

# "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

October 20, 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: September 15, 2015**
2. **INTRODUCTION OF NEW PLANNING COMMISSIONER MARIE KAYAL**
3. **COMMUNICATIONS**
4. **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.
5. **ANNOUNCEMENT OF CONFLICT OF INTEREST**
6. **PUBLIC HEARINGS:**
  - A. **1230 El Camino Real, Suite 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**

**B. 662 First Avenue (APN: 020-196-140)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 527 square foot addition which increases the gross floor area of the existing home by greater than 50% (54%), per Section 12.200.030.B.1 of the San Bruno Municipal Code. Javier Solorzano (Applicant) & Miguel Artiga (Owner) **UP-15-008**.

**C. 14 Bayshore Circle (APN: 014-267-150)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 600 square foot addition which increases the gross floor area of the existing home by greater than 50% (54%) and to enlarge the covered parking area to over 600 square feet (920 square feet) per Section 12.200.030.B.1 and 12.200.080.3.B of the San Bruno Municipal Code. Roxanne & Stephen Blair (Owners) **UP-15-009**.

**7. DISCUSSION**

**A. CITY STAFF DISCUSSION**

- Select the November 12, 2015 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

**8. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on November 3, 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

**MINUTES  
PLANNING COMMISSION MEETING**

**September 15, 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  
Senior Planner: Micahel Smith  
Associate Planner: Matt Neuebaumer  
Contract Associate Planner: Paula Bradley  
Community Development Technician: Brian Paland

**ROLL CALL**

**PLEDGE OF ALLEGIANCE:** Commissioner Chase

**1. APPROVAL OF MINUTES (August 18, 2015) – Chase/Biasotti**

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

**2. COMMUNICATION –**

- Staff will be recommending continuance of item 5c.
- Director Woltering introduced new Senior Planner, Michael Smith.
- Director Woltering noted that Chair Johnson may need to recuse herself from item 5a.

**3. PUBLIC COMMENT – None**

**4. ANNOUNCEMENT OF CONFLICT OF INTEREST –** Chair Johnson will recuse herself from the hearing item 5A, due to having business within 500 feet of the subject site.

**5. PUBLIC HEARINGS:**

**A. 173 San Benito Avenue**

**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.**

*Associate Planner Neuebaumer:* Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 14-014, based on Findings 1-6 and Condition of Approval 1-26.

Questions for Staff: None

*Spiros and Kosta Kakoniktis (Applicant):* Spoke about proposed duplex and how the project will improve the neighborhood.

*Commissioner Sammut:* Clarified that one unit will have an address on San Benito Avenue and the other on San Anselmo Avenue.

*Kosta Kakoniktis (Applicant):* Correct.

**Motion to approve Use Permit 14-014, based on Findings 1-6 and Condition of Approval 1-26.**

**Commissioners Sammut/Mishra**

VOTE:	5-0
AYES:	All Commissioners present
NOES:	None
ABSTAIN:	None
RECUSED:	Chair Johnson

**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 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.

**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 14-014 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.

## **B. 2001 Rollingwood Drive**

### **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.**

*Contract Associate Planner Bradley:* Presented Staff Report.

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

Questions for Staff

*Commissioner Sammut:* Asked for clarification on the removal of service bays.

*Contract Associate Planner Bradley:* The approval of this use permit will clear any code violations from the previous property owner.

*Director Woltering:* There had been work done at the property without benefit of permits. The Code Enforcement Division has worked with the current owner to clear these issues.

*Senior Planner Smith:* The previous project that came before the Commission in 2001 was to create the convenience market. At that time the previous owner went beyond the scope of work and removed two service bays. The Use Permit that is being review today will allow for the restaurant use at the convenience market and additionally legalize the previous work without permits.

*Commissioner Petersen:* Noted the possibility for increased trash with the addition of the restaurant use and suggested an added condition regarding trash pick-up.

*Contract Associate Planner Bradley:* Conditions number 5 and 9 address trash pick-up and site maintenance.

*Commissioner Petersen:* Suggested that the language “throughout the property” be added to the existing conditions.

*Director Woltering:* Staff supports adding that language to the conditions.

*Commissioner Sammut:* Asked if there are security cameras operating on the premises. Suggested adding security cameras if there are none existing.

*Director Woltering:* Suggested adding a condition, “The security camera system on the property shall be upgraded to the satisfaction of the Police Chief.”

*Vice Chair Chase:* Suggested allowing the applicant to answer the Commission’s questions.

*Commissioner Biasotti:* Asked if future proposed signage would be reviewed separately.

*Contract Associate Planner Bradley:* The applicant would be required to apply for Sign Permits, separate from the use permit review.

*Director Woltering:* Noted that it is standard procedure for signs to be reviewed separately through the Sign Permit process.

*Ali Mahmoodi (Applicant representative):* The food sales at the restaurant use will be geared toward take-out. Currently the employees are instructed to walk the site multiple times a day to ensure there is no litter. There are cameras currently in use on the site. An additional camera will be added to the restaurant use.

