wx30D	RJ FAB	
7	1	HOT WELL, 65"Wx27"D	ADVANCE TABCO	DISW-4-240
8	1	COLD WELL, 60.5"Wx27"D	ADVANCE TABCO	DIRCP-4
9	2	Drop-in sink 13"W X 19"D X 10"H	Advance Tabco	DI-1-10
10	1	REACH-IN COOLER 79"Wx30"Dx79"H	TRUE	TS-72
11	1	REACH-IN FREEZER 48"Wx30"Dx79"H	TRUE	TS-43F
12	1	Prep sink , 44.25"W X 23.75"D X 43"H	ADVANCE TABCO	FC-1-1818-24L
13	1	3-COMP SINK, 20.75"W X 75"D X 43"H	ADVANCE TABCO	FE-3-1515-15RLX
14	1	S.S. PREP TABLE, 60"Wx30D	RJ FAB	
15	1	EMPLOYEE LOCKER 1'X1'X5 TIER		
16	2	STORAGE SHELVING, 60"x18"x5 TIERS	METRO	
17	1	CHEF BASE, 72.4"W X 33.2"D X 25.5"H	TRUE	TRCB-72
18	1	GLASSDOOR MERCHANDISER	TRUE	GDM-19T-LD
19	1	SODA MACHINE		
20	1	S.S. PREP TABLE, 48"Wx30D	RJ FAB	
21	-	-		
22	-	-		
23	-	-		
24	-	-		
-	-	-		

Issue Description Date

Drawn By: HXH

Job Name: ROLLINGSTONE CHEVRON

Scale: 1/4" = 1'

EXISTING/PROPOSE  
EQUIPMENT LAYOUT

Title:

Sheet: **A-1**

WHEN DIMENSIONS OF SPACE ARE PROVIDED BY CLIENT, CLIENT IS RESPONSIBLE FOR DISCREPANCIES AND CONFIRM ACTUAL SITE CONDITION PRIOR TO CONSTRUCTION. THESE DRAWINGS AND THE CONCEPTS EMPLOYED WITHIN THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORKS OF PROJECTS A TO Z, AND MAY NOT BE USED, DISCLOSED OR DUPLICATED WITHOUT WRITTEN CONSENT OF PROJECTS A TO Z, WHETHER THE PROJECT FOR WHICH THEY WERE PRODUCED IS EXECUTED OR NOT, UNLESS OTHERWISE AGREED UPON BY WRITTEN CONTRACT.

## Kabobi

### Quick service Restaurant Operations:

We will have a hood and be cooking Persian style Kabobs over a grill and falafels to be put into a wrap very similar to Chipotles setup except a lot smaller.

Items to be sold:

-Beef/Lamb Kabobs

-Chicken Kabobs

-Falafel

-Rice

-Bread fo. the wrap

-Assortment of Veggies (Tomatoes, Basil, Onions, Cabbage, Persian Pickles, Parsley, Cucumber, Jalapeno, Grilled Veggies, Mint, Radish)

-Very limited number of sodas and water with a fountain soda machine..

Hours of Operation: 11am to 10pm

Seating: 4 – 6 seats

Size of Space: 699 sqft total (this includes the back room and kitchen)

# of Employees working at a time: 2

There will be no changes to the current exterior elevations.

CITY OF SAN BRUNO  
COMMUNITY DEVELOPMENT DEPARTMENT

JUL 10 2015

RECEIVED



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

**STAFF**

David Woltering, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Long Range Planning Manager*  
Michael Smith, *Senior Planner*  
Matt Neubaumer, *Associate Planner*  
Paula Bradley, MCP, AICP, *Contract Associate Planner*  
Matt Jones, *Contract Assistant 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. 5.C  
September 15, 2015**

**PROJECT LOCATION**

1. Address: 1230 El Camino Real #Q
2. Assessor's Parcel No: 014-314-220
3. Zoning District: P-D (Planned Development District)
4. General Plan Classification: Regional Commercial

**EXHIBITS**

- A: Site Location
- B: Photographs
- C: Floor Plan
- D: Applicant's Support Statement

**REQUEST**

Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant per Chapters 12.84.210 and 12.96.190.C of the San Bruno Municipal Code. Wilton M. Guevara, La Salsa Fresh Mexican Grill (Applicant); San Bruno Towne Center Ptp. (Owner) UP-15-014.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-014 based on Findings 1-5 and Conditions of Approval 1-12.

