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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 1E
August 13, 2015**

PROJECT LOCATION

1. Address: 841 San Bruno Avenue West
2. Assessor's Parcel Numbers: 020-072-290 and 020-072-330
3. Zoning District: A-R (Administrative and Research)
4. General Plan Classification: Transit Oriented Development
5. Transit Corridors Plan: El Camino Character Area

EXHIBITS

- A:** Site Location
B: Photographs
C: Comments from Larry Cannon, Peer Review Architect
D: Site Plan, Floor Plans, and Elevations
E: Color and Materials
F: Operation/Support Statement and Green Building Statement and Transportation Demand Measures
G: Applicable Transit Corridor Design Guidelines

REQUEST

Request for an Architectural Review Permit to allow the construction of a new two-story 15,268 square foot medical office building with 44 parking spaces on a 30,710 square foot (0.71 acre) lot, according to Chapter 12.108 of the San Bruno Municipal Code. Charles Smyth (Applicant), Market Street Development, LLC (Property Owner) **ZA-15-001, PE-15-001, AR-15-005.**

(A companion request for a Zoning Code Text Amendment, Parking Exception, Lot Line Adjustment and Vacation of Easement will be analyzed as the project moves forward to the Planning Commission and City Council).

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward ZA-15-001, PE-15-001, AR-15-005 to the Planning Commission with the following recommendations outlined in this staff report:

- Prior to the Planning Commission hearing, submit plans which incorporate the arborist's recommendations for the oak tree on the site and landscape plans.
- Sheets 1, 2, and 3 show different dimensions for the lower floor. Show and label which are net and gross floor area, as applicable, on all sheets.
- Plants at the driveway aisle and the sidewalk and street, plants should be no more than two- feet height to ensure sight distance requirements for safety. Any trees in those locations shall be free of vegetation between 2 and 6 feet height.

REVIEWING AGENCIES

Community Development Department
Public Services Department
Fire Department
Caltrans

ENVIRONMENTAL ASSESSMENT

The 841 San Bruno Avenue project is located within the Transit Corridors Plan (TCP) area. A Program Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program was prepared for the TCP and was adopted by the City Council on February 12, 2013. The 841 San Bruno Avenue property was analyzed in the TCP EIR at a programmatic level, with potential impacts identified and mitigations applied in the program EIR to avoid or reduce potentially significant impacts. A copy of the Initial Study/Environmental Checklist will be attached to the Planning Commission staff report, the next step in the entitlement process for this proposed project.

EXISTING CONDITIONS

The subject property consists of two lots located on San Bruno Avenue West, west of El Camino Real, and is rectangular shaped with a total size of approximately a 30,710 square feet (0.71 acres). The site gently slopes from the west to the east towards El Camino Real. The property is currently developed with a 10,500 square foot, two-story office building and surface parking lot. The existing medical office building was constructed in 1976. Immediately adjacent to the subject property are one- and two-story single-family dwellings to the south and west. To the east, across White Way, is a vacant lot in a commercial center. Across San Bruno Avenue to the north is an office use.

ADDITIONAL INFORMATION

- **Accessory Structures:** None.
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There are several easements on the subject property. In the center of the property (between lots 23 and 24) from the rear to the front of the property, is a six-foot Public Utilities Easement (PUE), which is vacant. As part of the project, the City will vacate this easement. Along the rear property line (to the south) is a five-foot PUE. Along the east property line (White Way) is a five-foot PUE.
- **Heritage Trees:** There are no heritage trees located on-site. There is one 24-inch diameter native live oak Heritage tree on an adjacent property (Assessor's Parcel Number 020-072-170) in the southeast corner of the property. Although this tree is not on the subject site, it is at the property line and the canopy and, drip line and root system is on the subject site. The proposed grading, infrastructure and site improvements would impact the tree. An arborist's report was required and recommendations are provided to protect and preserve the tree, which will be incorporated as part of the project conditions.

SURROUNDING LAND USES

North: Bayhill Drive – P-D (Planned Development)
South: Linden Avenue – R-1 (Single Family Residential)
East: Camino Plaza – C-1 (General Commercial)
West: Elm Avenue – R-1 (Single Family Residential)

PROJECT DESCRIPTION

The applicant is proposing to construct a new two-story 15,268 square foot medical office building on a 30,710 sf lot with 44 parking spaces. The 10,470 square foot main/upper floor will be a dialysis center and the 4,172 square foot lower floor will be office use. The proposed impervious surface would be 79%, which is less than the maximum 80% current zoning requirements, while landscaping coverage is 18%, which exceeds the minimum zoning requirements of 7.5%. The height is 33 feet to the top of the corner tower based on average grade of the lowest and highest of the building footprint, where current zoning permits a 40-foot height structure. Lot coverage is proposed at 50% where current zoning allows 40%. The existing medical office building will be demolished.