*Commissioner Biasotti:* Clarified that all three uses (gasoline, convenience market, and restaurant) will be managed by the same people.

*Commissioner Sammut:* Asked about the indemnity condition and why it was not applied to the project.

*Director Woltering:* The indemnity clause is included in the application form and signed by the applicant. However, staff will be more consistent in applying the indemnity condition. Discussed the proposed modifications to the conditions for litter clean up and security cameras.

**Motion to approve Use Permit 15-005 based on Findings of Fact 1-3 and Conditions of Approval 1-17, which includes added condition.**

**Commissioner Chase/Petersen**

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)**

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)**

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)**

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.

**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 and throughout the site.
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 security camera system on the property shall be upgraded to the satisfaction of the Police Chief.
8. 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.

9. 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.
10. The restaurant operator shall ensure that garbage and recyclables are properly stored inside the appropriate garbage enclosure.
11. The applicant shall obtain a City sign permit for installation of new signs pursuant to City sign regulations.
12. The applicant shall secure proper building permits for all existing and proposed interior and exterior tenant improvements.
13. The applicant shall secure proper Health Department approvals prior to Building Permit issuance.
14. 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 establish a restaurant within a gas station.

### **Fire Department**

15. Applicant shall include documentation on the location of the proposed grill, including distance from most proximal fuel pump.
16. The location of the vapor processing system must be identified on all plans.
17. 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.

**C. 1230 El Camino Real #Q**

**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.**

Director Woltering – Staff Recommends continuing the item to a later date.

Opened Public Hearing - None

**Motion to continue Use Permit 15-014 to a later date.**

**Commissioner Biasotti/Petersen**

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

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION:**

Volunteers for the October 15, 2015 ARC meeting: Commissioners Sammut, Chase, and Biasotti identified.

Director Woltering gave an update on San Bruno’s Walk & Bike Plan.

**B. PLANNING COMMISSION DISCUSSION:**

*Commissioner Petersen:* Asked if the City had received applications for the Planning Commission.

*Director Woltering:* Four applications have been received and have been referred to the City Council sub-committee for review.

*Commissioner Biasotti:* Noted that he appreciates Commissioner Petersen’s eye for accuracy in the Staff Reports.

**7. ADJOURNMENT**

Meeting was adjourned at 7:42 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: October 20, 2015**



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. 6.A.  
 October 20, 2015**

Project Address: 1230 El Camino Real, Suite Q  
 Assessor's Parcel No: 014-314-220  
 Application No.: UP-15-014  
 Zoning District: P-D (Planned Development District)  
 General Plan Classification: Regional Commercial  
 Project Applicant: Wilton M. Guevara, La Salsa Fresh Mexican Grill (Applicant).  
 Staff Contact: Paula Bradley, MCP, AICP, (650) 616-7038

**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. (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.

**PROJECT DESCRIPTION**

The applicant is proposing to 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. Alcohol sales would only be 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 as well as any additional conditions of approval as part of this current application.

**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.

**BACKGROUND**

At the September 15, 2015 Planning Commission Meeting, the project was continued to October 20, 2015 Planning Commission Hearing.

**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 including the following: 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)

**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.

**PROJECT 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. 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 and is not opposed to the application, based on the 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 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. The proposed sale of beer and wine is not expected to result in repeated nuisance activities. If nuisance activities associated with the sale of alcoholic beverages result, 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 restaurant is located within a regional commercial shopping center and is not adjacent to any residential neighborhood. 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)**

Although the project site is 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, the restaurant is located in a commercial area which typically have a higher crime rate than non-commercial or residential districts. A large percentage of the crimes reported are not related to alcohol use but are related to the commercial uses typical of a shopping center. Staff acknowledges that this use, with this small-scale restaurant having all glass exterior windows open to the public view, with limited early evening hours (9 a.m. to 9 p.m.), and without a bar type environment, has reduced concerns. Should nuisance concerns result from this activity, the Community Development Director has the ability to call this use permit back to the Planning Commission for review. Therefore, should unforeseen negative impacts occur, the permit may be revoked.

### **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 October 20, 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 or if unforeseen negative neighborhood impacts result from the project.
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.

**EXHIBITS**

- A:** Site Location
- B:** Photographs
- C:** Applicant's Support Statement

### 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

**EXHIBIT C**



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

**PLANNING COMMISSION**

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Perry Petersen  
Joe Sammut

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. 6.B.  
October 20, 2015**

**Project Address:** 662 First Avenue  
**Assessor's Parcel No:** 020-196-140  
**Application No.:** UP-15-008  
**Zoning District:** R-1 (Single-Family Residential)  
**General Plan Classification:** Low Density Residential  
**Project Applicant:** Javier Solorzano, (415) 724-5240  
**Staff Contact:** Matt Neuebaumer, (650) 616-7042

**REQUEST**

Request for a Use Permit to allow the construction of a 527 square foot addition which increases the gross floor area of the existing home by greater than 50% (54%), per Section 12.200.030.B.1 of the San Bruno Municipal Code.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-008 based on Findings 1-6 and Conditions of Approval 1-28.