**REVIEWING AGENCIES**

Community Development Department  
Police Department

**LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on September 4, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, September 5, 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 project is located in the Towne Center Shopping Center on the corner of Sneath Lane and El Camino Real. The shopping center contains a variety of retail and restaurant uses such as: Best Buy, Marshalls, BevMo!, L&L Hawaiian Barbeque, Red Robin, Burger King, Red Lobster, Lucky, and Lowes. There are 1,630 shared parking spaces on-site.

### **SURROUNDING LAND USES**

North: Noor Avenue –South San Francisco  
South: Huntington Avenue – P-D (Planned Development)  
East: Sneath Lane – P-D (Planned Development)  
West: El Camino Real – P-D (Planned Development) and C-N (Neighborhood Commercial)

### **PROJECT DESCRIPTION**

The applicant is proposing add a new Type 41, ABC license (beer and wine) to an existing restaurant. There are no interior or exterior changes or improvements proposed as part of the project, nor is any expansion or change in the current function of the restaurant proposed. The existing restaurant area is approximately 800 square feet with 34 seats, in the approximately 240 square foot dining area. There are twelve additional seats on the sidewalk in front of the restaurant. The restaurant will not include a separate bar area, with alcohol sales only being available to diners at the restaurant. The hours of operation will continue to be 9:00 a.m. to 9:00 p.m. daily.

As the existing restaurant is a permitted use within the Planned Development zoning district, Planning Commission approval is only required for the sale of beer and wine. If the Planning Commission approves this application, the applicant will also be required to obtain a liquor license from the California Department of Alcohol and Beverage Control. The Summary of Regulations and the Conditions of Approval for PD-86-1, approved on December 8, 1986, and subsequent amendments, shall continue to apply to this permit.

### **PUBLIC COMMENT**

Staff sent a legal notice to all property owners within 300 feet of the subject site on September 4, 2015. No comments have been received as of the writing of this report.

### **ANALYSIS AND RECOMMENDATION**

#### **Analysis:**

The restaurant use is existing and complies with the Towne Center Shopping Center Planned Development, which limits the amount of restaurant space throughout the shopping center. Staff does not anticipate any negative effects from alcohol sales in conjunction with the license. No expansion of the building will occur, no changes are proposed to the interior or exterior of the building, and there will be no separate bar area in the restaurant. The Police Department has also reviewed the application and has recommended conditions of approval for the project. If any operational issues arise in the future related to the use permit, the Community Development Director has the authority to call the item back to the Planning Commission.

Staff finds that the proposed restaurant with alcohol sales will comply with all the required performance standards of the Municipal Code. The required performance standards come from Section 12.84.210 of the San Bruno Municipal Code. The performance standards are listed in bold followed by staff's

analysis:

- 1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area. (SBMC 12.84.210.B.1)**

The use of the property as a restaurant with beer and wine sales is compatible with surrounding uses, which include other restaurants, retail stores, and other similar uses.

- 2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests. (SBMC 12.84.210.B.2)**

The sale of beer and wine will be conducted in conjunction with the existing restaurant. The hours of operation will remain the same: 9:00 a.m. to 9:00 p.m. daily. These hours are not associated with excessive police interventions. The Community Development Director has the ability to call this use permit back to the Planning Commission for review, if he/she finds that the use is negatively impacting the surrounding neighborhood or creating other concerns. Therefore, if any unforeseen impacts occur, the use can be further reviewed.

- 3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute. (SBMC 12.84.210.B.3)**

By obtaining this Use Permit, and subsequently obtaining approval from the State Department of Alcohol and Beverage Control, the applicant will be in compliance with local and state regulations. As required by the local and state law, the City will issue a "need and necessity" letter to the Department of Alcohol and Beverage Control upon approval of this Use Permit.

- 4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. (SBMC 12.84.210.B.4)**

As stated above, the use of the property as a restaurant with beer and wine sales is compatible with surrounding uses, which include other restaurants, retail stores, and other similar uses. The closest residential neighborhood is across Huntington Avenue and the Caltrain railroad tracks, to the east of the shopping center and the U.S. Post Office.

- 5. The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would tend to create a law enforcement problem, or if issuance would result in or add to an "Undue Concentration" of licenses, required due to either of the following conditions:**

- a. **The applicant premises are located in a crime reporting district that has a twenty percent greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported crimes and arrests. (SBMC 12.84.210.5.a)**
- b. **The applicant premises are located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County. (SBMC 12.84.210.5.b)**

The project site is not located in a crime-reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes in the City, nor is it located in an area of Undue Concentration. Therefore this finding is not applicable.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-014 based on Findings 1-5 and Conditions of Approval 1-12.