There are two parking lots proposed. The first is to the west, with 32 parking spaces, including four accessible spaces. It will be a one-way driveway as most of the clients will be dropped off near the front door. Accessed from White Way on the west side of the property will be a below-grade parking garage with 12 parking spaces, including two ADA accessible spaces. White Way is one-way exiting on San Bruno Avenue. Proposed are three short-term bicycle parking spaces outside the building, and six long-term bicycle spaces (bike lockers) in the garage.

ENTITLEMENT PROCESS

As proposed, the project requires the following entitlements:

Architectural Review Permit: An Architectural Review Permit is required for any new building which would be visible from the public right-of-way. The Architectural Review Permit is the primary subject of the August 13, 2015 Architecture Review Committee and recommended action in this staff report.

Zoning Code Text Amendment: A Zoning Code Text Amendment is required to implement the development standards of the TCP. A zoning code update is underway to bring the zoning code consistent with the General Plan and TCP. The project site is in the TCP, El Camino Real Character Area, and the proposed development is consistent with the development standards of the TCP.

Parking Exception: A Parking Exception is required to allow the proposed development with the number of parking spaces currently proposed. The project meets the parking standards for the TCP: which requires five spaces per gross floor area where current zoning requires three spaces per 1,000 gross floor area. Proposed are 44 parking spaces where 43 are required under the TCP. The project meets the TCP bicycle parking standards by providing six long term bicycle parking spaces (lockers) (five required) and three short term spaces (two required). Showers are also provided.

Additional discussion regarding the Zoning Code Amendment and Parking Exception will be reviewed and analyzed as the project continues through the entitlement process at the Planning Commission and City Council meetings.

NEIGHBORHOOD OUTREACH

The surrounding neighborhood was informed about the proposed project through an informational courtesy notice mailed to properties within a 300-foot radius of the subject site on October 24, 2014. A community meeting was also held on November 3, 2014, 2014. No one attended the neighborhood meeting; however, one email of support was received, along with one phone call concerning parking and the potential overflow in the neighborhood behind the site.

Staff also sent a courtesy notice to properties within 300 feet of the subject site for the Architecture Review meeting on August 6, 2015. Staff has not received any direct questions from the public regarding the proposed development, as of the date of writing this report.

ARCHITECTURAL ANALYSIS

Peer Review

Staff worked very closely with the project applicant on a pre-submittal basis in terms of the overall architectural appearance of the structure. Preliminary plans were first submitted to staff in October 2014 and were reviewed by Larry Cannon, Architectural Peer Review Consultant to the City. A summary of Mr. Cannon's comments from February 19, 2015 are outlined below:

Based on City comments, the applicant has further refined and modified this proposal in a coordinated effort with staff and Mr. Cannon. The current proposal addresses the majority of staff's and Mr. Cannon's recommendations. Mr. Cannon's most recent memo, dated August 7, 2015, attached as Exhibit C, outlines the project's design evolution and current recommendations. Following are specific design comments evaluated per the TCP Design Guidelines.

Site Layout

Regarding overall site layout and building design:

TCP Design Guideline (See Exhibit E) A1-1 states: buildings should be oriented so that primary facades and key pedestrian entries face major streets. As proposed, the primary façade is located on a major street. However, the main entrance is from the west parking lot toward the rear of the lot. Although the primary entry to the clinic is not located on the major street, many clients are partially disabled and will be dropped off in the accessible area near the rear door. A second entry to the lower floor is located along the primary facade off San Bruno Avenue in the south east corner. A third accessible entrance is located in the garage with an elevator to the second floor clinic. A false door, for aesthetic purposes, is located along San Bruno Avenue near the corner from the west parking lot.

Along San Bruno Avenue are extensive large windows, variations in colors and materials, changes in wall planes, and landscaping providing visual interest. There is also a second-floor patio on the southeast elevation with clear acrylic between the columns, instead of railings.

TCP Design Guideline A1-2 states: encourage building entries to be visible from the street, so that each building has an entrance along the front of the building facing the sidewalk where the majority of the public will be entering. See above discussion.

TCP Design Guideline A1-4 states: corner buildings should be accentuated through height, articulation on the ground floor, unique roof silhouettes. Tower features on the southeast corner give a strong visual presence. The east elevation faces the commercial use to on the lower grade. The towers on the east façade both have a roof cap and within the towers illuminated windows as well as articulation with color

and variation is planes and columns with a black granite base and decorative light fixtures.