**PROJECT DESCRIPTION**

The applicant is proposing to construct a 527 square foot ground floor addition to the rear of an existing one-story single-family home, which will increase the gross floor area of the existing home by greater than 50% (54%). The first floor expansion would include two bedrooms, one bathroom, and a family room. 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 four bedroom, two bathroom home, with a total floor area of 1,512 square feet.

**ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee reviewed this project at its August 13, 2015 meeting. The Architectural Review Committee forwarded the project to the Planning Commission with the following recommendations which have been incorporated into the plans before you:

- The front property line begins 2'-0" from the back edge of the sidewalk. Update the site plan accordingly.
- Include the location of the detached accessory structure on the site plan.
- Include a basic landscaping plan that identifies all existing and proposed landscaping.

- Indicate the existing and proposed window trim.
- Ensure each elevation is accurately labeled by its orientation.
- Include the front (west) elevation.
- Include a written description of the proposed green building techniques that will be implemented during the construction stage of the project.

### **LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on October 9, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, October 10, 2015.

### **ENVIRONMENTAL REVIEW**

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

### **PUBLIC COMMENT**

Staff sent the required legal notice on October 9, 2015. No comments have been received as of the completion of this staff report.

### **EXISTING CONDITIONS**

The subject property is located on First Avenue between Pine Street and Angus Avenue East. This is a rectangular shaped lot with a total size of 3,656 square feet. The property is currently developed with a one-story single-family dwelling consisting of 785 square feet of living space which includes two bedrooms, one bathroom, a living room, dining room, kitchen, plus an attached 200 square foot one-car garage. The home was constructed in 1940 and is located in the Belle Air Park subdivision. Immediately adjacent to the subject property are single-family dwellings.

### **ADDITIONAL INFORMATION**

- **Accessory Structures:** A 100 square foot detached accessory structure is located in the rear yard.
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There are no easements on 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: Pine Street – R-1 (Single Family Residential)  
South: Angus Avenue East – R-1 (Single Family Residential)  
East: Second Avenue – R-1 (Single Family Residential)  
West: Huntington Avenue – C-B-D (Central Business District) & R-2 (Low Density Residential)

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		3,656 s.f. 4,094 s.f. adjusted	3,656 s.f. 4,094 s.f. adjusted	Same
Lot Coverage		1,845 s.f. (44%)	1,107 s.f. (27%)	1,634 s.f. (40%)
Gross Floor Area		2,251 s.f.	985 s.f.	1,512 s.f.
Floor Area Ratio		.55	.23	.37
Building Setbacks	Front	15'-0"	9'-0" (Existing Home)	Same
	Rear	10'-0"	37'-0" (Existing Home)	15'-0" (To Addition)
	R Side	4'-10 ½ "	5'-10" (Existing Home)	5'-10" (To Addition)
	L Side	4'-10 ½ "	5'-5" (Existing Home)	16'-0" (To Addition)
Building Height		28'-0"	14'-0"	Same
Covered Parking		2 space	1 space	Same

Notes:

- Use Permit required for greater than 50% expansion

**Square Footage Breakdown:**

	Ground floor	Garage	Total
Existing	785	200	985
Proposed	527	-	527
Total	1,312	200	1,512

Notes:

- 1,312 s.f. living area proposed, with a 200 s.f. one-car garage

**PROJECT ANALYSIS**

Staff finds the proposed 527 square foot ground floor addition to the rear of the existing dwelling is consistent with the design and scale of the surrounding neighborhood and conforms with the Residential Design Guidelines as further described in the required Findings.

As proposed, the proposed family room contains a door, landing, and stairwell along the northern elevation. This creates a 1'-3" separation between the proposed stairs and the existing garage, which would impact the egress requirement for the existing bedroom. Therefore, staff has included a condition of approval stating that the applicant shall eliminate the door, landing, and stairwell located on the north side of the proposed family room.

**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 current one-car garage is adequate as the proposed living area of 1,312 square feet is less than the 1,825 square foot threshold for requiring a second covered parking space.

**3. That the proposed development is consistent with the San Bruno 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 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. (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 proposed expansion also meets the floor area, lot coverage, setback, and height requirements of the zoning district. Specifically, the proposed floor area is 1,512 square feet, which corresponds to a .37 FAR, where .55 is the threshold. The lot coverage calculation amounts to 1,634 square feet (40%), which is less than the 44% lot coverage threshold. The side and rear setbacks for the proposed addition are all in compliance with the setback requirements. The height of the home would be 14'-0", which is less than the 28'-0" height limit of the R-1 zone. Therefore, the structure should not unreasonably restrict or interfere with light and air access to 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 addition would utilize horizontal siding and asphalt shingle roofing materials, which are consistent with the existing home and the immediate neighborhood. The proposed expansion also meets the floor area, lot coverage, 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 conform 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 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.