### **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 Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Use Permit 15-014 shall not be valid for any purpose. Use Permit 15-014 shall expire one (1) year from the date of approval unless the plan is executed.
2. Use Permit 15-014 shall be operated by the owner and any successor in interest, according to plans approved by the Planning Commission on September 15, 2015, labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
3. The applicant shall continue to conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
4. The hours of operation shall be limited to 9:00 a.m. to 9:00 p.m. daily. Any changes from the hours of operation shall require prior authorization of the Community Development Director. Any change that results in a later closing time shall also require review by the Police Department.
5. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property

owner, who will be responsible for reimbursing the City for the graffiti removal.

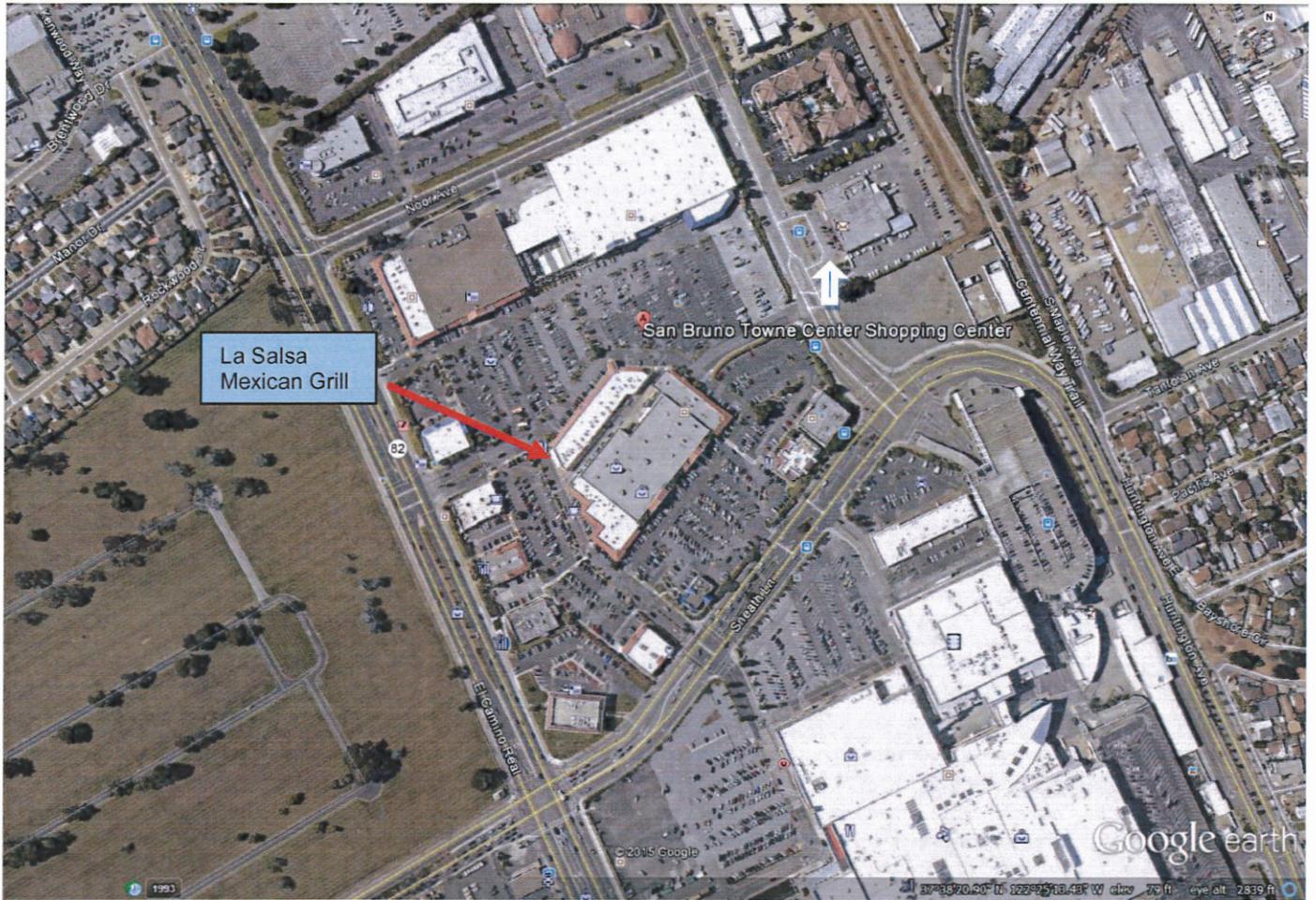
6. The Community Development Director may call this use permit project back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
7. The restaurant operator shall ensure that garbage and recyclables are properly stored inside the appropriate garbage enclosure.
8. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol, Beverage and Control Board (ABC). The signed summary of hearing will serve as the Letter of Public Convenience of Necessity as required by the ABC.
9. The Summary of Regulations and the Conditions of Approval for PD-86-1, approved on December 8, 1986, and the seven subsequent amendments, which are kept on file at the Community Development Department shall continue to apply to this permit.

