

# "The City With a Heart"



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

## AGENDA PLANNING COMMISSION MEETING

February 2, 2016

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: January 19, 2016**
2. **COMMUNICATIONS**
3. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.
4. **ANNOUNCEMENT OF CONFLICT OF INTEREST**
5. **PUBLIC HEARINGS:**
  - A. **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. **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 and Owner) **UP-15-017**.

**C. 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 a 275 square foot rear addition with a second-floor 381 square foot uncovered deck, increasing the gross floor area from 2,539 square feet to 2,814 square feet, above the maximum of 2,344 permitted, and a floor area ratio (FAR) of 0.519 where an FAR of 0.432 is 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**.

**6. DISCUSSION**

**7. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on February 16, 2016 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.



567 El Camino Real  
San Bruno, CA 94066  
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**STAFF**

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

**PLANNING COMMISSION**

Rick Biasotti, *Chair*  
Marie Kayal, *Vice Chair*  
Kevin Chase  
Mary Lou Johnson  
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Joe Sammut

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. 5.A.  
February 2, 2016**

**Project Address:** 3140 Crestmoor Drive  
**Assessor's Parcel No:** 019-222-020  
**Application No.:** UP-15-026  
**Zoning District:** R-1 (Single-Family Residential)  
**General Plan Classification:** Low Density Residential  
**Prepared by:** Michael Smith, (650) 616-7062

**REQUEST**

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).

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-025 based on Findings 1-6, and subject to Conditions of Approval 1-26.

**PROJECT DESCRIPTION**

The applicant is proposing to construct a 1,337 square foot two-story addition at the rear of an existing two-story single-family home, which will increase the gross floor area of the existing home by greater than 50% (75%). The ground floor expansion would include a large bonus room and the second floor expansion would enlarge the existing master bedroom and kitchen located at the rear of the building. The proposed addition would utilize exterior materials that match the existing home's finish materials. If approved and constructed, the residence would remain a three bedroom, two bathroom home, with a total floor area of 2,491 square feet of habitable area, not including the garage.

**ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee reviewed this project at its January 14th meeting and forwarded the project to the Planning Commission with no additional recommendation.

**ENVIRONMENTAL REVIEW**

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

### **LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on January 21, 2016.
2. Advertisement published in the San Mateo Daily Journal, Saturday, January 23, 2016.

### **PUBLIC COMMENT**

The occupant of the adjacent property to the west which fronts on Skyline Boulevard contacted staff to request additional information about the project and also attended the Architectural Review Committee meeting to express concern about the proposed additional building height affecting his view of the bay and impacts to privacy at the rear of his property.

### **REVIEWING AGENCIES**

Community Development Department  
Public Services Department  
Fire Department

### **EXISTING CONDITIONS**

The subject property is located on Crestmoor Drive between Cambridge Lane and Bryant Way. The subject lot is irregularly shaped and measures 6,018 square feet. The property is currently developed with a one-story over garage single-family dwelling that contains three bedrooms and two bathrooms in 1,154 square feet of living space. The residence includes a 619 square-foot garage at the ground floor for a total gross floor area of 1,773 square-feet. The home was constructed in 1959 and is located in the Crestmoor 3C subdivision. Immediately adjacent to the subject property are single-family dwellings.

### **ADDITIONAL INFORMATION**

- **Accessory Structures:** There are no accessory structures located on the subject property.
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There is 15'-0" PUE located at the rear of the subject property.
- **Heritage Trees:** There are no heritage trees located on-site.
- **Previous additions or alterations:** There have been no previous additions or alterations to the subject property.

### **SURROUNDING LAND USES**

North: Cambridge Lane – R-1 (Single Family Residential and John Muir Elementary School)  
South: Bryant Way – R-1 (Single Family Residential)  
East: Crestmoor Dr. – R-1 (Single Family Residential)  
West: Skyline – R-1 (Single Family Residential)

**PROJECT DETAILS SUMMARY**

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		6,018 s.f. 5,657 s.f. adjusted	6,018 s.f. 5,657 s.f. adjusted	Same
Lot Coverage		2,489 s.f. (41%)	1,175 s.f. (20%)	2,020 s.f. (34%)
Gross Floor Area		3,111 s.f.*	1,773 s.f.	3,110 s.f.
Floor Area Ratio		.55	.29	.549
Building Setbacks	Front	15'-0"	15'-0"	Same
	Rear	10'-0"	63'-0"	45'-0"
	R Side	5'-0"	5'-0"	Same
	L Side	5'-0"	4'-0" (at closest point)	Same
Building Height		28'-0"	19'-11"	21'-2"
Covered Parking		2 spaces	2 spaces	Same

Notes:

\*See Chart 1 in Section 12.96.060 of the SBMC for the floor area ratio adjustment factor for lot size.

\*\*Max. FAR = Lot size X adjustment factor X ratio

**Square Footage Breakdown:**

	Ground floor	Second Floor	Garage	Total
Existing		1,154	619	1,773
Proposed	643	694	-	1,337
Total	643	1,848	619	3,110

**STAFF'S PROJECT ANALYSIS**

The applicant is proposing to construct a 1,337 square foot, two story addition at the rear of the building which would extend the depth of the building by approximately 20'-0". A Use Permit is required because the addition would increase the gross floor area of the existing home by greater than 50% (75%). The proposal would otherwise meet the lot coverage, setback, floor area ratio, and height requirements of the zoning district. Specifically, the proposed gross floor area is 3,110 square feet, which corresponds to a .549 FAR. The addition would be lower than the maximum height of the existing building.

Staff finds that the design of the addition complies with the Residential Design Guidelines. The proposed addition would be well integrated with the existing single-family dwelling and would be compatible with the immediate neighborhood which is characterized by one and two story single-family homes.

The addition would be located at the rear of the building in an area that is not readily visible from the street, thus it will not affect the visual character of the neighborhood. Furthermore, the addition would be finished in materials (stucco, composition roofing) that match the building's existing finish materials to provide visual unity in the design.

The addition's primary purpose is to enlarge the existing kitchen and master bedroom located at the rear of the building at the second floor. The addition would also result a new ground floor bonus room that is accessed through the garage. Staff was concerned about the new ground floor room's lack of internal connection to the primary living level but ultimately concluded that it would be difficult to convert the space into an unpermitted dwelling unit because it does not have a bathroom. Furthermore, it would be difficult to create the desired internal connection without either reducing the size of the garage or rearranging the living space on the primary floor to accommodate a new internal stairway.

The sides of the addition would align with the building's existing side wall, maintaining a greater than 5' side setback. The back portion of the existing roof would be removed and the front portion would be extended approximately 14" taller to seamlessly integrate the addition into the existing roof form.

The proposed building would remain a three bedroom, two bathroom residence but with a ground floor bonus 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 two story addition that will be located in the rear yard area. 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.

- 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 project would not unreasonably restrict light and air to adjacent properties because it would be only minimally taller than the existing building and it would respect the existing building's side setbacks. The adjacent property to the south of the subject property is located on a higher elevation and would look over the roof of the proposed addition. No new second floor windows are proposed for the building's north (right) elevation, therefore; the addition will not hinder the neighbor's privacy. Furthermore, the adjacent building to the north is oriented towards Cambridge Lane and is set back from the subject building by more than 29'-0" which is more than enough space to provide light and air to adjacent properties.

The proposed expansion also meets the floor area, lot coverage, setback, and height requirements of the zoning district. Specifically, the proposed floor area is 3,110 square feet, which corresponds to a .549 FAR, where .55 is the threshold. The lot coverage calculation amounts to 2,020 square feet (34%), which is less than the 41% 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 21'-2", 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 proposed addition would utilize stucco cladding and composition roofing material, which is consistent with the existing home and the immediate neighborhood. The proposed expansion also meets the 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. Finally, there are minimal changes to the entry stairs; 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 15-025 shall not be valid for any purpose. Use Permit 15-025 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 February 2, 2016 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 February 2, 2016 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. Comply with the 2013 California Codes, including the California Residential Code.

## **Public Services Department**

13. The front property line is located 5.5 feet behind the sidewalk at 3140 Crestmoor Drive. No fences, retaining walls, or other permanent structure shall be placed or constructed within 5.5 feet from the back of sidewalk along Crestmoor Drive. S.B.M.C. 8.08.010.
14. 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.
15. Show on the plans flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.
16. If not present, the applicant shall install a sanitary sewer lateral clean out at property line per City Standards Detail SS-02, dated Aug 2011. Older clean outs not meeting current City standards shall be replaced.
17. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all locations where there are any raised or offset concrete sections greater than or equal to ¾-inch. S.B.M.C. 8.12.010.
18. Prior to final inspection, paint the address number on face of the curb near the driveway approach with black (4 inch or larger) lettering on a white background. Add a note showing the location where the street address will be painted.
19. Obtain an Encroachment Permit from Public 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.
20. An erosion control plan and storm water pollution prevention plan is required. The applicant shall show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. The work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.
21. Show on plans how storm water shall be collected from downspouts and other on-site drainage and drained into landscaping or collected through an under sidewalk curb drain to the gutter per City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicate any pipes, swales, or applicable ground percolation treatments as necessary and confirm that the new stairwell structure will not block existing surface drainage patterns.
22. Should the project create and/or replace 2,500 square feet or more of impervious surface, the project must include one of the required C.3.i site Design Measures as required by the Municipal Regional Permit. A C.3.i. Checklist must also be completed and submitted for review.

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

### **Fire Department**

24. 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**

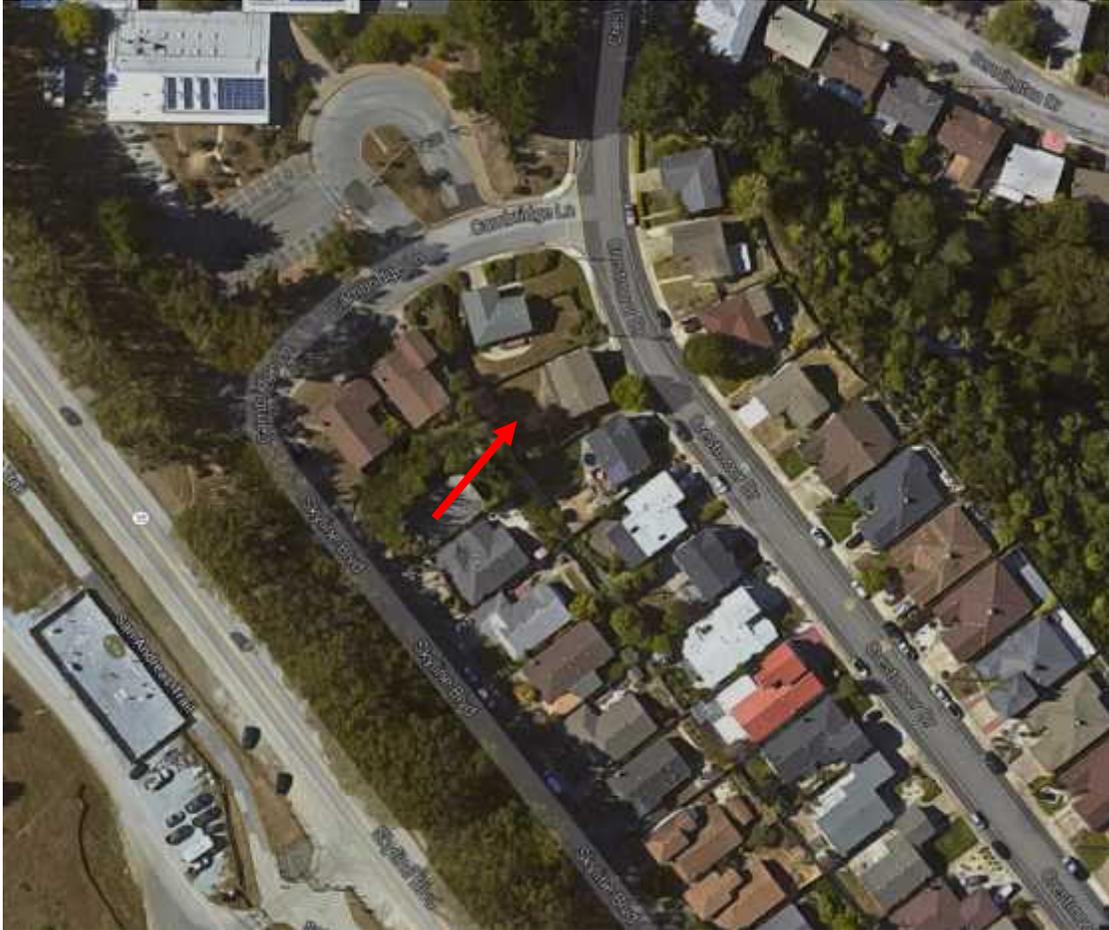
**A:** Site Location

**B:** Photographs

**C:** Site Plan, Floor Plans, and Elevations

**D:** Green Building Statement

**3140 Crestmoor Drive**  
**019-222-020**  
**UP-15-026**



**Exhibit A: Site Location**

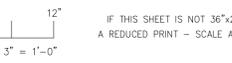
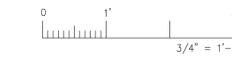
**Exhibit B: Site Location**



Subject Site



Neighboring Properties

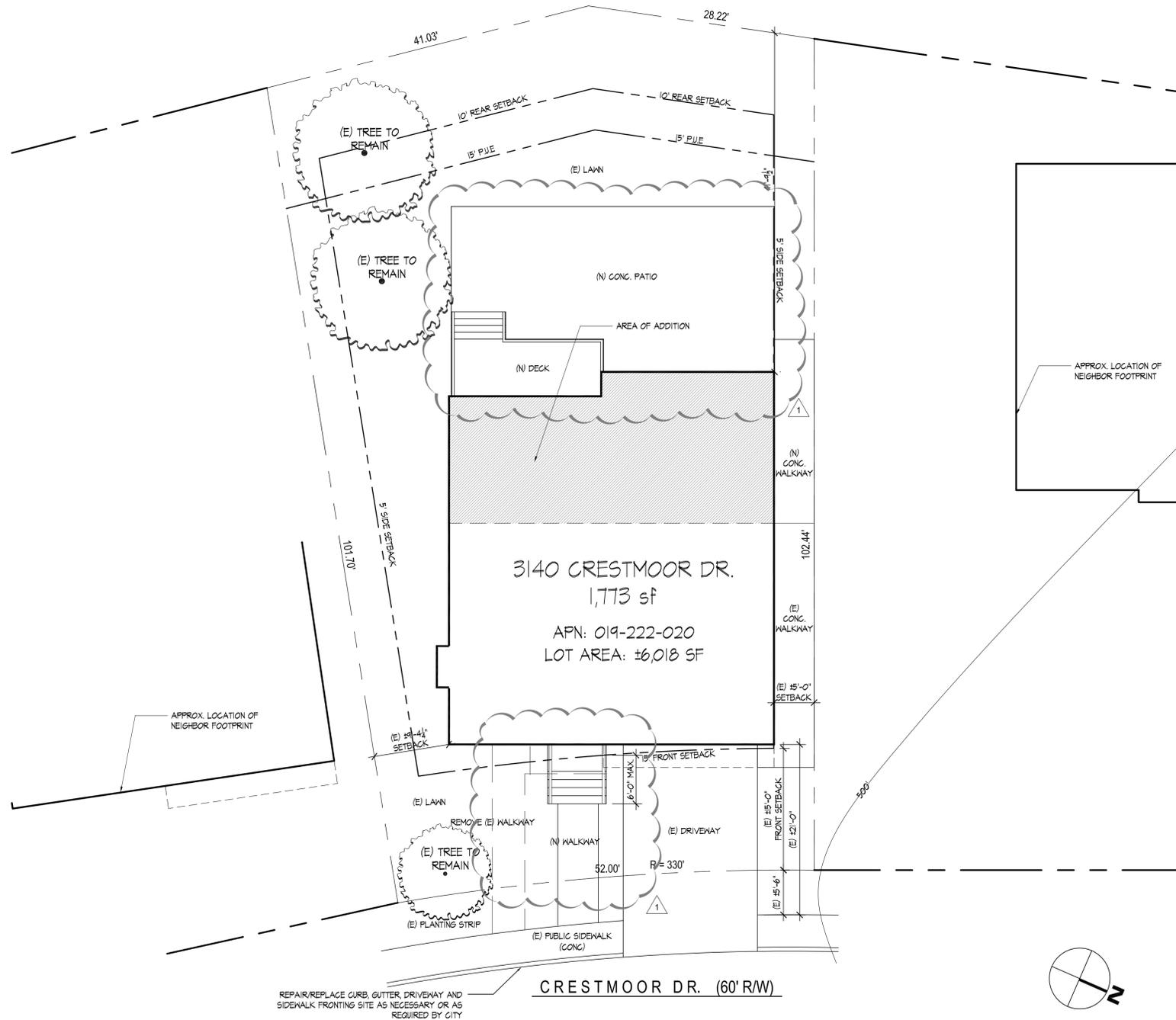


IF THIS SHEET IS NOT 36"x24" . IT IS A REDUCED PRINT - SCALE ACCORDINGLY

**Exhibit C**

# 3140 CRESTMOOR DR.

## ADDITION AND REMODEL



REPAIR/REPLACE CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE AS NECESSARY OR AS REQUIRED BY CITY

**SITE PLAN**

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

1

**GENERAL NOTES**

CONTRACTOR SHALL PROTECT ALL MATERIALS AND CONSTRUCTION FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. AND SHALL LEAVE THE PREMISES CLEAN AND IN AN ORDERLY MANNER. CONTRACTOR IS RESPONSIBLE FOR MAKING ALL WORK PLUMB, LEVEL, OF SOUND CONSTRUCTION, AND IN COMPLIANCE WITH ALL LOCAL BUILDING CODES. CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO THE EXECUTION OF THE WORK, AND NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES WHICH MIGHT AFFECT THE WORK TO BE DONE.