**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 15-008 shall not be valid for any purpose. Use Permit 15-008 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 shall be built according to plans approved by the Planning Commission on October 20, 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. 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, Building, and Public Services 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 October 20, 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 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.
12. The applicant shall eliminate the door, landing, and stairwell located on the north side of the proposed family room.
13. Comply with the 2013 California Codes, including the California Residential Code.

### **Public Services Department**

14. The front property line is located 2.0 feet behind the sidewalk at 662 First Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from the back of sidewalk along First 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 662 First 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 Services 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.

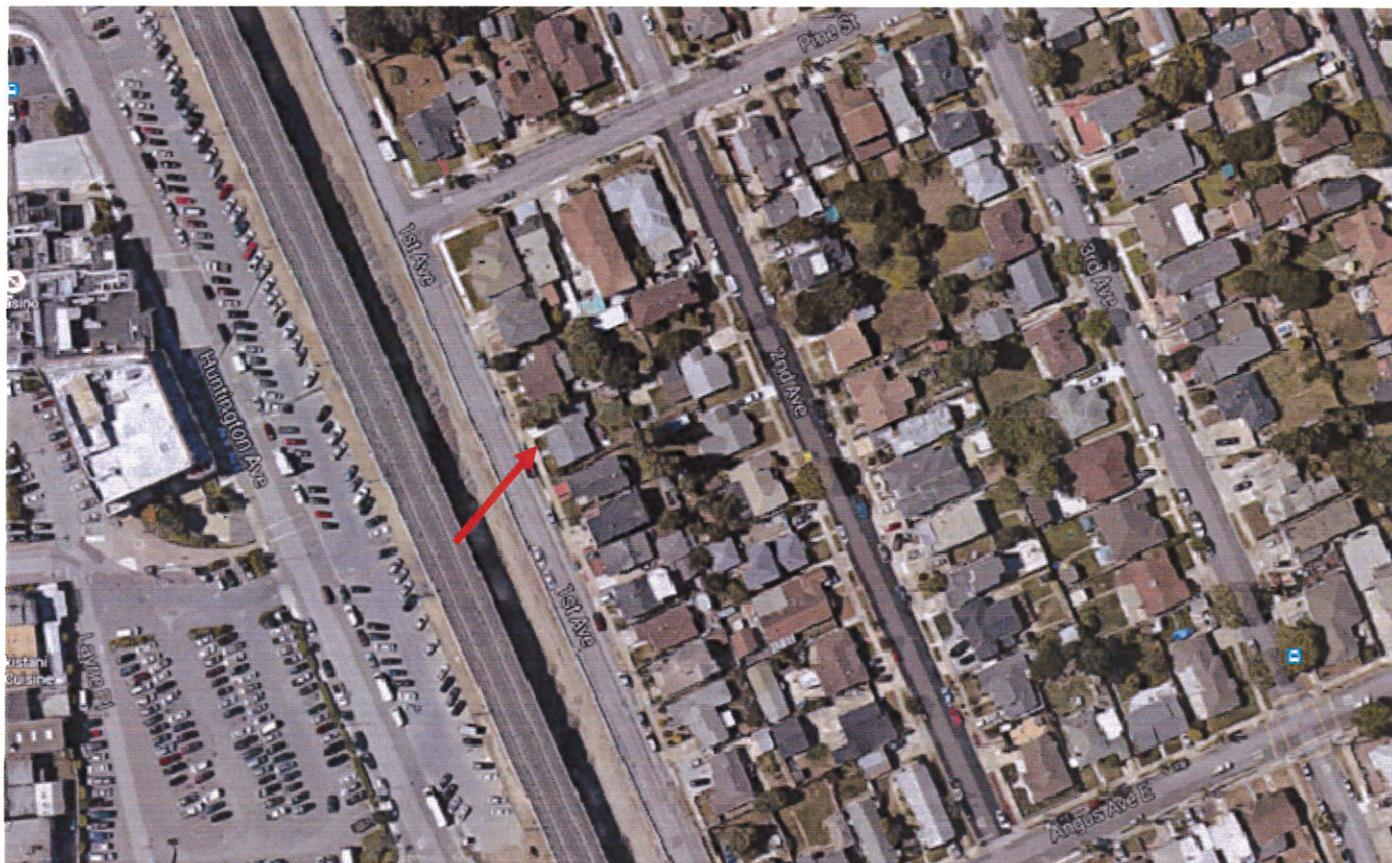
### **Fire Department**

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.

**EXHIBITS**

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

### Exhibit A: Site Location



**662 First Avenue  
020-196-140  
UP-15-008**

### Exhibit B: Photographs



Subject Site



Neighboring Properties







*Javier Solorzano  
3288 21<sup>st</sup> Street #49  
San Francisco , CA 94110  
415.724.5240 javier131064@yahoo.com*

**GREEN BUILDING TECHNIQUE**

Contractor will separate any and all recyclable materials from the demolition areas, thus allowing for easy processing and delivery of such materials.