#### **Police Department**

10. The applicant shall comply with all State Alcohol and Beverage Control (ABC) requirements. The applicant shall provide a copy of the approved ABC License Planning Commission to the City.
11. The applicant is responsible for providing emergency contact information to the Police Department for after hour's emergencies.
12. Alcohol consumption shall be limited to the interior of the restaurant area. At no time shall alcohol be consumed outside of the restaurant.

Date of Preparation: September 11, 2015  
Prepared by: Paula Bradley, Contract Associate Planner

### Exhibit A: Site Location



**1230 El Camino Real**  
**014-314-220**  
**UP-15-014**

**Exhibit B: Photographs**



**Subject Site**



**Front counter and view to rear storage area**



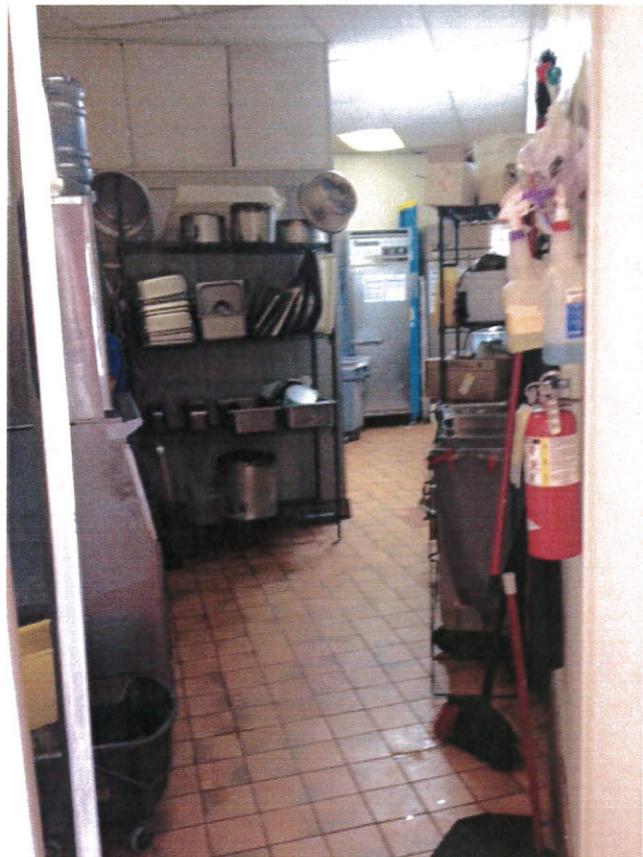
Dining area and order counter



Corner window - view towards front door



**Dining area view towards entry**



**Rear kitchen area**

## **Operation/Support Statement**

### **La Salsa Mexican Grill**

**1230 El Camino Real, Suite Q (Towne Center)**

**8-26-15**

I own and operate the La Salsa Restaurant at the Towne Center Shopping Center. I have been in the restaurant business for 25 years and have owned and operated La Salsa at the San Bruno location for last year. We offer fresh prepared Mexican cuisine, ordered at the counter for dining in or take-out. It would greatly enhance our customers' dining experience and the viability of my business operation if I could offer beer and wine to enjoy with our food while dining in the restaurant. I operated other La Salsa Restaurants in the Bay area for 13 years and they provided beer and wine.

We operate seven days per week from 9 a.m. to 9 p.m. We are a small business with five employees and I am there 6 days per week. It is family owned and operated. Customers order at the counter and carry their food to a table or order take out. Wine and beer would be consumed only inside the restaurant, no take out. There are 34 seats inside and 12 seats on the patio in front of the restaurant. The dining room is approximately 240 s.f. The restaurant includes an open dining and counter area, a kitchen, prep area, storage, restroom and a small office in the rear part of the restaurant. There will be no separate bar area or any other rooms. We have a large screen TV in the dining area for the customer's entertainment. I have no plans to change the layout or operation, I am only requesting to be able to offer beer and wine similar to other restaurants.

The restaurant is in the Town Center Shopping Center and there is plenty of shared parking for all of the businesses, right outside the front door for both employees and customers.

Thank you for your consideration,

Wilton Guevara