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING PERMITS PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY COMPONENTS. DO NOT SCALE PLANS.

ALL PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. IN LARGE AREAS WHERE DIMENSIONS ARE SHOWN TO A COUNTERTOP, DIMENSIONS IS TO EDGE OF CABINET BELOW UNLESS OTHERWISE NOTED. ALL ANGLES ARE 45 OR 90 DEGREES UNLESS OTHERWISE NOTED.

THESE DRAWINGS ARE NOT ALL INCLUSIVE OF THE REQUIREMENTS OF THIS PROJECT. CONTRACTOR SHALL REFER TO STRUCTURAL DRAWINGS AND CALCULATIONS PREPARED BY THE STRUCTURAL ENGINEER CONTRACTED BY THE OWNER. CONTRACTOR SHALL REFER TO TITLE 24 ENERGY DOCUMENTS PREPARED BY THE ENERGY CONSULTANT IN CONTRACT.

IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT SHOWN, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AND QUALITY AS SIMILAR CONDITIONS WHICH ARE SHOWN OR CALLED FOR IN THE PLANS.

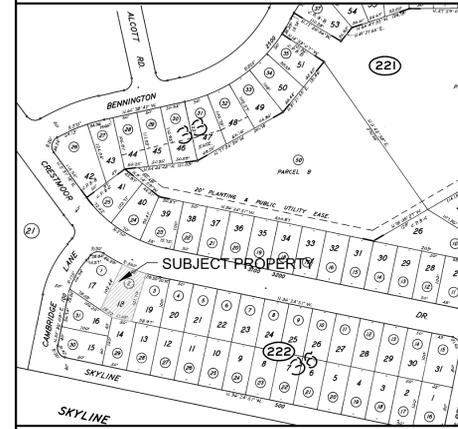
- APPLICABLE BUILDING CODES:**
- 2013 CALIFORNIA RESIDENTIAL CODE
  - 2013 CALIFORNIA BUILDING CODE
  - 2013 CALIFORNIA ELECTRICAL CODE
  - 2013 CALIFORNIA MECHANICAL CODE
  - 2013 CALIFORNIA PLUMBING CODE
  - 2013 CALIFORNIA ENERGY CODE
  - 2013 CALIFORNIA FIRE CODE
  - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
  - ALL AMENDMENTS & SUPPLEMENTS TO ABOVE CODES
  - ALL SAN BRUNO ORDINANCES & AMENDMENTS TO ABOVE CODES

**PERMITS:**  
A DEMOLITION PERMIT IS REQUIRED FOR SIDEWALK, SEWER AND WATER REPLACEMENT. CONTRACTOR TO VERIFY 4" MIN. SIZE OF (E) SEWER LATERAL.

**CONSTRUCTION RESTRICTIONS:**  
NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS STATED BELOW. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY OF NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER, OR IF THE TWENTY-FIFTH DAY OF DECEMBER FALLS ON A SUNDAY, THE FOLLOWING MONDAY IS A HOLIDAY.

**CONSTRUCTION HOURS:**  
MONDAY THROUGH FRIDAY: 7:00AM TO 7:00PM  
SATURDAYS: 8:00AM TO 6:00PM  
SUNDAYS AND HOLIDAYS: 8:00AM TO 6:00PM

**VICINITY MAP**



**Project Data**

PROJECT ADDRESS: 3140 CRESTMOOR DR. SAN BRUNO, CA 94066

OWNER: 1404 Serra Dr. Pacifica, CA 94044 650.201.0573  
E-Mail: casey@caseydarcydesign.com

PARCEL NUMBER: 019-222-020  
OCCUPANCY GROUP: R-1  
TYPE OF CONSTRUCTION: V-B  
LOT AREA: 6,018 sf  
ADJUSTED LOT AREA: (.94 X 6,018) 5,657 sf  
MAX LOT COVER: (80% FAR) 2,489 sf  
MAX FLOOR AREA: (55% ADJ. LOT) 3,111 sf  
MAX IMPERVIOUS AREA: (80% ADJ. LOT) 4,525.6 sf  
(E) LOT SLOPE ±6 %

**EXISTING FLOOR AREA:**  
(E) MAIN FLOOR: 1,154 sf  
(E) LOWER LEVE/GARAGE: 619 sf  
**TOTAL FLOOR AREA:** 1,773 sf  
**(E) FLOOR AREA PERCENTAGE:** 31 %

**EXISTING LOT COVERAGE:**  
(E) HOUSE: 1,154 sf  
(E) COVERED PORCH: 21 sf  
**(E) TOTAL LOT COVERAGE:** 1,175 sf

**PROPOSED FLOOR AREA:**  
(E) MAIN LEVEL: 1,154 sf  
(N) ADDITION @ MAIN LEVEL: 694 sf  
(E) LOWER LEVEL/GARAGE: 619 sf  
(N) ADDITION @ LOWER LEVEL: 643 sf

**TOTAL FLOOR AREA:** 3,110 sf  
**PROPOSED FLOOR AREA PERCENTAGE:** 54.97 %

**PROPOSED LOT COVERAGE:**  
(E) HOUSE: 1,175 sf  
(N) COVERED PORCH: 21 sf  
(N) ADDITION: 694 sf  
(N) DECK: 130 sf  
**(N) TOTAL LOT COVERAGE:** 2,020 sf

**PROPOSED IMPERVIOUS COVERAGE:**  
(E) HOUSE: 1,175 sf  
(N) COVERED PORCH/STEPS: 53 sf  
(N) ADDITION: 694 sf  
(E) DRIVEWAY: 260 sf  
(N) FRONT WALKWAY: 47 sf  
(E) SIDE WALKWAY: 135 sf  
(N) SIDE WALKWAY: 133 sf  
(N) BACK PATIO: 870 sf  
**(N) TOTAL IMPERV. COVERAGE:** 3,367 sf  
**PROPOSED IMPERV. PERCENTAGE:** 59.5 %

**Index**

A1.1	SITE PLAN PROJECT DATA
A2.1	PROPOSED MAIN LEVEL PLAN PROPOSED LOWER LEVEL PLAN
A2.2	PROPOSED ROOF PLAN EXISTING ROOF PLAN EXISTING FLOOR PLANS DEMO PLAN
A3.1	PROPOSED & EXISTING FRONT ELEVATIONS PROPOSED & EXISTING LEFT ELEVATIONS
A3.2	PROPOSED & EXISTING REAR ELEVATIONS PROPOSED & EXISTING RIGHT ELEVATIONS

**Plan Legend**

	(E) WALL
	(N) WALL
	(E) WALL TO BE REMOVED



1404 Serra Dr. Pacifica, CA 94044 650.201.0573  
E-Mail: casey@caseydarcydesign.com

**Consultants**

**General Notes**

**SITE PLAN  
PROJECT DATA  
GENERAL NOTES**

Scale:	AS NOTED			
Drawn by:	CMD			
Checked by:	CMD			
Job:				
Date:	NOVEMBER 16, 2015			
Status:	PLANNING SUBMITTAL			
REVISIONS				
No.	Revisions	By	Date	Appr.
1	PLANNING REV 1	CD	12-10-15	

**Project Name and Address**

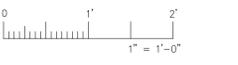
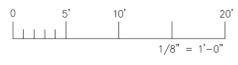
**Remodel**  
3140 Crestmoor Dr.  
San Bruno, CA 94066

**Sheet**

**A1.1**







IF THIS SHEET IS NOT 36"x24", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



1404 Serra Dr.  
 Pacifica, CA 94044  
 650.201.0573  
 E-Mail: casey@caseydarcydesign.com

**Consultants**

**General Notes**

**EXISTING & PROPOSED ELEVATIONS**

Scale: *AS NOTED*

Drawn by: **CMD**

Checked By: **CMD**

Job:

Date: **NOVEMBER 16, 2015**

Status: **PLANNING SUBMITTAL**

**REVISIONS**

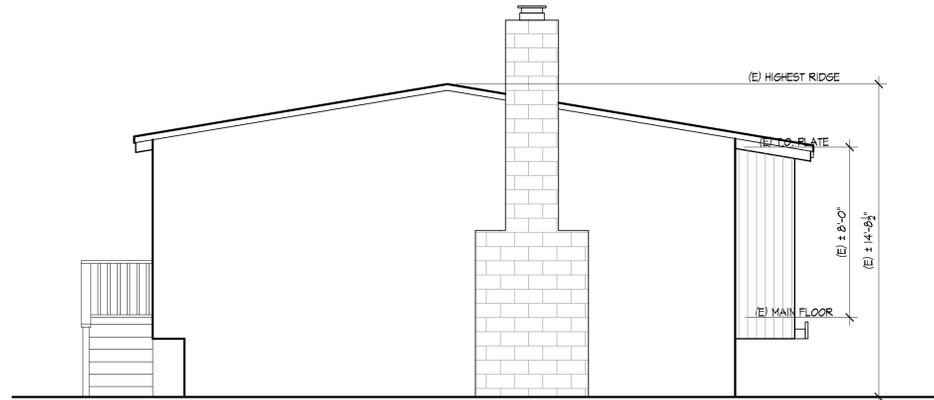
No.	Revisions	By	Date	Appr.
1	PLANNING REV 1	CD	12-16-15	

**Project Name and Address**

**Remodel**  
 3140 Crestmoor Dr.  
 San Bruno, CA 94066

Sheet

**A3.1**



**EXISTING LEFT ELEVATION**

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

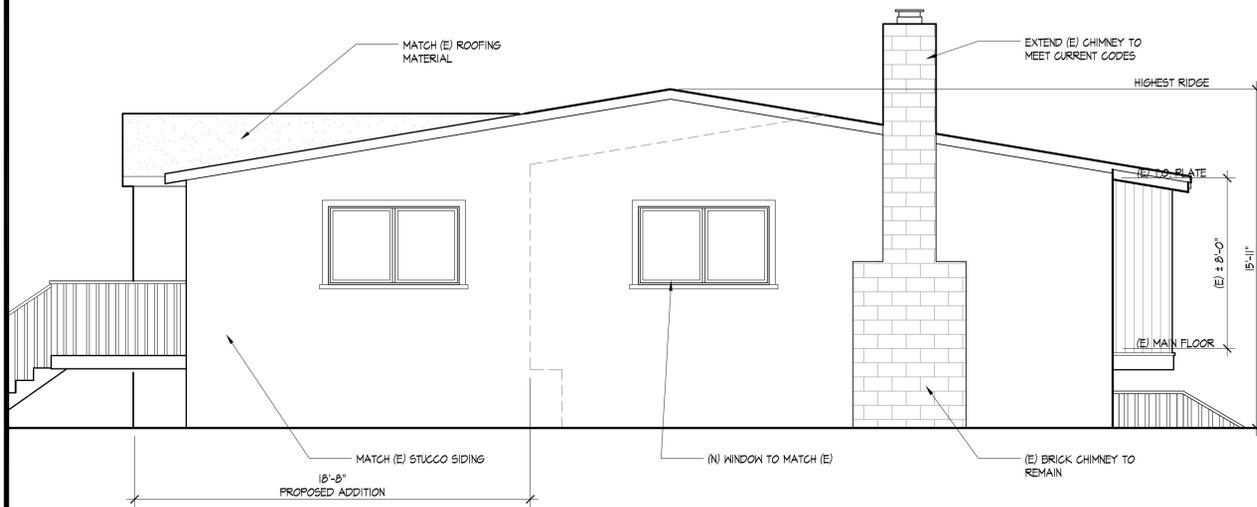
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**EXISTING FRONT ELEVATION**

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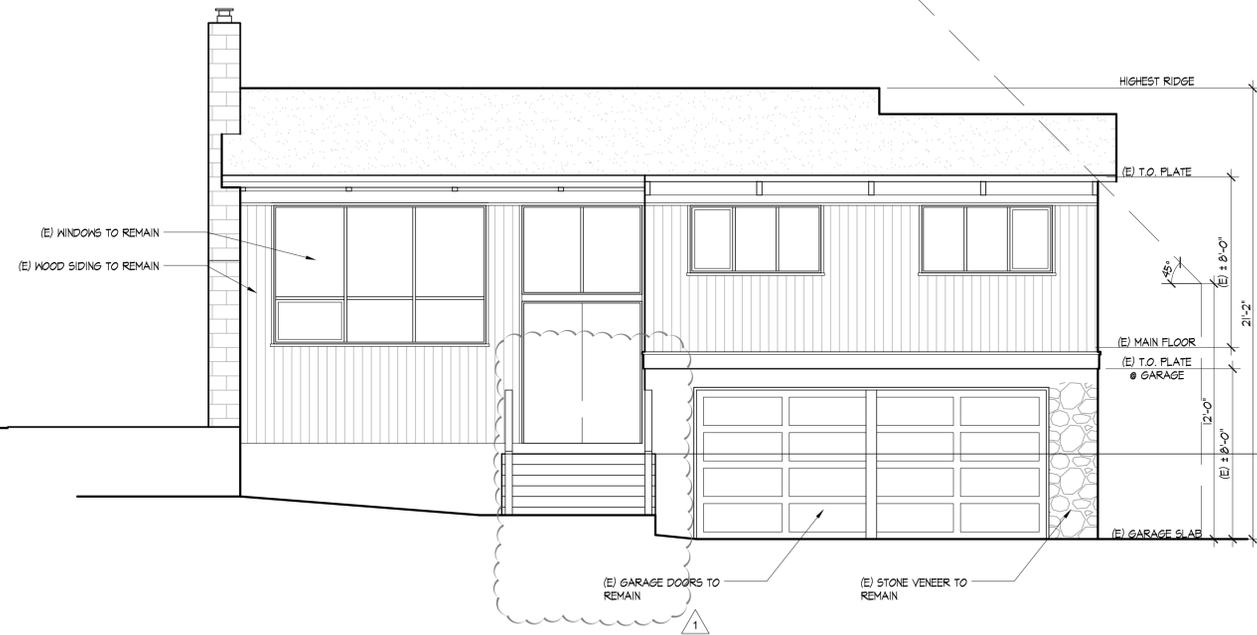
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**PROPOSED LEFT ELEVATION**

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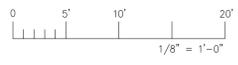
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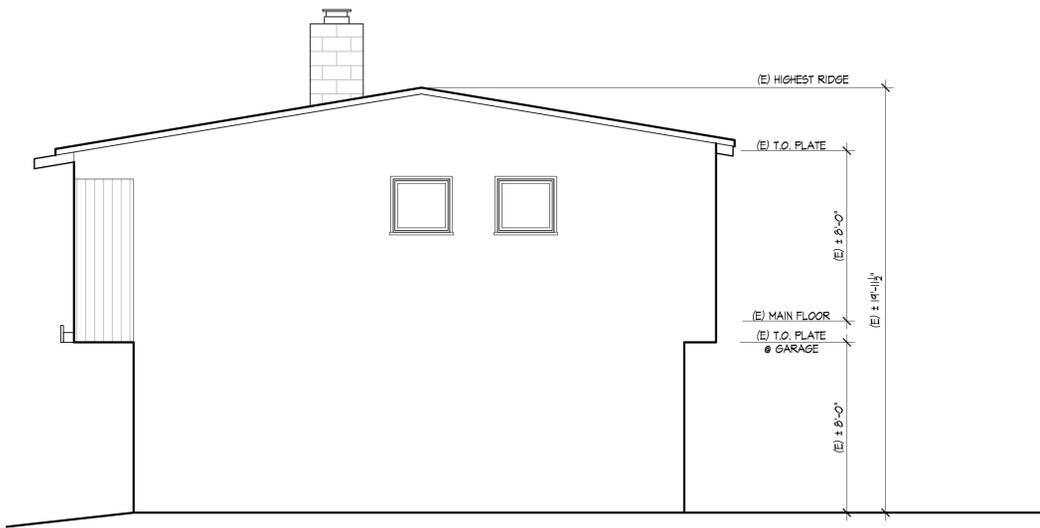
**PROPOSED FRONT ELEVATION**