The contractor shall deliver the above mentioned materials to a authorized/certified facility for recycling purposes as required by the City of San Bruno.

The contractor shall use whenever possible products or materials that come from recycled products.

Cc: file

CITY OF SAN BRUNO  
COMMUNITY DEVELOPMENT DEPARTMENT

OCT 07 2015

RECEIVED

EXHIBIT D



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*  
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 Sujendra Mishra  
 Perry Petersen  
 Joe Sammut

**PLANNING COMMISSION  
 STAFF REPORT  
 AGENDA ITEM NO. 6.C.  
 October 20, 2015**

**Project Address:** 14 Bayshore Circle  
**Assessor's Parcel No.:** 014-267-150  
**Application No.:** UP-15-009  
**Zoning District:** R-1 (Single-Family Residential)  
**General Plan Classification:** Low Density Residential  
**Project Sponsor & Owner:** Roxanne & Stephen Blair, (831) 818-7375  
**Staff Contact:** Matt Neuebaumer, (650) 616-7042

**REQUEST**

Request for a Use Permit to allow the construction of a 600 square foot addition which increases the gross floor area of the existing home by greater than 50% (54%) and to enlarge the covered parking area to over 600 square feet (920 square feet) per Section 12.200.030.B.1 and 12.200.080.3.B of the San Bruno Municipal Code.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-009 based on Findings 1-6 and Conditions of Approval 1-26.

**PROJECT DESCRIPTION**

The applicant is proposing to construct a new detached garage that would be located in the rear yard area. The new garage would measure 29'-0" wide and 20'-8" deep for a total area of 600 square feet. The new garage would have the ability to accommodate three vehicles. A new curb cut and driveway is proposed along the eastern edge of the property, which would provide access to the garage. The applicant must obtain an Encroachment Permit from the Public Services Department prior to commencing any work within the public right-of-way. The proposed garage 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 two bedroom, one bathroom home, with 920 square feet of garage area.

**ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee reviewed this project at its July 16, 2015 meeting. The Architectural Review Committee forwarded the project to the Planning Commission with the following recommendations, which have been incorporated into the plans before you:

**Architectural Recommendations:**

- Incorporate windows along the upper portion of the garage doors.
- Incorporate two additional windows along the rear elevation.

**Update the plans to include the following:**

- Include the lot dimensions for all property lines.
- Identify all existing detached accessory structures on the site plan. Indicated whether the existing detached accessory structures would remain or be demolished.
- Include a floor plan of the area located above the garage. Indicate the use of this space.
- Include existing elevations of the single-family home.
- Include a basic landscaping plan that identifies all existing and proposed landscaping. At least 15% of the entire site must be landscaped.

**The following items were addressed at the Architectural Review Committee meeting and have been included as conditions of approval to ensure compliance with Municipal Code regulations:**

- The existing fence shall be modified to ensure compliance with Municipal Code regulations. The fence height within the front setback area shall measure no higher than 3'-0". Outside of the front setback area, 6'-0" of solid fencing plus 2'-0" of lattice is permitted.
- Ensure all vehicles are legally parked on private property per the regulations found within Section 12.100 of the San Bruno Municipal Code.

**LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on October 9, 2015.
2. Advertisement published in the San Mateo Daily Journal, Saturday, October 10, 2015.

**ENVIRONMENTAL REVIEW**

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

**PUBLIC COMMENT**

Staff sent a courtesy notice to neighbors on August 6, 2015, and the required legal notice on October 9, 2015. No comments have been received as of the completion of this staff report.

**EXISTING CONDITIONS**

The subject property is located on Bayshore Circle between Huntington Avenue East and Herman Street. This is an irregular shaped lot that measures 8,424 square feet. The property is currently developed with a one-story single-family dwelling consisting of 795 square feet of living space, which includes two bedrooms, one bathroom, a living room, family room, kitchen, and an attached 320 square foot one-car garage. The home was constructed in 1944 and is located in the San Bruno Park 5<sup>th</sup> Addition subdivision. Immediately adjacent to the subject property are single-family dwellings and Bayshore Circle Park.

**ADDITIONAL INFORMATION**

- **Accessory Structures:** There are currently multiple detached accessory structures located throughout the lot that would be demolished.

- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There are no easements on the subject property.
- **Heritage Trees:** There are no heritage trees located on-site.
- **Previous additions or alterations:** There have been no previous additions to the subject property. The applicant recently obtained a building permit (B1503-0015) to incorporate horizontal cement board siding throughout all exterior elevations.