TCP Design Guideline A1-14 states: encourage trash receptacles to be screened with materials that are consistent with the architectural character and style of the adjacent structures. As proposed, and consistent with Guideline A1-14, trash and recycling receptacles would be located to the rear of the west parking lot and are appropriately screened so as not to be visible from the public right-of-way.

TCP Design Guideline A2.12 states: encourage new developments on highly visible corner parcels to experiment with special features such as rounded or cut corners; corner towers, and grand corner entrances; corner roof features; special shop windows; special base designs, etc. The design is consistent, see above discussion under TCP Guideline A1-4.

Architectural Design

Form

Regarding overall building form, TCP Design Guideline A2-2 states to ensure the transition between high-density development and lower density development, including surrounding existing residential neighborhoods, be carefully considered in site design and architectural massing. Reduce the scale of buildings by stepping back the upper-stories, consistent with the Development Standards in this chapter when abutting single family residences. In terms of overall building form, staff finds that the proposed design respects the scale, form, and development pattern of the existing neighborhood to the rear of the property. There are existing commercial businesses located to the north and east of the site. The highest features, the corner tower, faces the commercial development to the north along San Bruno Avenue and to the east are towards El Camino Real. The two-story portion of the building faces San Bruno Avenue and White Way. Although the southeast corner will face the residences to the rear, this elevation will be partially screened with existing and new tall shrubs.

Articulation

The building towers features on the southeast corner give a strong visual presence, particularly from San Bruno Avenue and towards El Camino Real. The east elevation faces the commercial use to on the lower grade. Although this elevation includes the garage entrance, it is not prominent and the façade is highly articulated. The primary and secondary towers on the east façade both have roof caps and within the corner tower are illuminated windows. All facades are well articulated with color and variation in planes, recessed walls, and columns with a black granite base and decorative light fixtures. The secondary tower, which is the elevator, has no windows but has a roof cap similar to the corner tower. There are both strong horizontal elements, awnings, and differentiation between the first and second floor with brick veneer. Vertical elements include columns and the tower features.

Exterior Material:

Regarding overall building materials, TCP Design Guideline A2-5 recommends breaking up the mass of large-scale buildings with articulation in form, architectural details, and changes in material and color. A variety of exterior materials are proposed along all four exterior elevations. The proposed new medical office building exterior materials include three different color plaster finishes, including two contrasting off-white colors on the body with peach-brandy color accents, and a medium blue color at the tops of the tower columns. Also proposed is a brownish-red brick veneer between portions of the first and second floors on the north, west and east elevations, and the base of the south and west elevations. Black granite column bases will be used on three sides. Metal anodized aluminum canopies are proposed over the windows, and for door and window framing, including around the second floor patio area. The roof

caps will have a silver finish metal edging, and metal railing will be a gray color. Retaining walls will be off-white plaster to match the building. Decorative wall light fixtures will match the silver or anodized metal aluminum color. The corners on San Bruno Avenue will feature a prominent corner feature with flat roof cap, and below the roof cap will be illuminated panels. Staff finds that the proposed mix of quality materials, varying colors planes, glazing, and roof heights help break up the overall mass of the building and help the project blend in with the adjacent properties.

Landscaping

Landscaping is provided throughout the site and within the public right-of-way. Proposed landscaping coverage is 18%, which exceeds the current zoning requirement of 7.5%. Drought tolerant, low-water use landscaping is utilized along the sidewalk along San Bruno Avenue and in the parking lot. Additionally, tall shrubs (10- 20-foot height at maturity) will be planted along the rear and adjacent residences to provide screening.

Signage

The primary frontage on San Bruno Avenue would have signage in the center below the parapet between the two corner elements. There will be similar signage centered between the tower features on the east facade and on the west façade, above the main entry. Signage is conceptual at this time and a sign permit application will be submitted in the future. Staff finds that the preliminary signage concept is compatible and fits with the overall architectural appearance of the structure. A condition of approval will be included requiring the applicant to further refine the proposed signage as part of a sign permit.

CONCLUSION AND RECOMMENDATION

The project would be the second significant new development in the Transit Corridors plan area. The proposed design is consistent with the TCP design guidelines. The proposed mass height and design is sensitive to the context with adjacent residential development. Although the TCP development standards provide for a structure up to 70 feet and 5 stories, the proposed structure is 33 feet high with 2 stories, a few feet higher than the existing structure (illustrated on Sheet No. 7), south elevation, not including the tower elements which are located towards the adjacent commercial properties and San Bruno Avenue. This minimizes the visual impact from the residential neighborhood to the rear of the building.