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

**1**



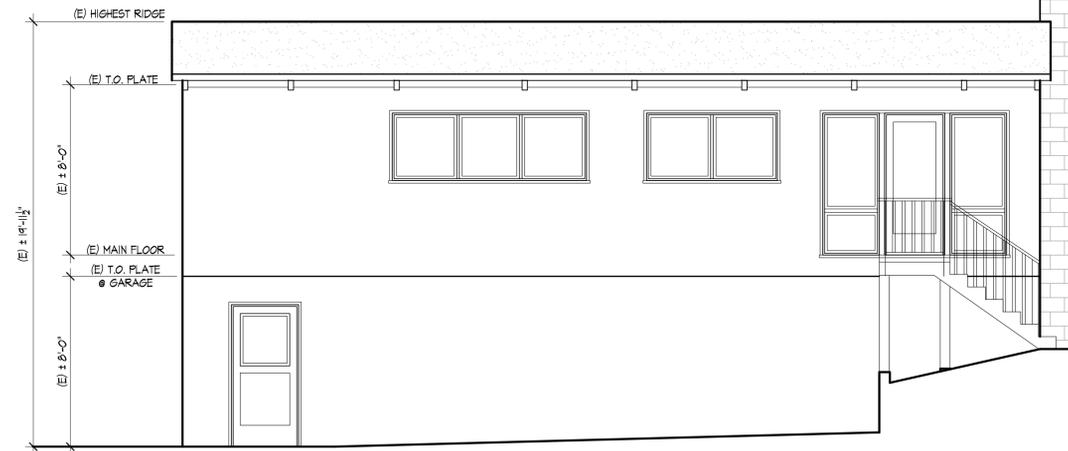
IF THIS SHEET IS NOT 36"x24", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



**EXISTING RIGHT ELEVATION**

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

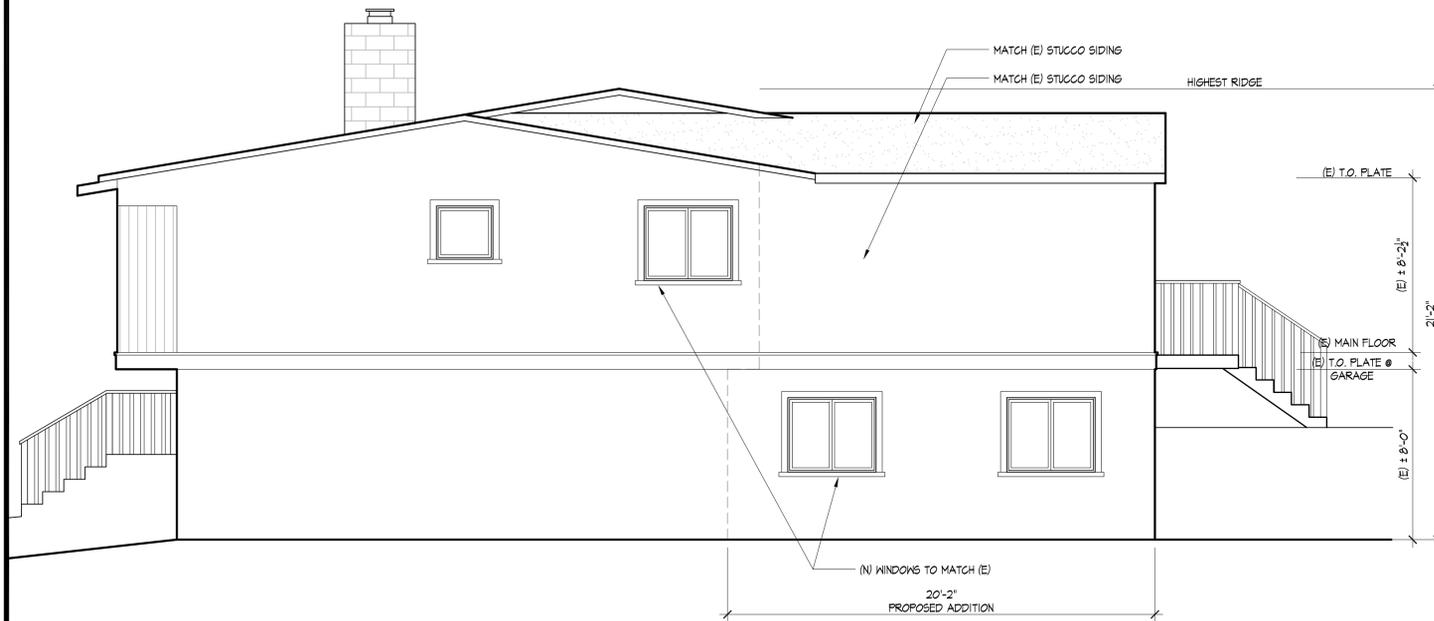
**4a**



**EXISTING REAR ELEVATION**

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

**3a**



**PROPOSED RIGHT ELEVATION**

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

**4**



**PROPOSED REAR ELEVATION**

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

**3**



1404 Serra Dr.  
Pacifica, CA 94044  
650.201.0573  
E-Mail: casey@caseydarcydesign.com

**Consultants**

**General Notes**

**EXISTING & PROPOSED ELEVATIONS**

Scale: AS NOTED

Drawn by: CMD

Checked By: CMD

Job:

Date: NOVEMBER 16, 2015

Status: PLANNING SUBMITTAL

**REVISIONS**

No.	Revisions	By	Date	Appr.
1	PLANNING REV 1	CD	12-16-15	

**Project Name and Address**

**Remodel**  
3140 Crestmoor Dr.  
San Bruno, CA 94066

Sheet

**A3.2**

# Exhibit D



City of San Bruno  
 Building Safety Division  
 567 El Camino Real  
 San Bruno, CA 94066

Permit Center: (650) 616-7076  
 Inspection Request: (650) 616-7074  
 Fax: (650) 873-6749

## 2013 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC) RESIDENTIAL CHECKLIST

New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to the specific area of the addition or alteration.

BUILDING PERMIT NO.:

ADDRESS:

3140 Crestmoor

MANDATORY  
 MEASURES  
 SPECIFIED  
 (Please check  
 boxes below)

Feature or Measure	Yes
<b>SITE DEVELOPMENT</b>	
A plan has been developed and will be implemented to manage storm water drainage during construction per CGC 4.106.2 & 4.106.3	<input type="checkbox"/>
<b>WATER EFFICIENCY AND CONSERVATION</b>	
Plumbing fixtures (Water closets and urinals) shall comply with the following:	
The effective flush volume of all water closets shall not exceed 1.28 gal/flush (CGC 403.1.1)	<input checked="" type="checkbox"/>
The effective flush volume of urinals shall not exceed 0.5 gal/flush (CGC 403.1.2)	<input type="checkbox"/>
Fittings (faucets and showerheads) have all required standards listed on plans and are in accordance to CGC 4.303.1.3 and CGC 403.1.4	<input checked="" type="checkbox"/>
Automatic irrigation system controller for landscaping provided by the builder and installed at the time of final inspection shall comply with CGC 4.304	<input type="checkbox"/>
<b>ENHANCED DURABILITY AND REDUCED MAINTENANCE</b>	
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	<input type="checkbox"/>
<b>CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b>	
A minimum of 65% 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	<input type="checkbox"/>
<b>BUILDING MAINTENANCE AND OPERATION</b>	
An operation and maintenance manual will be provided to the building occupant or owner per CGC 4.410.1	<input type="checkbox"/>
<b>ENVIRONMENTAL QUALITY</b>	
Any gas fireplaces shall be a direct-vent sealed-combustible type.	<input type="checkbox"/>
Any wood stove or pellet stove shall comply with US EPA Phase II emission limits per CGC 4.503.1	<input type="checkbox"/>
<b>POLLUTANT CONTROL</b>	
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.	<input type="checkbox"/>
Adhesive, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	<input type="checkbox"/>
Paints and coatings shall comply with VOC limits per CGC 4.504.2.2.	<input type="checkbox"/>
Aerosol paints and coatings shall meet the Product-weighted MIR limits for VOC and other requirements per CGC 4.504.2.3.	<input type="checkbox"/>
Documentation will be provided, at the request of the Building Division, to verify compliance with VOC finish materials per CGC 4.504.2.4.	<input type="checkbox"/>
Carpet system installed in the building interior shall meet the testing and product requirement per CGC 4.504.3.	<input type="checkbox"/>
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the requirements per CGC 4.504.4.	<input type="checkbox"/>
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.	<input type="checkbox"/>

Feature or Measure	Yes
<b>INTERIOR MOISTURE CONTROL</b>	
A capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided per CGC 4.505.2 and CRC R506.2.3.	<input type="checkbox"/>
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.	<input type="checkbox"/>
<b>INDOOR AIR QUALITY AND EXHAUST</b>	
Exhaust fans, which are ENERGY STAR compliant and be ducted to terminate outside the building, shall be provided in every bathroom per CGC 4.506.1.	<input checked="" type="checkbox"/>
<b>ENVIRONMENTAL COMFORT</b>	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods: 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equivalent; 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2009 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent.	<input type="checkbox"/>
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION</b>	
HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognize training or certification program per CGC 702.1.	<input type="checkbox"/>
<b>VERIFICATION</b>	
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.	<input type="checkbox"/>

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2013 California Green Building Standards Code.	I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: <i>Cosy Darcy</i>	Name: <i>RYAN DALE MC</i>
Signature: <i>Cosy Darcy</i>	Signature: <i>[Signature]</i>
Date: <i>1/6/16</i>	Date: <i>1-10-16</i>
Company: <i>Darcy Design</i>	License: <i>614021</i>
Address: <i>1404 Serra Dr.</i>	Address: <i>3090 Riviera Drive</i>
City: <i>Pacifica</i> State: <i>CA</i> Zip: <i>94044</i>	City: <i>Burlingame</i> State: <i>CA</i> Zip: <i>94010</i>



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**

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

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. 5.B.  
February 2, 2016**

**Project Address:** 1662 Hickory Avenue  
**Assessor's Parcel No:** 020-026-050  
**Application No.:** UP-15-017  
**Zoning District:** R-1 (Single-Family Residential)  
**General Plan Classification:** Low Density Residential  
**Prepared by:** Paula Bradley, (650) 616-7038

**REQUEST**

Request for a Use Permit to allow the construction of a 989 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 (2,099) square foot gross floor area for a single-family dwelling with only one covered off-street parking space, per Sections 12.200.030.B.1 and 12.96.060.D.4.b, of the San Bruno Municipal Code. Sameer Y. Nasser Trust and Kholoud Nasser Trust (Applicant/Owners)

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-017, based on Findings 1-6 and subject to Conditions of Approval 1-27.

**PROJECT DESCRIPTION**

The applicant is proposing to construct 458 square foot first floor addition and a 481 square foot second floor addition (total 939 square feet) to the rear of an existing 1,382 square foot, one-story single-family home, which will increase the gross floor area of the existing home by greater than 50% (68%). The proposed project will also exceed the maximum 1,825 square foot gross floor area for a single-family dwelling with only one covered off-street parking space, by 274 square feet, with a total of 2,099 square feet (without the garage). The existing home is three bedroom, one bath and the expansion would include two additional bedrooms and a one and one-half bathrooms. If approved and constructed, this would be a five-bedroom, two and one-half -bathroom home, with a total floor area of 2,371 square feet, including garage.

**ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee reviewed this project at its January 14, 2016 meeting. The Architectural Review Committee forwarded the project to the Planning Commission with the following recommendation, which have been incorporated into the plans before you:

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

- Include the area of the stairs to the second floor which is open to the ceiling (over 15-foot ceiling height) in the gross floor area calculation.

**ENVIRONMENTAL REVIEW**

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

**LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on January 22, 2016.
2. Advertisement published in the San Mateo Daily Journal, Saturday, January 23, 2016

**PUBLIC COMMENT**

No comments have been received as of the completion of this staff report.

**REVIEWING AGENCIES**

Community Development Department  
Public Services Department  
Fire Department

**EXISTING CONDITIONS**

The subject property is located on Hickory Avenue south of Cedarwood Court and west of Cherry Avenue. This is a rectangular-shaped lot with a total size of 5,250 square feet. The property is currently developed with a one-story single-family dwelling consisting of 1,660 square feet of living space which includes two bedrooms, one bathroom, a living room, dining room, kitchen, plus an attached 222 square foot one-car garage. The home was constructed in 1951 and is located in the Mills Park 4 subdivision. Immediately adjacent to the subject property are one-story single-family dwellings and a two story dwelling to the rear and North.

**ADDITIONAL INFORMATION**

- **Accessory Structures:** None
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There is a five-foot PUE along the rear property line.
- **Heritage Trees:** There are no heritage trees located onsite.
- **Previous additions or alterations:** There have been no previous additions or alterations to the subject property.

**SURROUNDING LAND USES**

North: Cedarwood Court/San Bruno Avenue – R-1 (Single Family Residential)  
South: Juniper Avenue – R-1 (Single Family Residential)  
East: Cherry Avenue – R-1 (Single Family Residential)  
West: Pepper Drive – R-1 (Single Family Residential)

**PROJECT DETAILS SUMMARY**

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		5,250 s.f. 5,250 s.f. adjusted	5,250 s.f. 5,250 s.f. adjusted	Same
Lot Coverage		2,310 s.f. (44%)	1,382 s.f. (26%)	1,872 s.f. (36%)
Gross Floor Area		2,887 s.f.*	1,382 s.f.	2,371 s.f.
Floor Area Ratio		.55	.26	.45
Building Setbacks	Front	15'-0"	24'-0"	Same
	Rear	10'-0"	41'-6"	15'-0"
	R Side	5'-0"	5'-0"	5'-10"
	L Side	5'-0"	5'-0"	16'-0"
Building Height		28'-0"	17'-0"	25'-2"
Covered Parking		1 space	1 space	Same

Notes:

\*See Chart 1 in Section 12.96.060 of the SBMC for the floor area ratio adjustment factor for lot size.

\*\*Max. FAR = Lot size X adjustment factor X ratio

**Square Footage Breakdown:**

	Ground floor	Second floor	Garage	Total
Existing	1,160	-	222	1,382
Proposed	458	531	-	989
Total	1,618	531	222	2,371

**STAFF'S PROJECT ANALYSIS**

The proposed 989-square foot second floor addition to the rear of the home would increase the gross floor area of the existing home by greater than 50% (68%), the maximum allowed without the approval of a Use Permit. The total floor area remains less than the maximum FAR (of 55% at 44%), and the floor area would be 2,321 square feet where 2,887.5 square feet is the maximum allowable floor area. The addition at the rear of the home is visible from the front and sides and to the rear from a two-story home at a higher grade, with a view downward to the subject property. The proposed project meets the lot coverage, floor area, setbacks, maximum front yard impervious surface, and height requirements for the R-1 district.

The daylight plane calculation was utilized to determine the second floor step backs. Second floor step backs and articulation are also incorporated to decrease the mass and scale of the second floor addition. Both sides of the second floor elevations include a step-back with 1'-0" on the west elevation and 3'-0" on the east elevation. The west elevation includes a roof separating the first and second floors and one window. The east elevation includes an uncovered 3'-0" deep balcony, with a slider which does not

project into the required side setback. The proposed wrought iron balcony railing is similar to that of the front porch. The view from the balcony is to the adjacent property's garage and rear yard, and does not create a privacy issue. The second floor rear plane is cantilevered 3'-0" into the rear yard and includes two windows, one is a bay window. The front of the addition is stepped back 22'-0" from the front wall plane. The first floor addition side wall is an offset an additional 5'-0" (a 10-foot side setback) from the east property line with second floor balcony above. The proposed building height is 25'-2", based on average grade (per Section 12.80.245), where 28'-0" is allowed. The new roof is the same pitch 3:1 as the existing home and materials and color match the existing.

The proposed project will also exceed the maximum 1,825 square foot gross floor area for a single-family dwelling with only one covered off-street parking space by 274 square feet, with a total of 2,099 square feet of habitable area without the garage. The existing garage size is adequate for parking one vehicle with an 8'-0" wide door. The parking pad is 18'-0" wide and 21'-0" deep, allowing a second parking space. The existing home is three bedroom, one bath and the expansion would include two additional bedrooms and one and one-half bathrooms. If approved and constructed, this would be a five bedroom, two bathroom home, with a total floor gross area of 2,371 square feet.

Staff recommends that the proposed 989-square foot first and second floor addition, which exceeds the maximum gross floor area for a home with a one-car garage, be allowed as the Zoning Code allows flexibility from the strict interpretation of the Code, with the approval of a Use Permit. As described above, the project is consistent with the Residential Design Guidelines and is compatible with the design and scale of the surrounding neighborhood.

## **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 first and second floor addition to an existing one-story single-family dwelling. The project will utilize exterior materials and colors including stucco, vinyl windows with painted trim, and an asphalt shingle roof, and a wrought iron balcony that would match the existing dwelling and the surrounding neighborhood.

The proposed project exceeds the maximum 1,825 square foot gross floor area for a single-family dwelling with only one covered off-street parking space by 274 square feet, with a total of 2,099 square feet of habitable area. The existing garage size is adequate for parking one vehicle and the parking pad

is 18'-0" wide and 21'-0" deep, allowing at least one additional parking space. The existing home is three bedroom, one bath and the expansion would include two additional bedrooms and a bathroom. Although five bedrooms will result, there are two usable off-street parking spaces for the home.

Staff finds that the proposed 989-square foot first and second floor addition, which exceeds the maximum gross floor area for a home with a one-car garage, be allowed as the Zoning Code allows flexibility from the strict interpretation of the Code, with the approval of a Use Permit. As described above, the project is consistent with the Residential Design Guidelines and is compatible with the design and scale of 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.