**SURROUNDING LAND USES**

North: Atlantic Avenue – R-1 (Single Family Residential)  
 South: Scott Street – R-1 (Single Family Residential)  
 East: Herman Street – R-1 (Single Family Residential)  
 West: Huntington Avenue East – R-1 (Single Family Residential)

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		8,424 s.f. 6,655 s.f. adjusted	8,424 s.f. 6,655 s.f. adjusted	Same
Lot Coverage		2,928 s.f. (44%)	1,131 s.f. (17%)	1,731 s.f. (37%)
Gross Floor Area		3,660 s.f.	1,115 s.f.	1,715 s.f.
Floor Area Ratio		.55	.17	.26
Building Setbacks	Front	15'-0"	16'-6" (No Change)	72'-0" (To Garage)
	Rear	10'-0"	37'-0" (No Change)	10'-0" (To Garage)
	R Side	5'-0"	14'-0" (No Change)	5'-0" (To Garage)
	L Side	5'-0"	16'-0" (No Change)	29'-0" (To Garage)
Building Height		28'-0"	14'-0"	14'-0"
Covered Parking		2 spaces	1 space	4 spaces

Notes:

- Use Permit required for greater than 50% expansion.
- Use Permit required for covered parking area that exceeds 600 square feet.

**Square Footage Breakdown:**

	Ground floor	Garage	Total
Existing	795	320	1,115
Proposed	-	600	600
Total	795	920	1,715

Notes:

- 795 s.f. of living area proposed with a 920 s.f. of garage space

## **PROJECT ANALYSIS**

Staff finds the proposed 600 square foot garage conforms to the Residential Design Guidelines as further described in the required Findings.

### **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 detached garage 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 a detached garage that would be located in the rear yard area. The applicant is proposing to utilize horizontal siding that would match the existing dwelling and the surrounding neighborhood. 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 would not be detrimental to improvement in the neighborhood or to the general welfare of the City.

Regarding parking, the proposal exceeds the number of covered parking spaces required by the Municipal Code. The Use Permit is required to allow greater than 600 square feet of covered parking area. The applicant designed the project to minimize any negative impacts of the large garage on the surrounding area. Most notably, the detached garage is setback 72'-0" from the front property line. The location of the detached garage in relation to the existing home and public right-of-way would help minimize the appearance of the structure.

- 3. That the proposed development is consistent with the San Bruno 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. (12.108.040.D).**

The proposal includes a detached garage that would be located in the rear yard. The overall design and scale of the garage is consistent with the neighborhood, which consists of single-family dwellings. The proposed garage in combination with the existing home meets the floor area, lot coverage, setback, and height requirements of the zoning district. Specifically, the proposed floor area is 1,715 square feet, which corresponds to a .26 FAR, where .55 is the threshold. The lot coverage calculation amounts to 1,731 square feet (37%), which is less than the 44% lot coverage threshold. Regarding setbacks, the detached garage would have a 5'-0" right side yard setback, 29'-0" left side yard setback, and a 10'-0" rear yard setback. The height of the garage would be 14'-0", which meets Municipal Code requirements. Therefore, the structure should not unreasonably restrict or interfere with light and air access to 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 detached garage 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, lot coverage, setback, and height requirements of the zoning district. Therefore, staff finds that the general appearance of the proposed addition would be in keeping with the residential character of the neighborhood and would not be detrimental to the City.

- 6. That any proposed single-family or two-family dwelling conform 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 addition conforms to the basic design principles of the Residential Design Guidelines, which recommend reducing the visual impact of garages. The location of the detached garage in relation to the existing home and public right-of-way would help minimize the appearance of the structure, as it is setback 72'-0" from the front property line. Additionally, the garage is broken into two segments. One segment would contain a one car garage door measuring 8'-0" wide, and the other segment would contain a two car garage door measuring 16'-0" wide. Windows would be included in the upper portion of the garage doors; thereby, providing more architectural interest and allowing for more natural light into the garage. The detached garage would also incorporate horizontal siding and composition shingle roof, thereby matching the existing home and surrounding 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 15-009 shall not be valid for any purpose. Use Permit 15-009 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 shall be built according to plans approved by the Planning Commission on October 20, 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. 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, Building, and Public Services 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 October 20, 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 existing fence shall be modified to ensure compliance with Municipal Code regulations. The fence height within the front setback area shall measure no higher than 3'-0". Outside of the front setback area, 6'-0" plus 2'-0" of lattice is permitted
12. All vehicles shall be legally parked on private property per the regulations found within Section 12.100 of the San Bruno Municipal Code.
13. 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.

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

**Public Services**

- 15. The front property line is located 2.0 feet behind the sidewalk at 14 Bayshore Circle. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from the back of sidewalk along Bayshore Circle. S.B.M.C. 8.08.010.
- 16. 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.
- 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 14 Bayshore Circle 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.

