

"The City With a Heart"



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AGENDA ARCHITECTURAL REVIEW COMMITTEE January 14, 2016 6:00 p.m.

Meeting location: City Hall, Conference Room 101, 567 El Camino Real, San Bruno

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ROLL CALL

1. **NEW BUSINESS** Note: If you challenge the below actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.
 - A. **3140 Crestmoor Drive** (APN: 019-222-020)
Zoning: R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption
Request for a Use Permit to allow the construction of a two-story rear addition that would add 1,337 square foot of floor area to the existing dwelling thereby increasing its floor area by more than 50% (75%), per Section 12.200.030.B.1 of the San Bruno Municipal Code. Nicholas Suslow (Applicant and Owner) **UP-15-026.**
 - B. **2495 Trenton Drive** (APN: 019-064-120)
Zoning: R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption
Request for a Use Permit to construct minor additions at the front and rear of the building and a second floor addition that would in total add 1,851 square feet of floor area to the existing dwelling thereby increasing its gross floor area by more than 50% (93%), exceeding the maximum permitted FAR for the district (.766), exceeding the maximum permitted lot coverage for the district, and providing only two parking spaces where three parking spaces are required, per Sections 12.200.030 and 12.200.80 of the San Bruno Municipal Code. Andrea Costanzo (Applicant) Sally Nasser (Owner) **UP-15-019.**
 - C. **1662 Hickory Avenue** (APN: 020-026-050)
Zoning: R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption
Request for a Use Permit to allow the construction of a 939 square foot addition which will increase the gross floor area of the existing home by greater than 50% (68%), and a Use Permit to exceed the maximum 1,825 square foot gross floor area for a single-family dwelling with only one covered off-street parking space, per Section 12.200.030.B.1 and 12.96.060.D.4.b, of the San Bruno Municipal Code. Sameer Nasser Y TR, and Kholoud Nasser Trust (Applicant/Owners) **UP-15-015.**

D. 131 Del Norte (APN: 020-013-250)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to legalize 275 square foot rear addition with a second-story 381 square foot patio, increasing its gross floor area to 2,814 square feet, above the maximum of 2,344 permitted, and a Minor Modification to allow a 4'-3" side setback where a minimum of five feet is required, per Sections 12.200.030.B.2 and 12.120.010 of the of the San Bruno Municipal Code. Mark Bucciarelli (Applicant), Jay Davidson (owner) **UP-15-015**.

E. 1745 Holly Avenue (APN: 020-025-060)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow an addition that would add 224 square feet of living area and 47 square feet of garage area to the existing 1,838 square feet of living area for a total of 2,099 square feet of living area, which exceeds the maximum 1,825 square feet allowed for a one-car garage, per Sections 12.200.030.B.5 and 12.200.080.A.2 of the San Bruno Municipal Code. Request comes from Ken Ibarra (Applicant), J. & A. LaBagh (Owners) **UP-15-024**.

2. ADJOURNMENT