**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 Residential Design Guidelines allows using a daylight plan calculation to minimize impacts to adjacent properties access to light and air. The daylight plane calculation was utilized to determine the second floor step backs. Second-floor step backs and articulation are also incorporated to decrease the mass and scale of the second floor addition. Both sides of the second floor elevations include step-backs with 1'-0" on the west elevation and 3'-0" on the east elevation. The west elevation includes a roof separating the first and second floors. The east elevation includes an uncovered 3'-0" deep balcony, with a slider which does not project into the required side setback. The view from the balcony is to the adjacent property garage and rear yard, and does not create a privacy issue. The rear second floor plane is cantilevered 3'-0" into the rear yard and includes two windows, one is a bay window. The front of the addition is stepped back 22'-0" from the front wall plane. The first floor addition side wall is an offset an additional 5'-0" (a 10-foot side setback) from the east property line with second floor balcony above.

Therefore, staff finds that the proposed addition to be consistent with the Residential Design Guidelines and would not restrict or interfere with light and air access to the adjacent properties. To the rear are larger two-story homes. The project is compatible with the scale of the surrounding neighborhood, which consists of primarily of one story with some two-story homes. As stated above, the proposed expansion would result in a residence that is larger than the typical residence within the neighborhood but incorporates offsets, step backs and other architectural details on the second floor to reduce its mass

and scale and relate to the smaller adjacent residences. Furthermore, the neighborhood, as are most neighborhoods with modest-sized homes, is in transition with other two-story residences that have already been expanded. The number of two story residences, larger homes within the neighborhood will continue to increase. Within this context the proposed building is compatible with the neighborhood. The height of the home would be 25'-2", which is less than the 28'-0" height limit of the R-1 zone.

- 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 proposed addition would utilize a painted stucco exterior with asphalt composition roofing material to match the existing colors and materials which are consistent with the existing home and the immediate neighborhood. 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 as described in Finding no. 4 above. The project is consistent with the Residential Design Guidelines and is compatible with the design and scale of the surrounding neighborhood. The project will utilize exterior materials and colors including stucco, vinyl windows with painted trim, and an asphalt shingle roof, to match the existing colors and materials which are consistent with the existing home and the immediate 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 15-017 shall not be valid for any purpose. Use Permit 15-017 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 February 2, 2016 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 February 2, 2016 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. Comply with the 2013 California Codes, including the California Residential Code.

### **Public Services Department**

13. The front property line is located 5.5 feet behind the sidewalk at 1662 Hickory Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 5.5 feet from the back of sidewalk along Hickory Avenue. S.B.M.C. 8.08.010.
14. 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.
15. Show on the plans flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.

16. If not present, the applicant shall install a sanitary sewer lateral clean out at property line per City Standards Detail SS-02, dated Aug 2011. Older clean outs not meeting current City standards shall be replaced.
17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on 131 Del Norte Drive per S.B.M.C 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks 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 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.
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 and confirm that the new stairwell structure will not block existing surface drainage patterns.
23. Should the project create and/or replace 2,500 square feet or more of impervious surface, the project must include one of the required C.3.i site Design Measures as required by the Municipal Regional Permit. A C.3.i. Checklist must also be completed and submitted for review.
24. Perform a water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing ¾-inch water meter is sufficient to serve proposed water demand. If existing meter is undersized a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

## **Fire Department**

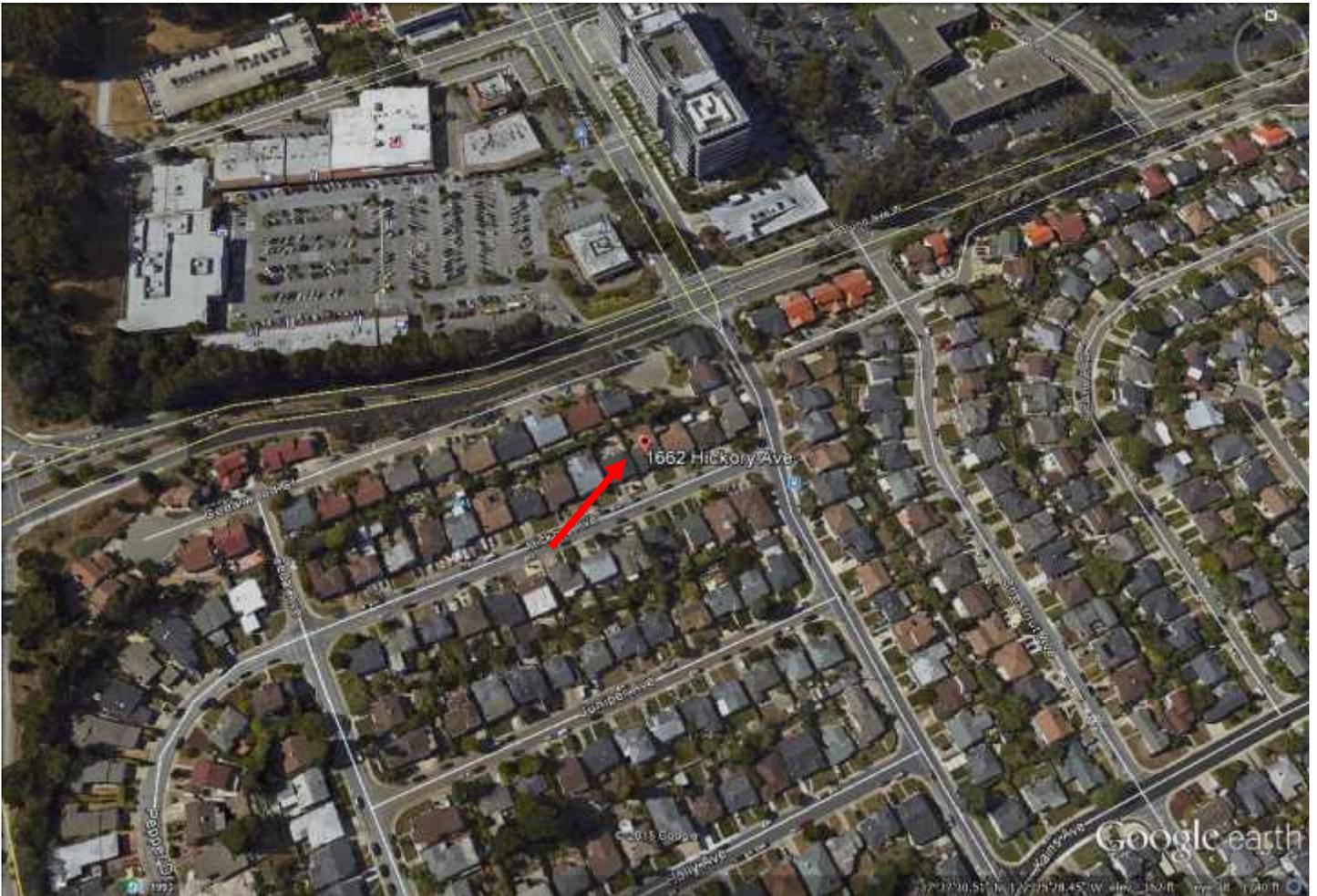
25. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

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

**EXHIBITS**

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

**Exhibit A: Site Location**



**1662 Hickory Avenue  
020-026-050  
UP-15-017**

**Exhibit B: Photographs**



**Subject Site**



**View to Northeast - Neighboring Properties**



View to south, across the street



View of two story home to the north and rear of subject site

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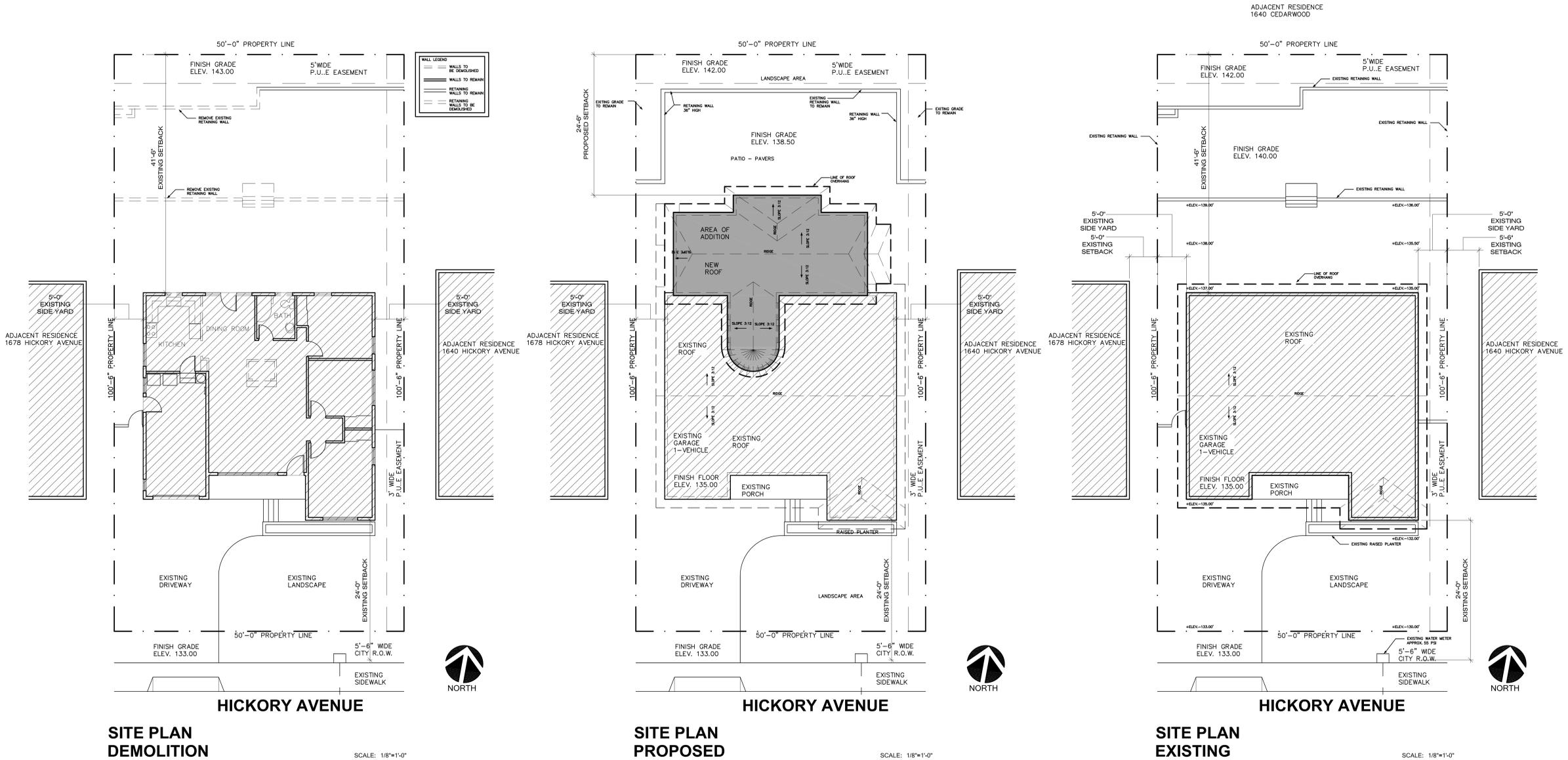
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**NASSER RESIDENCE**  
1662 HICKORY AVENUE  
SAN BRUNO, CALIFORNIA 94066