**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.

**EXHIBITS**

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

**Exhibit A: Site Location**

**Exhibit A: Site Location**

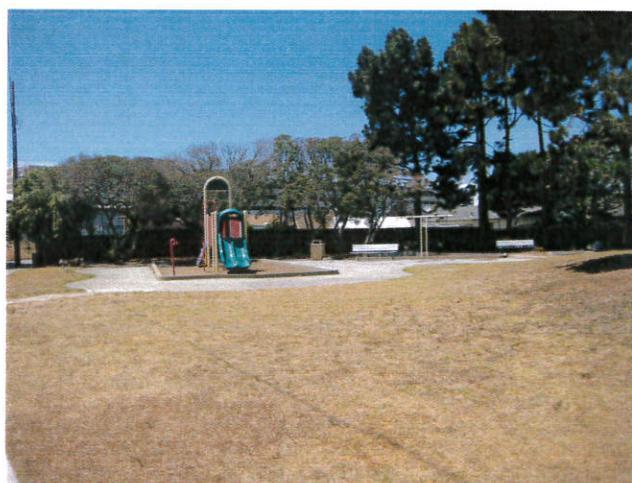


**14 Bayshore Circle  
014-267-150  
UP-15-009**

### Exhibit B: Photographs



Subject Site



Neighboring Properties



JOHN BLANKNER  
 1484 RAMON DRIVE  
 SUNNYVALE, CA 94067  
 (408) 594-1041  
 jblank@atd.com

STRUCTURAL DESIGN

JODY TAI, PE  
 39298 HUNTWOOD AVE.  
 SUITE 100  
 SAN BRUNO, CA 94064  
 (510) 477-8833  
 jtai@stt.net

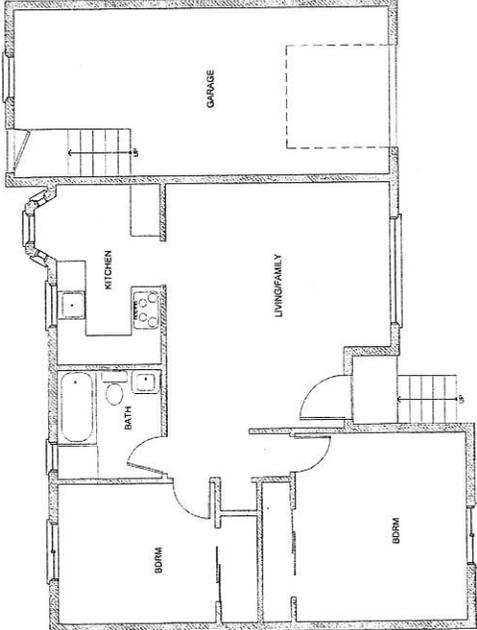
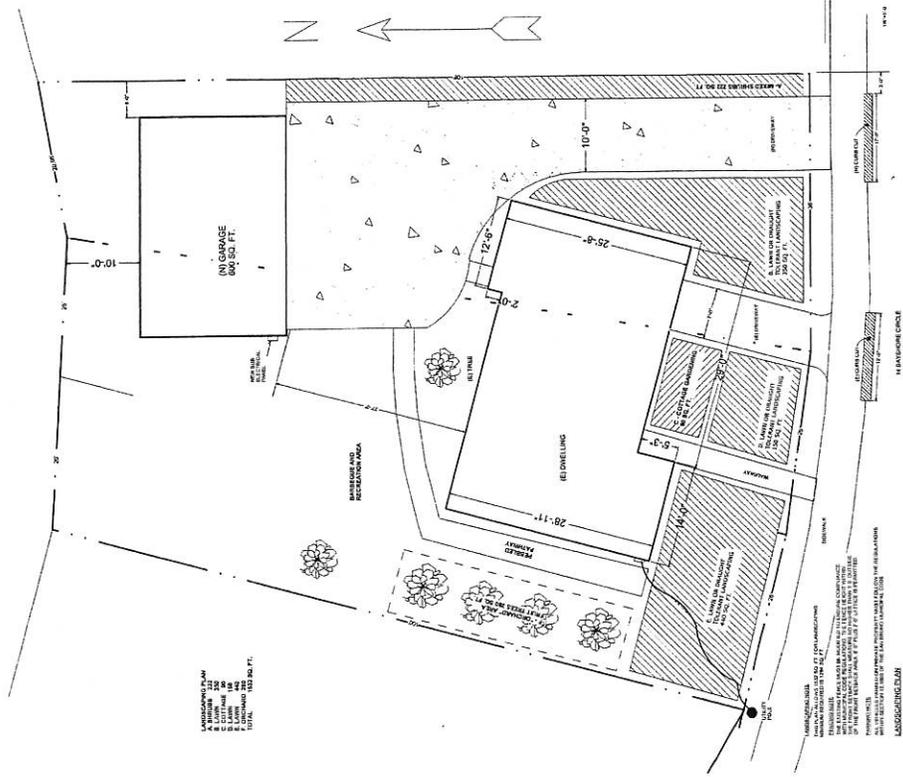
RESIDENCE  
 14 BAYSHORE CIR.  
 SAN BRUNO, CA 94066

REVISIONS

NO.	DATE	DESCRIPTION
1	2015-09-28	ISSUED FOR PERMITS
2	2015-09-28	ISSUED FOR PERMITS
3	2015-09-28	ISSUED FOR PERMITS
4	2015-09-28	ISSUED FOR PERMITS
5	2015-09-28	ISSUED FOR PERMITS
6	2015-09-28	ISSUED FOR PERMITS
7	2015-09-28	ISSUED FOR PERMITS
8	2015-09-28	ISSUED FOR PERMITS
9	2015-09-28	ISSUED FOR PERMITS
10	2015-09-28	ISSUED FOR PERMITS