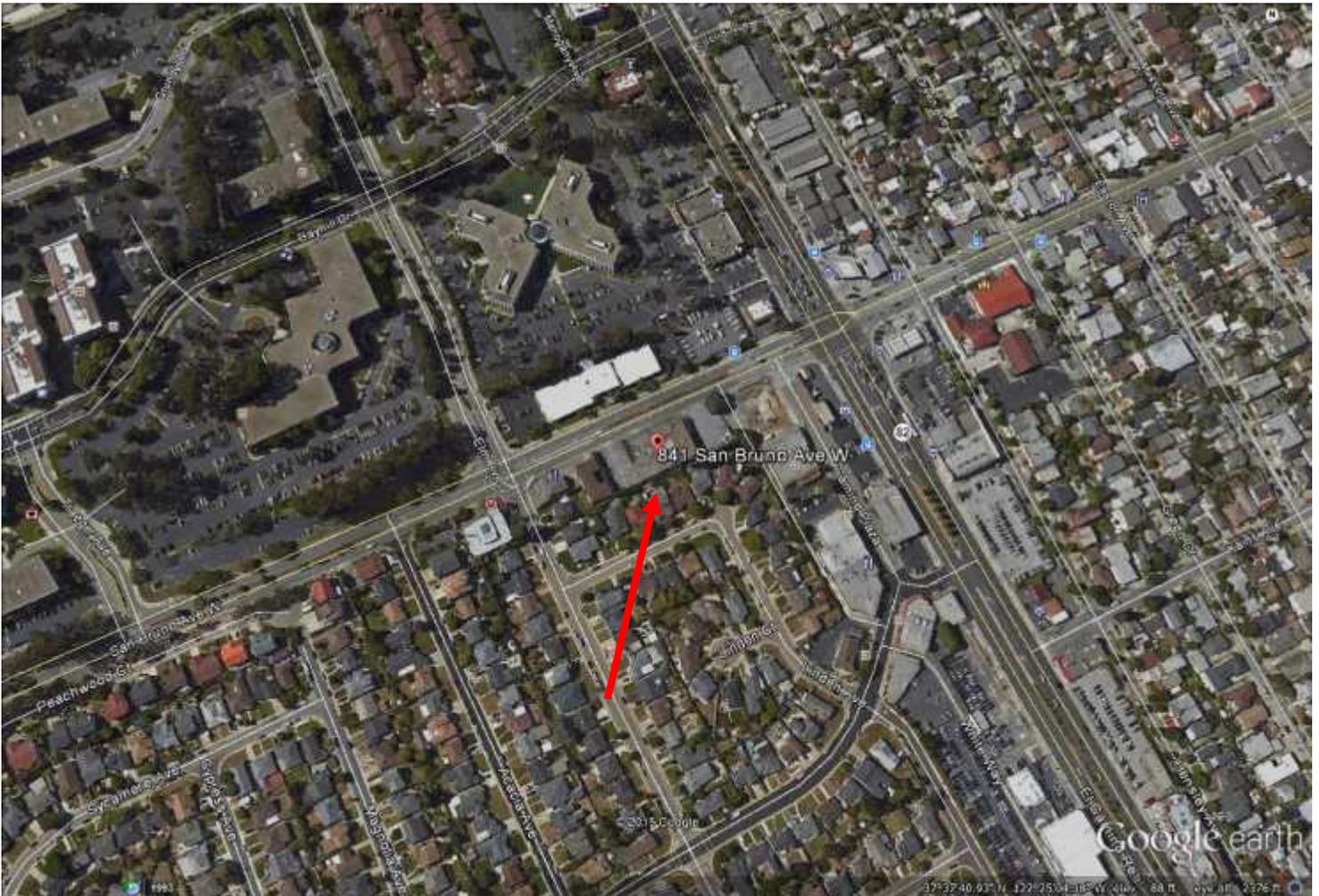
Staff recommends the Architectural Review Committee forward the project to the Planning Commission with the following staff recommendations related to site planning:

- Prior to the Planning Commission hearing submit plans which incorporate the arborist's recommendations for the oak tree on the site and landscape plans.
- Sheets 1, 2, and 3 show different dimensions for the lower floor. Show and label which are net and gross floor area, as applicable, on all sheets.
- Plants at the driveway aisle and the sidewalk and street, plants should be no more than two-foot height to ensure sight distance requirements for safety. Any trees in those locations shall be free of vegetation between 2 and 6 feet height.

Full findings for approval and conditions of approval will be presented to the Planning Commission and City Council.

Date of Preparation: August 7, 2015
Prepared by: Paula Bradley, Contract Associate Planner

Exhibit A: Site Location



841 San Bruno Avenue West
020-072-290 and 020-072-330
ZA-15-001, PE-15-001, AR-15-005

Exhibit B: Photographs



Subject Site



East elevation subject site from Camino Plaza



Residential properties to the south



Commercial property to the north