**SITE PLAN EXISTING  
PROPOSED AND DEMOLITION**



**SITE PLAN DEMOLITION**

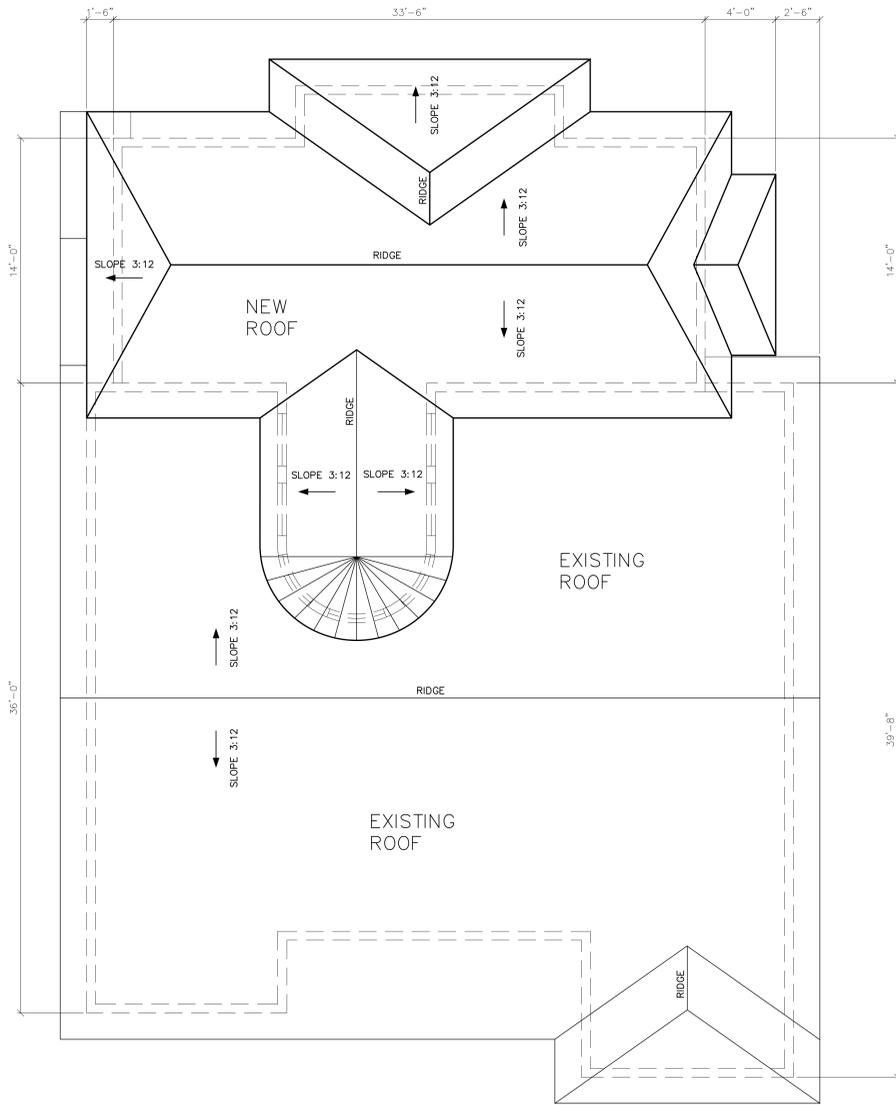
**SITE PLAN PROPOSED**

**SITE PLAN EXISTING**

<p><b>GREEN BUILDING TECHNIQUES</b></p> <p><b>SITE DEVELOPMENT:</b></p> <ol style="list-style-type: none"> <li>The general contractor will manage his schedule to avoid the rainy periods. He will additionally provide hay bales and sand bags to manage storm water drainage during construction.</li> <li>Existing concrete is to be demolished and permeable pavers are incorporated into the rear area to allow for storm water to percolate into the soil.</li> </ol> <p><b>WATER EFFICIENCY AND CONSERVATION:</b></p> <ol style="list-style-type: none"> <li>Water closets will be all new and will not exceed 1.28 gal/flush.</li> <li>All water faucets and shower heads will not exceed the allowable flow rate.</li> <li>There will not be an irrigation system installed.</li> </ol> <p><b>ENHANCED DURABILITY AND MAINTENANCE:</b></p> <ol style="list-style-type: none"> <li>All annular spaces will be sealed to reduce rodent infiltration and deterioration.</li> </ol> <p><b>CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING:</b></p> <ol style="list-style-type: none"> <li>General contractor will contract with a waste hauler who meets the standards set by the city of a minimum of 60% and demolition waste to be diverted to an offsite recycle, diversion or salvage facility.</li> </ol> <p><b>BUILDING MAINTENANCE AND OPERATION:</b></p> <ol style="list-style-type: none"> <li>General contractor will be instructed to provide a comprehensive manual of all warranty, maintenance instructions etc. for equipment and materials installed.</li> </ol> <p><b>ENVIRONMENTAL QUALITY:</b></p> <ol style="list-style-type: none"> <li>If fireplace is installed it should meet Phase II emission limits.</li> </ol> <p><b>POLLUTANT CONTROL:</b></p> <ol style="list-style-type: none"> <li>At the time of installation, during storage on the construction site and until final startup of the heating and 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.</li> <li>Adhesives, sealants and caulks shall meet the VOC limits of the California Green Code.</li> <li>Paints and coatings shall comply with VOC limits of the California Green Code.</li> <li>Documentation will be provided, at the request of the Building Division, to verify compliance with VOC finish materials, per the California Green Code.</li> <li>Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the requirements of the California Green Code.</li> <li>Hardwood, plywood, particle board, 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 the California Green Code.</li> </ol>	<p><b>INTERIOR MOISTURE CONTROL:</b></p> <ol style="list-style-type: none"> <li>A capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick base of 1/2" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided per the California Green Building Code.</li> <li>Building materials with visible signs of water damage shall not be installed. 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.</li> </ol> <p><b>INDOOR AIR QUALITY AND EXHAUST:</b></p> <ol style="list-style-type: none"> <li>Exhaust fans, which are ENERGY STAR compliant and ducted to terminate outside the building, shall be provided in every bathroom.</li> </ol> <p><b>INDOOR AIR QUALITY AND EXHAUST:</b></p> <ol style="list-style-type: none"> <li>Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods.             <ol style="list-style-type: none"> <li>Heat Loss/Heat Gain values in accordance with ANSIACCA 2 Manual J-2004 or equivalent.</li> <li>Duct systems are sized according to ANSIACCA 1 Manual D-2009 or equivalent.</li> <li>Select heating and cooling equipment in accordance with ANSIACCA 3, Manual S-2004 or equivalent.</li> </ol> </li> </ol> <p><b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION:</b></p> <ol style="list-style-type: none"> <li>HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program per the California Green Building Code.</li> </ol> <p><b>VERIFICATION:</b></p> <ol style="list-style-type: none"> <li>Upon request, verification of compliance with the Green Building 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.</li> <li>General contractor will keep a complete manual of all materials specifications for inspection at any time on site.</li> </ol> <p><b>ENERGY EFFICIENCY:</b></p> <ol style="list-style-type: none"> <li>ENERGY STAR appliances will be installed where being replaced.</li> <li>Low E energy efficient dual pane windows will be installed.</li> <li>New insulation will be installed throughout addition as determined by the Title 24 findings.</li> <li>Where appropriate, construction materials with recycled content will be utilized.</li> <li>Existing doors, fixtures windows that can be salvaged and not able to be re-used will be donated for re-use.</li> </ol>
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<b>PROJECT DESCRIPTION</b>	
OWNER:	SAMEER AND KHOLOUD NASSER
ADDRESS:	1662 HICKORY AVENUE SAN BRUNO, CALIFORNIA 94066
LEGAL DESCRIPTION:	APN# 020-028-050 SINGLE FAMILY RESIDENCE
SLOPE: ELEV.142'-130"=12' DIFFERENCE (127/100.5=11.9% SLOPE)	
HEIGHT LIMIT: LOT IS AVERAGE SLOPE LESS THAN 20%	
PER ZONING CODE SECTION 12.200.040.A.1 HEIGHT LIMIT IS 28' FOR WITH AN AVERAGE SLOPE OF 20% OR LESS.	
PER ZONING CODE SECTION 12.12.80.245 HEIGHT OF BUILDINGS - VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF HIGHEST AND LOWEST POINT OF THE LOT COVERED BY THE BUILDING TO THE TOPMOST POINT OF THE ROOF:	
HIGHEST POINT = ELEV. 137.00' LOWEST POINT = ELEV. 132.00'	
AVERAGE GRADE = ELEV. 134.50'	
BUILDING HEIGHT LIMIT IS 28' ABOVE ELEV. 134.50'	
<b>FLOOR AREA:</b>	
FIRST FLOOR EXISTING	1,160 SQ. FT.
FIRST FLOOR ADDITION	458 SQ. FT.
SECOND FLOOR ADDITION	481 SQ. FT.
PROPOSED TOTAL SQ.FT.	2,099 SQ. FT.
GARAGE SQ.FT. (22'-6" X 10'-4")	222 SQ. FT.
GROSS FLOOR AREA:	2,321 SQ. FT.
<b>LOT COVERAGE:</b>	
MAXIMUM GROSS FLOOR AREA: 5,250 SQ.FT. X 1 - 5,250 X .55 = 2,887.5 SQ.FT.	
MAXIMUM LOT COVERAGE: 2,887.5 SQ.FT. X .8 = 2,310 SQ.FT.	
LOT AREA = 100'-6" x 50' = 5,250 SQ. FT.	
<b>EXISTING SET BACK:</b>	
SIDE - 5'-0"	
REAR - 4'-11"	
FRONT - 24'-0"	
<b>PROPOSED SETBACK:</b>	
SIDE 5'-0"	
REAR - 24'-5"	
FRONT - 24'-0"	
NUMBER OF COVERED PARKING SPACES = 1	
<b>IMPERVIOUS AREA:</b>	
BUILDING AND CONCRETE PAVING (IMPERVIOUS) = 2,668 SQ.FT.	
LANDSCAPE AREA (PERVIOUS) = 1,746	
PAVER AREA (PERVIOUS) = 836 SQ.FT.	
TOTAL PERVIOUS AREA = 2582 SQ.FT.	

HEIGHT LIMIT: LOT IS AVERAGE SLOPE LESS THAN 20%  
PER ZONING CODE SECTION 12.200.040.A.1  
HEIGHT LIMIT IS 28' FOR WITH AN AVERAGE SLOPE OF 20% OR LESS.  
PER ZONING CODE SECTION 12.12.80.245 HEIGHT OF BUILDINGS - VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF HIGHEST AND LOWEST POINT OF THE LOT COVERED BY THE BUILDING TO THE TOPMOST POINT OF THE ROOF:  
HIGHEST POINT = ELEV. 137.00' LOWEST POINT = ELEV. 132.00'  
AVERAGE GRADE = ELEV. 134.50'  
BUILDING HEIGHT LIMIT IS 28' ABOVE ELEV. 134.50'



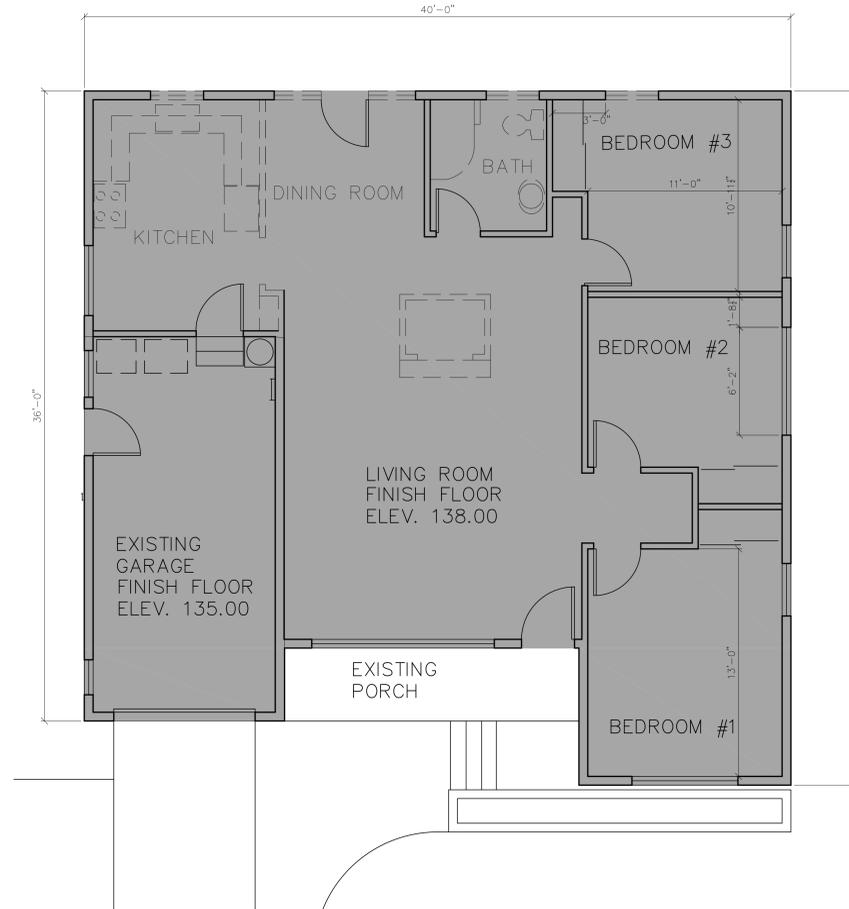
**ROOF PLAN  
PROPOSED**



NORTH

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

WALL LEGEND	
	WALLS TO BE DEMOLISHED
	WALLS TO REMAIN
	RETAINING WALLS TO REMAIN
	RETAINING WALLS TO BE DEMOLISHED

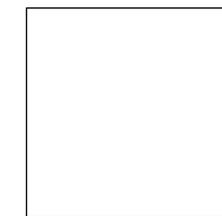


**FIRST FLOOR PLAN  
EXISTING DEMOLITION PLAN**



NORTH

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



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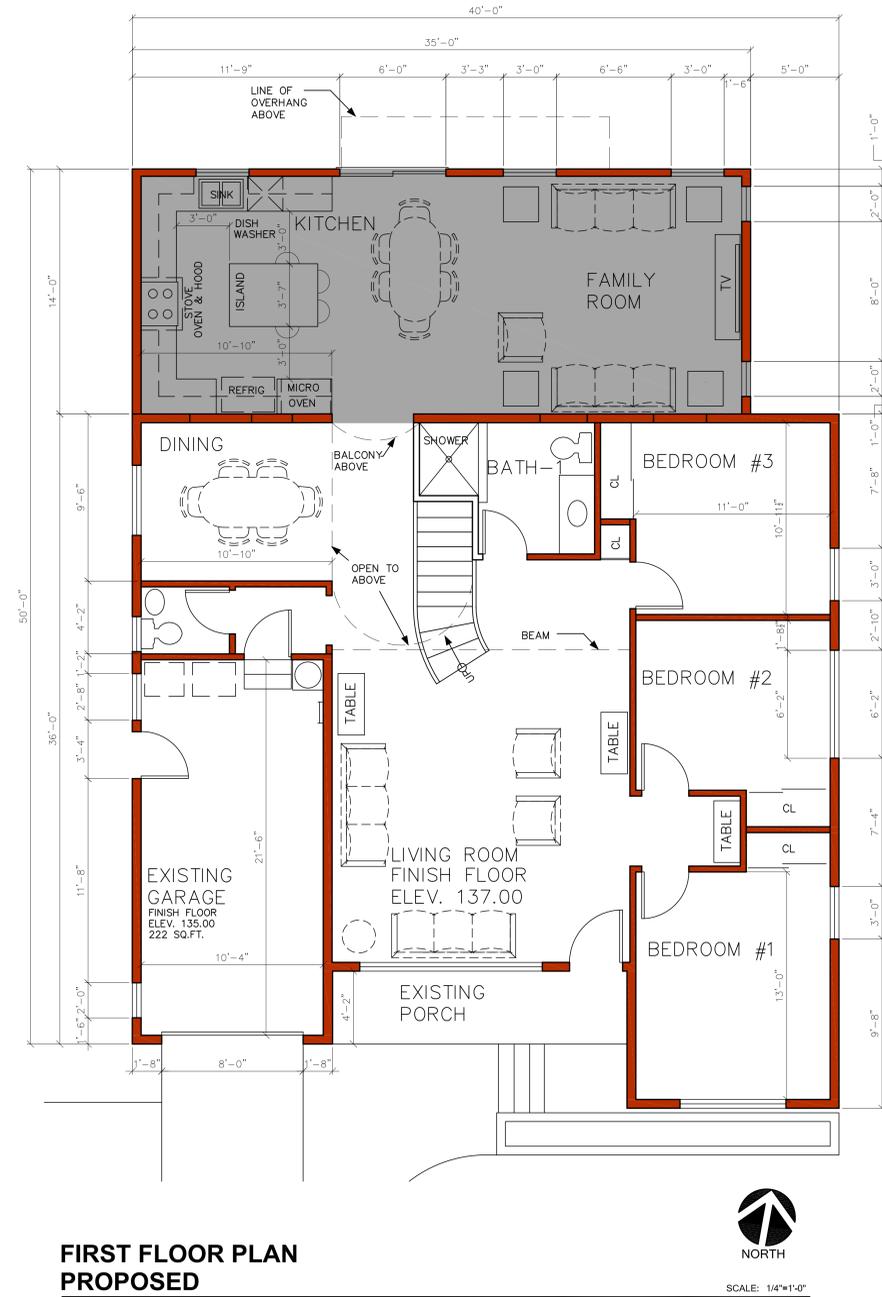
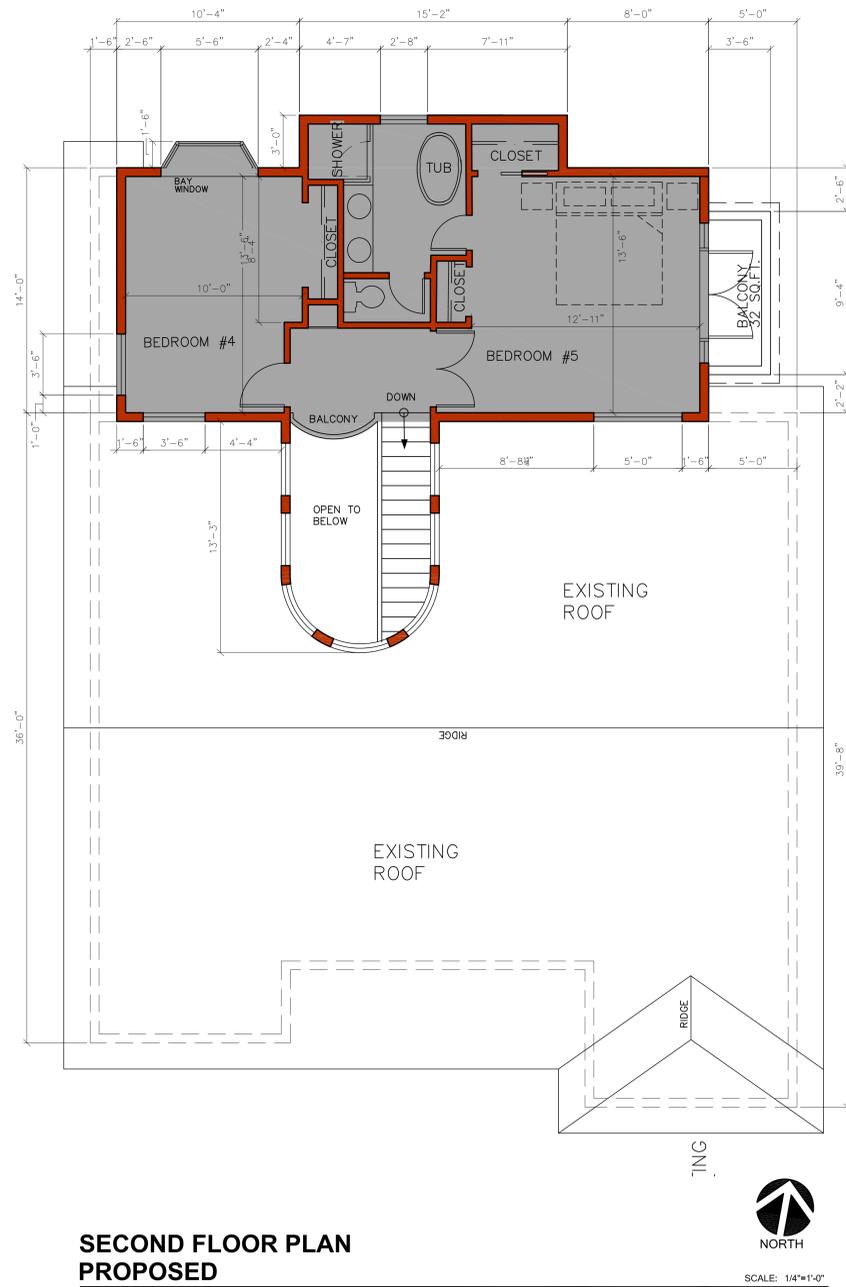
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12/1/15 REVISED PLANNING SUBMITTAL

**NASSER RESIDENCE**  
1662 HICKORY AVENUE  
SAN BRUNO, CALIFORNIA 94066

**DEMOLITION AND ROOF PLAN  
PROPOSED**



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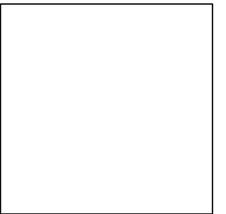
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**NASSER RESIDENCE**  
1662 HICKORY AVENUE  
SAN BRUNO, CALIFORNIA 94066

**FLOOR PLANS  
PROPOSED**



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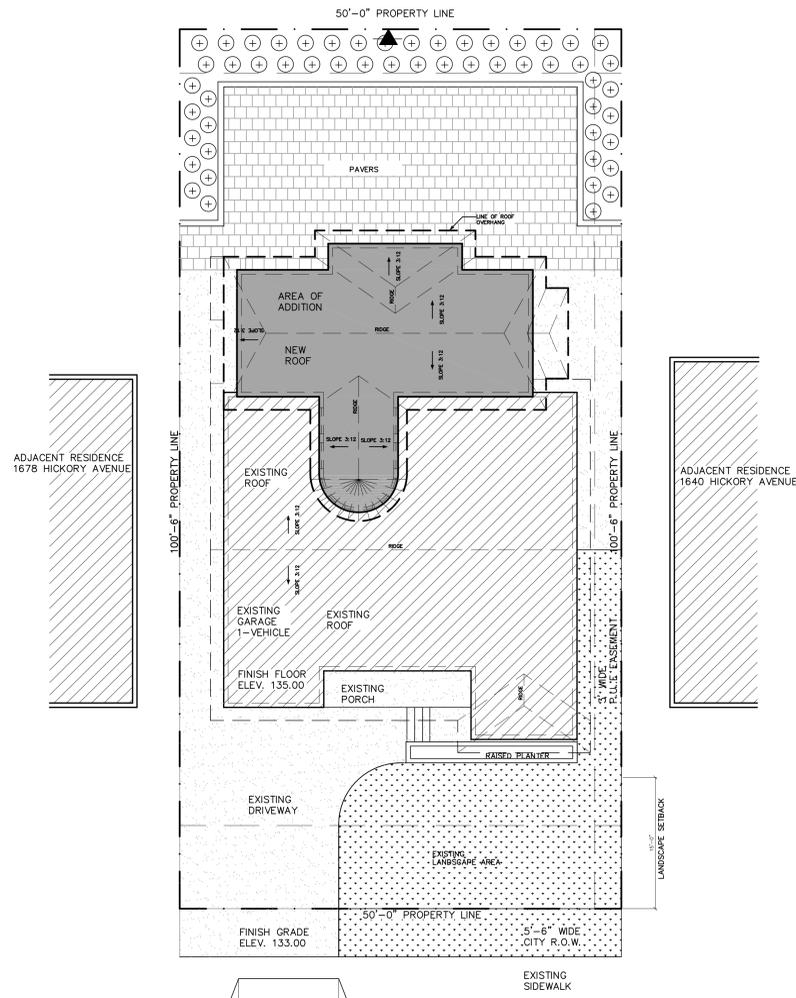
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**NASSER RESIDENCE**  
1662 HICKORY AVENUE  
SAN BRUNO, CALIFORNIA 94066  
**LANDSCAPE PLAN**



**LANDSCAPE PLAN**



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

**PLANT LEGEND**

- ⊕ *Nandella Tescanissima* 50 1 Gal.  
Mexican Feather Grass
- Vines:  
▲ *Clytostoma callistegionides* 1 Mature  
Existing grape vine
- Ground Covers:  
[Pattern] EXISTING SOD - 100% permeable
- Paver:  
[Pattern] Angelus paver - IMPERVIOUS
- Pavement:  
[Pattern] CONCRETE - IMPERVIOUS

NO IRRIGATION IS PROPOSED - ALL EXISTING AND PROPOSED PLANTING IS DROUGHT TOLERANT

**IMPERVIOUS AREA TABULATIONS:**

IMPERVIOUS AREA ALLOWED = 80% OF TOTAL LOT  
TOTAL LOT AREA = 5,250 SQ.FT. x .8 = 4,200 SQ.FT.