DATE: 2015-09-28  
 PROJECT ID: 150105  
 SCALE: AS NOTED

SHEET: 2 OF 3  
 A2



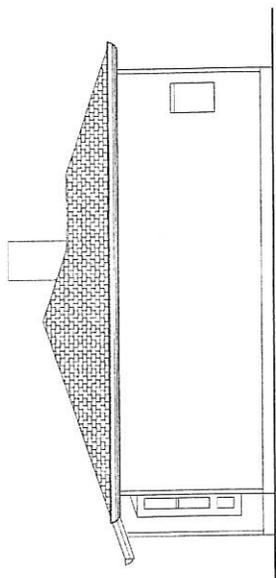
JOHN BLANKIER  
 1484 RAMON DRIVE  
 SUNNYVALE, CA 94087  
 (408) 394-1091  
 jblankier@aol.com

STRUCTURAL DESIGN  
 JODY TAI, PE  
 3075 SAN MATEO AVE.  
 SUITE 108  
 HAYWARD, CA 94544  
 (510) 477-8833  
 jtai@eat.net

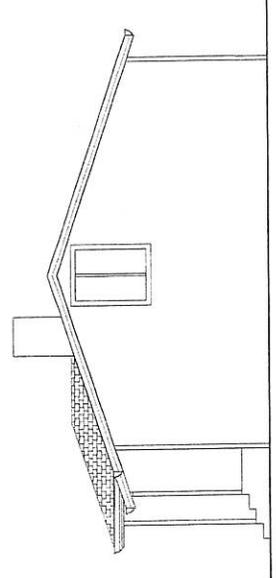
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 14 BAYSHORE CIR.  
 SAN BRUNO, CA 94066

DATE	2015-09-28
PROJECT ID	15005
SCALE	AS NOTED

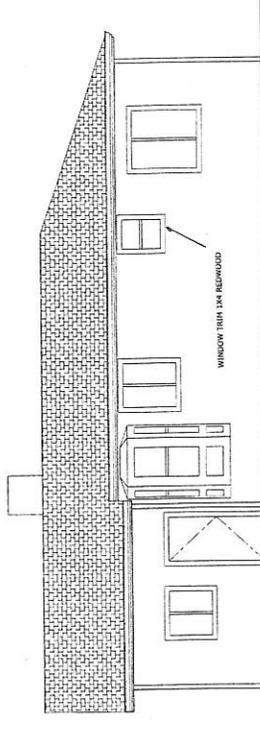
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**A3**



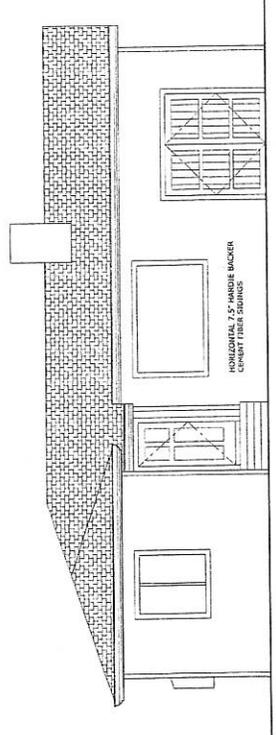
(E) EXTERIOR ELEVATION - WEST  
 SCALE 1/4" = 1'-0"



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



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



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

June 19, 2015

14 Bayshore Circle, San Bruno, CA UP15-009

GREEN BUILDING STATEMENT – Techniques to be implemented during construction

SITE DEVELOPMENT A plan has been developed and will be implemented to manage storm water drainage during construction per CGC 4.106.2 & 4.106.3

ENHANCED DURABILITY AND REDUCED MAINTENANCE Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency per CGC 4.406.1

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING A minimum of 50% of the non-hazardous construction and demolition waste generated at the site shall be diverted to an offsite recycle, diversion, or salvage facility per CGC 4.408

BUILDING MAINTENANCE AND OPERATION An operation and maintenance manual will be provided to the building occupant or owner per CGC 4.410.1

POLLUTANT CONTROL At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings shall be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1. Adhesive, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1. Paints and coatings shall comply with VOC limits per CGC 4.504.2.2. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROC and other requirements per CGC 4.504.2.3. Documentation will be provided, at the request of the Building Division, to verify compliance with VOC finish materials per CGC 4.504.2.4. Carpet system installed in the building interior shall meet the testing and product requirement per CGC 4.504.3. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior and exterior of the building shall comply with the low formaldehyde emission standards per CGC 4.504.5.

INTERIOR MOISTURE CONTROL Building materials with visible signs of water damage shall not be install. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be checked prior to finish material being applied per CGC 4.505.3.

VERIFICATION

Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance.

EXHIBIT D