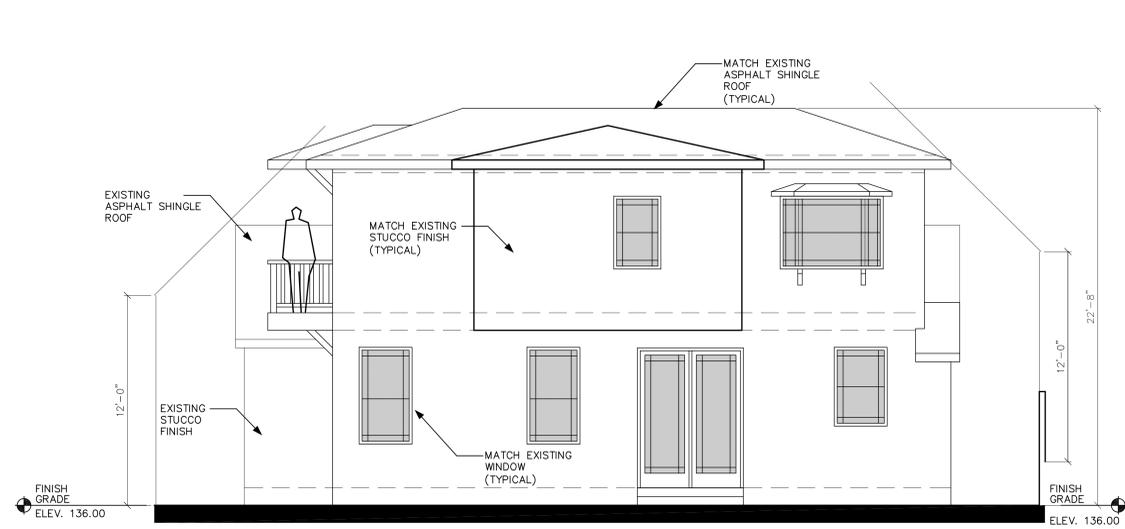
IMPERVIOUS AREA PROPOSED  
TOTAL BUILDING AREA ON GRADE = 1,840 SQ.FT.  
PAVER AREA - IMPERVIOUS = 841 SQ.FT.  
EXISTING CONCRETE AREA - IMPERVIOUS = 1,071 SQ.FT.  
TOTAL IMPERVIOUS AREA PROPOSED = 3,732 SQ.FT. - 71%  
(PROPOSED IMPERVIOUS AREA LESS THAN ALLOWABLE)  
PROPOSED LANDSCAPE = 29% OF TOTAL LOT

FRONT YARD LANDSCAPE:  
750 SQ.FT. TOTAL SETBACK  
750 SQ.FT. x 60% = 450 SQ.FT.  
450 SQ.FT. MAXIMUM ALLOWED PAVED AREA  
PROPOSED PAVED AREA = 274 SQ.FT. = 36%  
(PROPOSED PAVED AREA IS LESS THAN ALLOWABLE)

**PUBLIC SERVICES DEPARTMENT NOTES:**

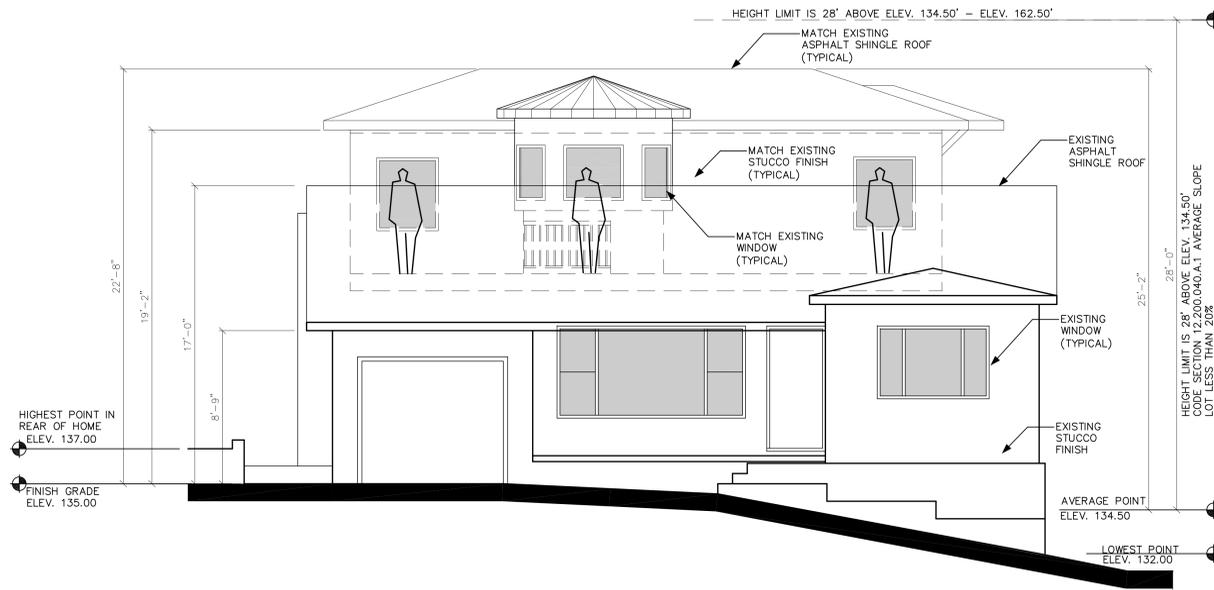
- Public Services Department:**  
Public Services presents the following incomplete items:
- The front property line is located 5.5 feet behind the sidewalk at 1662 Hickory Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 5.5 feet from the back of sidewalk along Acacia Avenue. S.B.M.C. 8.08.010.
  - 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% of more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.
  - 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.
  - 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.
  - 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 1662 Hickory 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.
  - 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 3/4-inch. S.B.M.C. 8.12.010.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.3.1 site Design Measures as required by the Municipal Regional Permit. A C.3.1 Checklist must also be completed and submitted for review.
  - Perform a water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing 3/4-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

**A1.02**



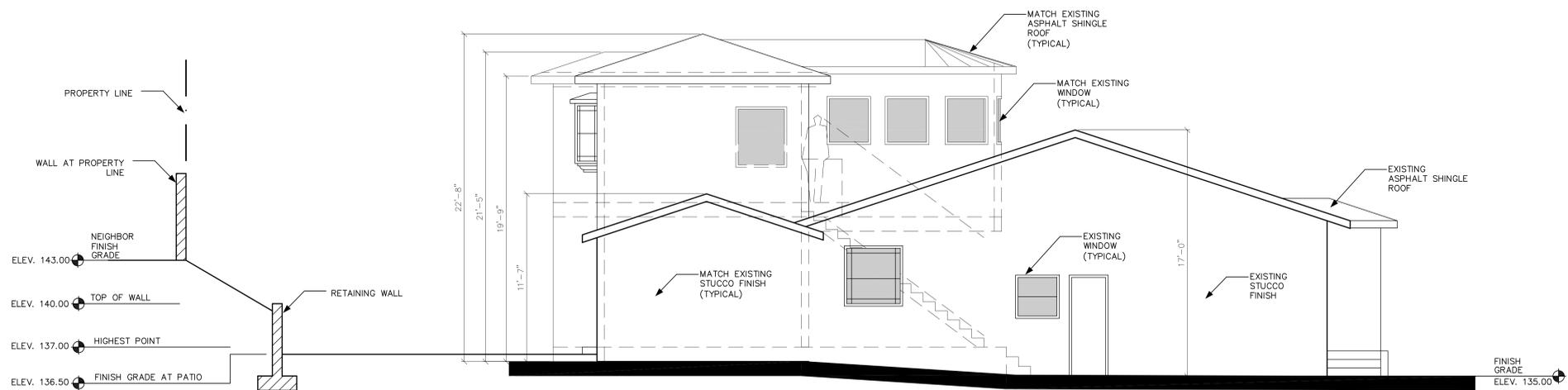
**REAR ELEVATION (NORTH)  
PROPOSED**

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



**FRONT ELEVATION (SOUTH)  
PROPOSED**

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



**WEST ELEVATION  
PROPOSED**

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

**COLOR AND MATERIALS**

 CONCRETE BLOCK RETAINING WALL ANGELUS BLOCK - GREY BROWN BLEND	 INTERIOR SHUTTERS COLOR - WHITE
 ACCENT PAINT COLOR - SHERWIN WILLIAMS EXTRA WHITE TO MATCH EXISTING HOME COLOR	 WROUGHT IRON AT BALCONY COLOR - SHERWIN WILLIAMS EXTRA WHITE
 STUCCO PAINT COLOR - SHERWIN WILLIAMS COMFORT GREY TO MATCH EXISTING HOME COLOR	 ASPHALT SHINGLES COLOR - CHARCOAL GREY TO MATCH EXISTING HOME COLOR
 ACCENT PAINT COLOR - SHERWIN WILLIAMS TRICORN BLACK TO MATCH EXISTING HOME COLOR	 PERMEABLE PAVERS WITH STORAGE BED - 80% PERMEABLE ANGELUS BLOCK PAVERS COLOR - GREY-BROWN

**EAST ELEVATION  
PROPOSED**



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

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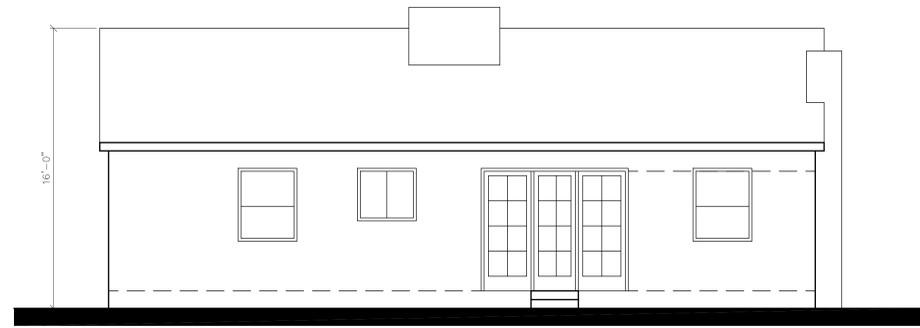
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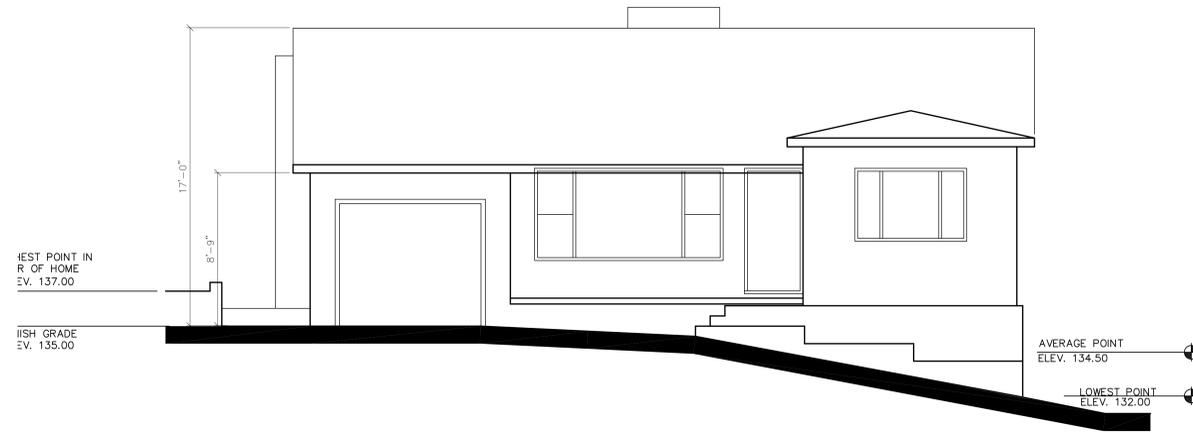
**NASSER RESIDENCE**  
1662 HICKORY AVENUE  
SAN BRUNO, CALIFORNIA 94066  
**ELEVATIONS  
PROPOSED**

**A3.01**



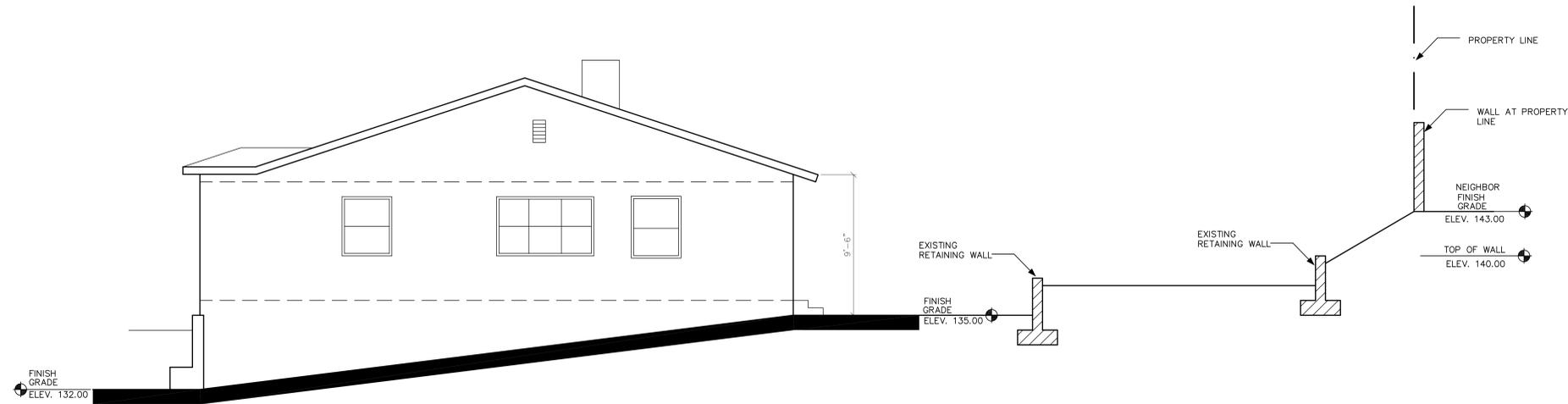
**REAR ELEVATION (NORTH)  
EXISTING**

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



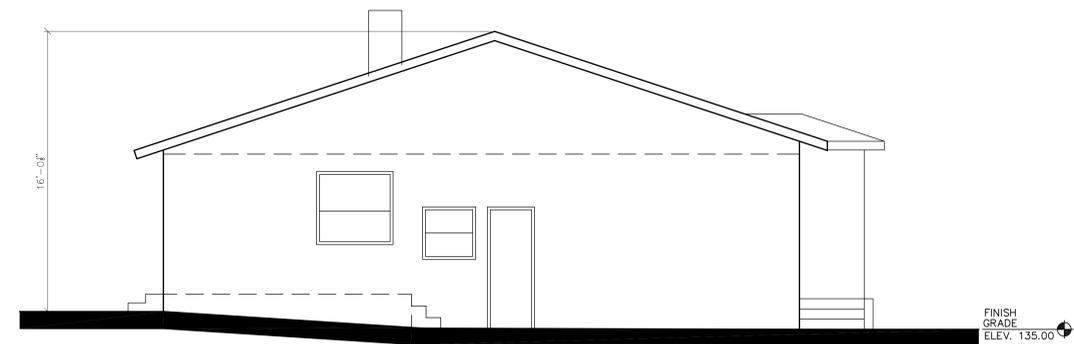
**FRONT ELEVATION (SOUTH)  
EXISTING**

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



**EAST ELEVATION  
EXISTING**

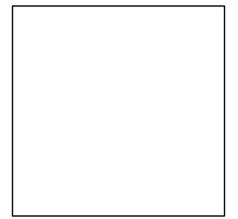
SCALE: 1/4"=1'-0"



**WEST ELEVATION  
EXISTING**

FINISH GRADE ELEV. 135.00

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

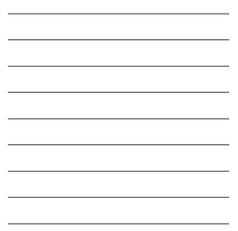


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7/11/15 PLANNING SUBMITTAL  
10/15/15 REVISED PLANNING SUBMITTAL  
12/11/15 REVISED PLANNING SUBMITTAL



**NASSER RESIDENCE**  
1662 HICKORY AVENUE  
SAN BRUNO, CALIFORNIA 94066  
**ELEVATIONS  
EXISTING**

# COLOR AND MATERIALS



**CONCRETE BLOCK RETAINING WALL  
ANGELUS BLOCK - GREY BROWN BLEND**



**INTERIOR SHUTTERS  
COLOR - WHITE**



**WROUGHT IRON AT BALCONY  
COLOR - SHERWIN WILLIAMS  
EXTRA WHITE**



**ACCENT PAINT  
COLOR - SHERWIN WILLIAMS EXTRA WHITE  
TO MATCH EXISTING HOME COLOR**



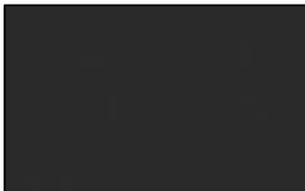
**ASPHALT SHINGLES  
COLOR - CHARCOAL GREY  
TO MATCH EXISTING HOME COLOR**



**STUCCO PAINT  
COLOR - SHERWIN WILLIAMS COMFORT GREY  
TO MATCH EXISTING HOME COLOR**



**PERMEABLE PAVERS  
WITH STORAGE BED - 80%  
PERMEABLE  
ANGELUS BLOCK PAVERS  
COLOR - GREY-BROWN**



**ACCENT PAINT  
COLOR - SHERWIN WILLIAMS TRICORN BLACK  
TO MATCH EXISTING HOME COLOR**

**NASSER RESIDENCE - ADDITION  
1662 HICKORY AVENUE**

**DATE: 10/15/15**

# GREEN BUILDING CODE TECHNIQUES

## SITE DEVELOPMENT:

- a. The general contractor will manage his schedule to avoid the rainy periods. He will additionally provide hay bales and sand bags to manage storm water drainage during construction.
- b. Existing concrete is to be demolished and permeable pavers are incorporated into the rear area to allow for storm water to percolate into the soil.

## WATER EFFICIENCY AND CONSERVATION:

- a. Water closets will be all new and will not exceed 1.28 gal/flush.
- b. All water faucets and shower heads will not exceed the allowable flow rate.
- c. There will not be an irrigation system installed

## ENHANCED DURABILITY AND MAINTENANCE:

- a. All annular spaces will be sealed to reduce rodent infiltration and deterioration.

## CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING:

- a. General contractor will contract with a waste hauler who meets the standards set by the city of a minimum of 60% and demolition waste to be diverted to an offsite recycle, diversion or salvage facility.

## BUILDING MAINTENANCE AND OPERATION:

- a. General contractor will be instructed to provide a comprehensive manual of all warranty, maintenance instructions etc. for equipment and materials installed.

## ENVIRONMENTAL QUALITY:

- a. If fireplace is installed it should meet Phase II emission limits.

## POLLUTANT CONTROL:

- a. At the time of installation, during storage on the construction site and until final startup of the heating and 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.
- b. Adhesives, sealants and caulks shall meet the VOC limits of the California Green code.
- c. Paints and coatings shall comply with VOC limits of the California Green Code.
- d. Documentation will be provided, at the request of the Building Division, to verify compliance with VOC finish materials. per the California Green Code.
- e. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the requirements of the California Green Code.
- f. Hardwood, plywood, particle board, 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 the California Green Code.

# GREEN BUILDING CODE TECHNIQUES

## INTERIOR MOISTURE CONTROL:

- a. A capillary break shall be installed if a slab on grade foundation system is use. The use of a 4" thick base of  $\frac{1}{2}$  or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided per the California Green Building Code.
- b. Building materials with visible signs of water damage shall not be installed. 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.

## INDOOR AIR QUALITY AND EXHAUST:

- a. Exhaust fans, which are ENERGY STAR compliant and ducted to terminate outside the building, shall be provided in every bathroom.

## INDOOR AIR QUALITY AND EXHAUST:

- a. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods,
  1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equivalent.
  2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2009 or equivalent.
  3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent.

## INSTALLER AND SPECIAL INSPECTOR QUALIFICATION:

- a. HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program per the California Green Building Code.

## VERIFICATION:

- a. Upon request, verification of compliance with the Green Building 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.
- b. General contractor will keep a complete manual of all materials specifications for inspection at any time on site.

## ENERGY EFFICIENCY:

- a. ENERGY STAR appliances will be installed where being replaced.
- b. Low E energy efficient dual pane windows will be installed.
- c. New insulation will be installed throughout addition as determined by the Title 24 findings.
- d. Where appropriate, construction materials with recycled content will be utilized.
- e. Existing doors, fixtures windows that can be salvaged and not able to be re-used will be donated for re-use.



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Marc Zafferano, *City Attorney*

**PLANNING COMMISSION**

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

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. 5.C.  
February 2, 2016**

**Project Address:** 131 Del Norte Drive  
**Assessor's Parcel No:** 017-392-330  
**Application No.:** UP-15-015  
**Zoning District:** R-1 (Single-Family Residential)  
**General Plan Classification:** Low Density Residential  
**Prepared by:** Paula Bradley, (650) 616-7038

**REQUEST**

Request for a Use Permit to legalize a 275 square foot rear addition with a second-floor 381 square foot uncovered deck, increasing the gross floor area from 2,539 square feet to 2,814 square feet, above the maximum of 2,344 permitted, and a floor area ratio (FAR) of 0.519 where an FAR of 0.432 is 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).

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit 15-015 with staff's recommendation based on Findings 1-6 and subject to Conditions of Approval 1-28.

**PROJECT DESCRIPTION**

The applicant is proposing to legalize a 275 square foot family room extension on the first floor which will increase the gross floor area of the existing home to 2,814 square feet, above the maximum of 2,344 permitted by 470 square feet. The extension utilizes exterior materials that match the existing home's finish materials. Additionally, the applicant is proposing to legalize a 381 square foot uncovered deck and trellis above the room. If approved, the residence would remain a three bedroom, two-and-a-half bathroom home, with a total floor area of 2,343 square feet of habitable area, not including the garage.

**ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee reviewed this project at its January 14, 2016 meeting. The Architectural Review Committee forwarded the project to the Planning Commission as recommended by staff, which have been incorporated into the plans before you:

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

- Correct the existing and proposed impervious surface calculations for the site and provide a more detailed landscape plan. Show the existing and proposed impervious surface on the plans.
- Dimension the rear PUE distance as measured from the back left and right corners of the property.
- Show the five-foot PUE within the front setback area on the plans.
- Revise the site plan to indicate all heritage trees located on the subject property.
- Calculate the height of the building according section 12.200.040.A of the Zoning Code
- Revise the Transverse Section AA on page A4.1 to scale.
- Revise the site plan to indicate and dimension the adjacent building side setbacks.
- Remove the trellis and patio that are not in compliance with Section 12.84.170.B of the Zoning Code.

**ENVIRONMENTAL REVIEW**

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

**LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on January 22, 2016.
2. Advertisement published in the San Mateo Daily Journal, Saturday, January 23, 2016

**REVIEWING AGENCIES**

Community Development Department  
Public Services Department  
Fire Department

**EXISTING CONDITIONS**

The subject property is located on Del Norte Drive between Tulare Drive and Monterey Drive. The subject lot is irregularly shaped and measures 5,419 square feet. The property is currently developed with a two-story dwelling that contains three bedrooms and two-and-a-half bathrooms in 2,343 square feet of living space. The residence includes a 471 square-foot garage at the ground floor for a total gross floor area of 2,814 square-feet. The home was constructed in 1963 and is located in the Portola Highlands No. 1 subdivision. Immediately adjacent to the subject property are two-story, single-family dwellings. The property includes an unpermitted room expansion in the rear of the home with a 381 square foot second-story uncovered deck and trellis that would add 275 square feet of floor area to the existing dwelling. The unpermitted areas are not included in the existing floor area or lot coverage calculations. The landscape wall and walkway in the right of way is allowed to remain with a condition that it could be removed at the owner's expense. There are similar walls on the two adjacent properties and along Del Norte which is a steep street with lots sloping lots.

**ADDITIONAL INFORMATION**

- **Accessory Structures:** There are no accessory structures located on the subject property.
- **Code Enforcement:** There is an open code enforcement case for this property (CE1406-0018): a 275-square foot unpermitted family room extension as well as a 381 square foot unpermitted

uncovered deck of that encroaches into the side setback by 9" (4'-3" from property line) on the left side of the property.

- **Easements:** There is a diagonal PUE located at the rear of the subject property that measures approximately 29 feet on the left side up to 45 feet on the right side. There is also a five-foot PUE in the front of the property.
- **Heritage Trees:** There are eight heritage trees in the rear section of the lot within the PUE.
- **Previous additions or alterations:** None.

**SURROUNDING LAND USES**

North: Amador Avenue – R-1 (Single Family Residential)  
 South: Monterey Drive – R-1 (Single Family Residential)  
 East: Tulare Drive – R-1 (Single Family Residential)  
 West: Monterey Drive – R-1 (Single Family Residential)

**PROJECT DETAILS SUMMARY**

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		5,419 s.f.	5,419 s.f.	Same
Lot Coverage		1,875 s.f.	1,174 s.f.	1,555 s.f.
Gross Floor Area		2,344 s.f.*	2,539 s.f.	2,814 s.f.
Floor Area Ratio		.432	.468	.519
Building Setbacks	Front	15'-0"	14' (at closest point)	Same
	Rear	10'-0"	56'-2" (at closest point)	41'-9"
	R Side	5'-0"	4'-9" (at closest point)	Same
	L Side	5'-0"	7' (at closest point)	4'-3" (at closest point)
Building Height		30'-0"	23'-2"	Same
Covered Parking		2 spaces	2 spaces	Same

Notes:

\*See Chart 1 in Section 12.96.060 of the SBMC for the floor area ratio adjustment factor for lot size.

\*\*Max. FAR = Lot size X adjustment factor X ratio

**Square Footage Breakdown:**

	Ground floor	Second Floor	Garage	Total
Existing	703	1,365	471	2,539
Proposed	275		-	275
Total	978	1,365	471	2,814

## **PUBLIC COMMENT**

Staff sent the required legal notice to neighbors and no comments have been received as of the completion of this staff report.

## **STAFF'S PROJECT ANALYSIS**

A Use Permit is required as the addition would increase the gross floor area from 2,539 square feet to 2,814 square feet, exceeding the maximum of 2,344 square feet permitted by 470 square feet, and further increasing the FAR to 0.519 above the 0.432 FAR maximum FAR. The proposed addition and uncovered deck above would also encroach into the side setback area by nine inches at its closest point (a setback of 4'-3"), requiring the approval of a Minor Modification. The proposal would otherwise meet the lot coverage and height requirements of the zoning district.

The design of the ground level addition is consistent with the Residential Design Guidelines because it would be well integrated with the existing single-family dwelling. Furthermore, the addition would be compatible with the immediate neighborhood, which is characterized by one- and two-story single-family homes. The ground level addition would be located at the rear of the building, is partially below grade, and is not visible from the street with limited visibility to adjacent neighbors, thus it will not affect the visual character of the neighborhood. The exterior would be finished in materials (stone veneer, vinyl window and door trim) that are similar to the building's existing finish materials.

The design of the second-story uncovered deck above the addition and associated trellis are inconsistent with the setback requirements. The second floor uncovered deck is 381 square feet — it is larger than the footprint of the family room addition below with an overhang on the right and left sides. The applicant has requested a Minor Modification to allow a 4'-3" side setback where a minimum of five feet is required for the addition and uncovered deck above. The steep slope and irregular dimensions of the lot are factors that limit development from occurring in a manner consistent with the property's side setbacks. The proposed side wall is a continuation of the existing side wall and as the side property line narrows towards the rear of the property, the rear corner is proposed to encroach into the side setback. Additionally, the side and rear walls of the addition are partially below grade. If the minor modification is approved, the left side setback would be 4'-3" for a distance of 4'-0" of the 14'-6" proposed addition.

According to Section 3.13.2 of the Residential Design Guidelines, second floor decks should not intrude on the privacy of adjacent neighbors. Although the uncovered deck is on a second floor, the addition below is partially below grade, is at grade in the southwest side of the rear yard and, therefore, does create a privacy concern. The adjacent property to the southwest of the subject property is located on a higher elevation and would view the roof of the proposed addition. The trellis area is approximately 117 square feet; and projects into the side setback to the property line in excess of three feet, the maximum allowed. Staff recommends that the trellis be removed.

The existing impervious surface exceeds the maximum of 60% in the front yard setback. Staff recommends that impervious surface be removed to be consistent with the requirement. The applicant has proposed to remove the paving on the right side of the driveway and additional impervious surface to meet the requirement. Staff recommends that the applicant provide a more detailed landscaping plan and that they depict and provide calculations regarding the pervious and impervious surfaces on the plans to be submitted for Planning Commission review.

## **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 one-story addition with a second floor uncovered deck located in the rear. With the above staff recommendations incorporated as part of the project plans, 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.

- 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 design of the ground level addition is consistent with the Residential Design Guidelines. The proposed addition would be well integrated with the existing single-family dwelling and would be compatible with the immediate neighborhood. The ground level addition would be located at the rear of the building, is partially below grade, is not visible from the street with limited visibility to adjacent neighbors, thus it will not affect the visual character of the neighborhood, which consists of two story single family homes, on steep slopes. The adjacent property to the southwest of the subject property is located on a higher elevation and would view the roof of the proposed addition. Although the uncovered deck is on a second floor, the addition below is partially below grade, the uncovered deck is close to

grade in the rear yard and therefore does create a privacy concern consistent with section 3.13.2 of the Residential Design Guidelines. The trellis area is approximately 117 square feet and projects into the side setback in excess of three feet—the maximum allowed. With incorporation of staff's recommendations to remove of a portion of the existing trellis, the project will be consistent with section 12.84.170.B of the Zoning Code.

The approval of the Minor Modification to allow a 4'-3" side setback where a minimum of five feet is required will not negatively affect the property or property in the neighborhood. The property is located on a lot that has an upslope of 32% with a rear property line width of 41.89' and a front property line width of 62.11'. These irregular dimensions limit development from occurring in a manner consistent with the property's side setbacks. For example, from front to back the right side setback ranges from 5'-0" to 4'-9", but the left setback ranges from 13'-6" to 7'-0" (not including the unpermitted addition). The proposed side wall is a continuation of the existing side wall and as the side property line narrows towards the rear of the property, the rear corner is proposed to encroach into the side setback. Additionally, the side and rear walls of the additional are partially below grade. If the minor modification is approved, the left side setback would be 4'-3" for a distance of 4'-0" of the 14'-6" proposed addition.

The existing impervious surface exceeds the maximum of 60% in the front yard setback. With incorporation of staff's recommendations to remove of a portion of the existing impervious surface the project will be consistent with section 12.96.060.D of the Zoning Code.

Therefore, the structure should not unreasonably restrict or interfere with light and air access on the property and on other property in the neighborhood, or hinder appropriate development and use of land and buildings in 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 design of the ground level addition is consistent with the Residential Design Guidelines. The proposed addition would be well integrated with the existing single-family dwelling and would be compatible with the immediate neighborhood, which is characterized by one- and two-story single-family homes. The ground level addition would be located at the rear of the building, is partially below grade, and not visible from the street with limited visibility to adjacent neighbors, thus it will not affect the visual character of the neighborhood. The exterior would be finished in materials (stone veneer, vinyl window and door trim) that are similar to the building's existing finish materials.

The adjacent property to the southwest of the subject property is located on a higher elevation and would view the addition or second floor deck above. Given that the project is a small addition, located in the rear of the property, partially below grade, the side setback encroachment is minor, and with staff's recommendation to remove the trellis encroachment, staff finds that it would not unreasonably restrict light and air to adjacent properties as it is a ground floor addition. Therefore, with these proposed recommendations staff finds that the general appearance of the 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, as described in above Findings no. 4 and 5 with the proposed recommendations listed below. The addition is a 275 square foot ground-floor addition that continues the building form of the existing structure and will incorporate matching exterior materials.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit and Minor Modification 15-015 based on Findings 1-6 and subject to Conditions of Approval 1-28 with the following recommendation:

1. Remove the trellis not in compliance with Section 12.84.170.B of the Zoning Code.

**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 15-015 shall not be valid for any purpose. Use Permit 15-015 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 February 2, 2016 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 February 2, 2016 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. Comply with the 2013 California Codes, including the California Residential Code.

### **Public Services Department**

13. The front property line is located 4.5 feet behind the sidewalk at 131 Del Norte Drive. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from the back of sidewalk along Del Norte Drive. S.B.M.C. 8.08.010.
14. 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.
15. Show on the plans flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.
16. If not present, the applicant shall install a sanitary sewer lateral clean out at property line per City Standards Detail SS-02, dated Aug 2011. Older clean outs not meeting current City standards shall be replaced.
17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on 131 Del Norte Drive 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 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.
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 and confirm that the new stairwell structure will not block existing surface drainage patterns.
23. Should the project create and/or replace 2,500 square feet or more of impervious surface, the project must include one of the required C.3.i site Design Measures as required by the Municipal Regional Permit. A C.3.i. Checklist must also be completed and submitted for review.
24. Perform a water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing ¾-inch water meter is sufficient to serve proposed water demand. If existing meter is undersized a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.
25. There are unpermitted wall structures that were previously built in the public right of way. These wall structures may remain and continue to be privately owned and maintained, however, the City reserves the right to have them removed at the property owner's sole expense.

### **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

**131 Del Norte Drive**  
**017-392-330**  
**UP-15-015**

**Exhibit A: Site Location**





**Subject Site**



**Property to the Northeast**



**Property to the Southwest**



**Rear addition, deck and trellis above, view to northwest**

# ABBREVIATIONS

@	AT	NUMBER	HC	HANDICAP, HOLLOW CORE, OR HOSE CABINET
#	HD	HEADER	HD	HARDWOOD
X < Y	HDW/D	HARDWARE	HT	HEIGHT
A > B	HM	HOLLOW METAL	HP	HEAT PUMP
	HR	HORIZONTAL	HR	HOUR
AB	ANCHOR BOLT			
A/C	AIR CONDENSER			
ACDUS	ACOUSTICAL			
AD	AREA DRAIN			
ADJ	ADJUSTIBLE OR ADJACENT			
AFF	ABOVE FINISHED FLOOR			
AL	ALUMINUM			
ANDD	ANDDIZED			
APPRDX	APPROXIMATE			
ASF	ABOVE SUBFLOOR			
AS	ABOVE SLAB			
AMSL	ABOVE MEAN SEA LEVEL			
BD	BOARD			
BLDG	BUILDING			
BLK	BLOCK			
BLKG	BLOCKING			
BM	BEAM			
BT	BOTTOM			
BUR	BUILT-UP ROOF			
C	COMPACT CAR PARKING SPACE			
CAB	CABINET			
CB	CATCH BASIN			
CER	CERAMIC			
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED			
CFDI	CONTRACTOR FURNISHED, OWNER INSTALLED			
CL	CENTERLINE OR CLOSET			
CLG	CEILING			
CLKG	CAULKING			
CLR	CLEAR			
CMU	CONCRETE MASONRY UNIT			
CO	CLEAN OUT			
COL	COLUMN			
CONC	CONCRETE			
CONT	CONTINUOUS			
CT	COOKTOP OR CERAMIC TILE			
D	DRYER			
DBL	DOUBLE			
DEPT	DEPARTMENT			
DEG	DEGREES			
DH	DOOR HEADER			
DF	DRINKING FOUNTAIN OR DIAMETER			
DIA	DIAMETER			
DIM	DIMENSION			
DISP	DISPENSER			
DN	DOWN			
DR	DOOR			
DS	DOWNSPOUT			
DSP	DRY STAND PIPE			
DW	DISHWASHER			
DWG	DRAWING			
DWR	DRAWER			
EA	EXISTING			
EJ	EXPANSION JOINT			
ELEC	ELECTRICAL			
ELEV	ELEVATION			
EMER	EMERGENCY			
ENCL	ENCLOSURE			
ENG	ENGINEER			
EP	ELECTRICAL PANELBOARD			
EQ	EQUAL			
EQT	EQUIPMENT			
EWC	ELECTRIC WATER COOLER			
EXP	EXPANSION OR EXPOSED			
EXT	EXTERIOR			
F	FURNACE			
FAU	FORCED AIR UNIT			
FAR	FLOOR AREA RATIO			
FD	FLOOR DRAIN			
FDN	FOUNDATION			
FE	FIRE EXTINGUISHER			
FEC	FIRE EXTINGUISHER CABINET			
FF	FINISHED FLOOR			
FHC	FIRE HOSE CABINET			
FIN	FINISH			
FL	FLOOR			
FLUOR	FLUORESCENT			
FDC	FACE OF CONCRETE			
FDF	FACE OF FINISH			
FDS	FACE OF STUD			
FP	FIREPLACE			
FPRF	FIREPROOFING			
FT	FOOT OR FEET			
FTG	FOOTING			
F.U.	FRONT UNIT			
G	GAS			
GA	GAUGE			
GALV	GALVANIZED			
GC	GENERAL CONTRACTOR			
GD	GARBAGE DISPOSAL			
GL	GLASS			
GR	GRADE			
GSM	GALVANIZED SHEET METAL			
GYP	GYPNUM BOARD			
HD	HARDWOOD			
HT	HEIGHT			
HM	HOLLOW METAL			
HP	HEAT PUMP			
HR	HORIZONTAL			
HR	HOUR			
ID	INSIDE DIAMETER			
INSUL	INSULATION			
INT	INTERIOR			
JAN	JANITOR			
JT	JOINT OR JOINT TRENCH			
L	LINEN CLOSET			
LAB	LABORATORY			
LAM	LAMINATE			
LAV	LABORATORY			
LT	LIGHT			
LT WGT	LIGHT WEIGHT			
M	MICROWAVE			
MAX	MAXIMUM			
MC	MECHANICAL			
MECH	MECHANICAL			
MEMB	MEMBRANE			
MFR	MANUFACTURER			
MH	MANHOLE			
MIN	MINIMUM			
MISC	MISCELLANEOUS			
MLDG	MOLDING			
MO	MASONRY OPENING			
MTD	MOUNTED			
MTL	METAL			
MUL	MULLION			
N	NORTH			
ND	NEW			
N/A	NOT APPLICABLE			
NA	NOT AVAILABLE			
NIC	NOT IN CONTRACT			
NOM	NOMINAL			
NR	NON-RATED			
NSF	NET SQUARE FEET			
NIS	NOT TO SCALE			
O	OVEN			
OA	OVERALL			
OC	ON CENTER			
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN			
OF	OVERFLOW			
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED			
OFDI	OWNER FURNISHED, OWNER INSTALLED			
OFF	OFFICE			
OL	OCCUPANT LOAD			
OLF	OCCUPANT LOAD FACTOR			
OPG	OPENING			
OH	OVERHANG			
O/H	OVERHEAD			
OPP	OPPOSITE			
OP	OPERABLE			
P	POLE OR PANTRY			
PB	PARTICLE BOARD			
PL	PLATE OR PROPERTY LINE			
P LAM	PLYWOOD LAMINATE			
PLYWD	PLYWOOD			
PR	PAIR			
PT	POINT, PRESSURE TREATED OR POST TENSIONED			
PTD	PAPER TOWEL DISPENSER			
PTN	PARTITION			
PW	PLUMBING WALL			
QT	QUARRY TILE			
R	RISER OR REFRIGERATOR RADIUS			
RAD	RADIUS			
RAG	RETURN AIR GRILLE			
RD	ROOF DRAIN			
REF	REFRIGERATOR			
R/F	REFRIGERATOR/FREEZER REINFORCEMENT			
REINF	REINFORCEMENT			
REQ'D	REQUIRED			
RESIL	RESILIENT			
REV	REVISION			
RF	RESILIENT FLOORING			
RM	ROOM			
RO	ROUGH OPENING			
ROW	RIGHT-OF-WAY			
R.U.	REAR UNIT			
RWL	RAIN WATER LEADER			
S & P	SOUTH OR SHELF SHELF AND POLE			
SB	SLASH BLOCK			
SCD	SOLID CORE			
SEE	SEE CIVIL DRAWINGS			
SCHED	SCHEDULE			
SD	SMOKE DETECTOR			
SF	DR SOAP DISPENSER			
SH	SQUARE FEET OR FOOT SOAP HOLDER			
SHR	SHOWER			
SHT	SHEET			
SHTG	SHEATHING			
SIM	SIMILAR			
SL	SLIDING			
SND	SANITARY NAPKIN DISPENSER			
SUB	SUBCONTRACTOR			

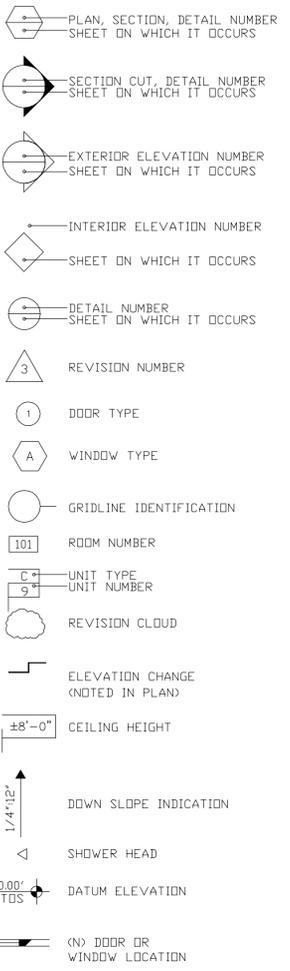
# DRAWING INDEX

A0.0	TITLE SHEET
ARCHITECTURAL	
A1.0	EXISTING SITE PLAN (W/ 1ST FLOOR)
A2.1	EXISTING 1ST FLOOR & ROOF PLANS
A2.2	EXISTING 2ND (MAIN LEVEL) FLOOR PLAN
A4.1	SECTIONS & RIGHT SIDE ELEVATION
STRUCTURAL	
MECHANICAL/PLUMBING	
ELECTRICAL	
LIGHTING	
TITLE 24 (ENERGY COMPLIANCE)	



REAR ADDITION W/ DECK

# SYMBOLS



# PLANNING DATA

PROJECT COMMON ADDRESS:  
131 DEL NORTE  
SAN BRUNO, CA  
APN: 017-392-330  
ZONING: R-1  
ACTUAL LOT SIZE: 5419 SF  
AVERAGE LOT SLOPE = 32% (.446 COEFFICIENT)  
LOT SIZE ADJUSTMENT FACTOR = .97  
MAX. FAR WITHOUT USE PERMIT: .97 X .446 = .432  
MAX. FAR WITHOUT USE PERMIT: .97 X .446 X 5419 SF = 2344 SF  
MAX. LOT COVERAGE = .8 X 2344 SF = 1875 SF  
MAX. HEIGHT: 28 FT

FRONT SETBACK: 15 FT  
SIDE SETBACK: 5 FT  
REAR SETBACK: 10 FT  
MIN. LANDSCAPED AREA (SOFTSCAPE): 15% OF LOT AREA

SUMMARY OF EXISTING AREAS  
2-CAR GARAGE = 471 SF  
1ST LIVING = 703 SF  
UN-PERMITTED ADDITION @ 1ST FLOOR = 275 SF  
DECK ABOVE UN-PERMITTED ADDITION = 381 SF  
2ND LIVING = 1365 SF  
TOTAL RESIDENCE (LIVING) = 2343 SF  
TOTAL RESIDENCE (W/ GARAGE) = 2814 SF

THEREFORE, EXISTING LOT COVERAGE (W/ UN-PERMITTED ADDITION):  
471 + 703 + 381 = 1555 SF < 1875 SF (OK)

FAR CHECK:  
2814 SF > 2344 SF, NOT OK - CONDITIONAL USE PERMIT REQUIRED (I.E., .51 ACTUAL V.S. .432 MAX.)

MAX. IMPERVIOUS AREA = 80% OF LOT AREA = .8 X 5419 = 4335 SF  
RESIDENCE FOOTPRINT = 1640 SF  
DECK O/ ADDITION = 106 SF (OVERHANG ONLY)  
OTHER HARDSCAPE = 657 SF + 776 SF @ FRONT = 1433 SF  
TOTAL IMPERVIOUS = 3179 SF < 4335 SF, OK

FOR ARC. REVIEW  
USE PERMIT REQD. FOR > .432 MAX. FAR

# BUILDING CODE

TYPE OF OCCUPANCY: R-3 / U  
CONSTRUCTION: TYPE V-B

ALL CONSTRUCTION SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA ENERGY CODE, & 2013 CALIFORNIA GREEN BUILDING CODE

# SCOPE OF WORK

LEGALIZATION OF "FAMILY ROOM EXTENSION" AT 1ST FLOOR W/ DECK ABOVE.  
NOTE THAT OTHER UN-PERMITTED INTERIOR WORK TO BE DOCUMENTED IN THE CONSTRUCTION DOCUMENTATION PHASE (I.E., SUBMISSION FOR BUILDING PERMIT).

# SATELLITE VIEW



FOR ARC. REVIEW  
USE PERMIT REQD. FOR > .432 MAX. FAR

# CODE ENFORCEMENT CASE

CITY OF SAN BRUNO  
COMMUNITY DEVELOPMENT DEPARTMENT  
567 EL CAMINO REAL SAN BRUNO, CA 94066

## CODE ENFORCEMENT - NOTICE OF VIOLATION

POSTED ON PROPERTY  MAILED - REG./CERTIFIED ROUTING:  POLICE  HEALTH DEPT  
 HAND DELIVERED  FIRE  PUBLIC WORKS

Date: 6/11/2015 Location of Violation: 131 DEL NORTE DR SB File No: CE 1406-0018  
Responsible Party / Address: SAN DAVIDSON  
Copy: Phone: Zip:

Please correct the violation indicated below by: 7/15/2015 and call for a re-inspection.

- Abandoned or discarded personal property (attractive Nuisance) SBMC 5.04.030 (B)(1)(b,c,e)
- Accumulation of Junk, Trash, Debris (Blight) SBMC 5.04.050 (R)(1)
- Weeds, bushes, trees, and other vegetation SBMC 5.04.050 (K)(1)(L)(M)
- Overgrown, dead, fire hazard, rodent harborage
- Sight clearance obstruction at driveway/street, landscaping
- Encroaches into sidewalk/public right-of-way/36" max height
- Cars, trucks, trailer, other vehicles, or parts thereof SBMC 5.04.050 (G)
- Inoperative / Unregistered in public/private view
- Parked/stored on front or side yard or any unapproved area
- Used for sleeping, cooking, or living purposes
- Auto Equipment repair  On property  On public right-of-way
- Illicit discharge into storm drains SBMC 5.04.030 (B)(3)(c)
- Excavation or fill, causes erosion, subsidence, or surface water drainage problems SBMC 5.04.030 (B)(1)(a)
- Stacking, storage or accumulation of combustible, hazardous/toxic material substance SBMC 5.04.030 (B)(1)(c,k,l,m)
- Garbage/Refuse cans, recycling containers SBMC 5.04.030 (B)(1)(p)
- Visible from public right-of-way  Not watertight SBMC 5.04.030 (B)(2)(a,b,c,f)
- Premises not maintained in a clean, sanitary, and safe condition
- Dilapidated  Defective  Hazardous SBMC 5.04.030 (B)(2)(d)
- No building Permit to alter, repair, remove, demolish, etc. SBMC 5.04.030 (B)(2)(d)
- No planning approval / Permit SBMC 5.04.030 (B)(2)(d)
- Illegal dwelling unit or illegal garage conversion/ Removal of required parking SBMC 5.04.030 (B)(2)(e)
- The use of any building or structure in a manner for which it was not designed, intended, built, permitted or approved by the City SBMC 5.04.030 (B)(2)(e)
- No smoke detector/ alarm SBMC 5.04.030 (B)(2)(g)
- Graft removal SBMC 5.04.030 (B)(2)(k)
- Illegal fence SBMC 5.04.030 (B)(3)(d,g)
- Height Restriction  Visibility Triangle  Dilapidated
- Any form of obstruction or encroachment on any public property without a permit SBMC 5.04.030 (B)(3)(a)
- Violation(s) of sign ordinance SBMC 5.04.030 (B)(3)(g)
- Illegal home occupation / Business SBMC 5.04.030 (B)(3)(g)
- No vendor, peddler, permit or business license SBMC 5.04.030 (B)(3)(g)
- Livestock / Domestic Animals  Permit Required  In Excess Of SBMC 5.04.030 (B)(3)(g)
- Any Violation of any other provisions of the SBMC, including Title 7 (Vehicle/Traffic), Title 8 (Street/Sidewalk), Title 11 (Bldg/Fire), Title 12 (Land Use), or of any State Law. SBMC 5.04.030 (B)(3)(g)

Actions Required/Other Corrections: HIS SUBMIT PLANS TO LEGALIZE ALL UNPERMITTED WORK OR REMOVE WITH DEMO PERMIT. SOME OF THE WORK THAT REQUIRES PERMIT INCLUDE REAR DECK/ ROOM ADDITION, REMAINING WALL, STAIRS, EX STUCCO, WINDOWS, KITCHEN/ BATH REMODEL. THIS MAY NOT BE A COMPLETE LIST AS I DID NOT INSPECT THE INTERIOR OF THE MAIN HOUSE.

If the above corrections are not made by the date noted above, citations may be issued. Minimum fines (unless noted above) are \$100 for the first offense, \$200.00 and for each additional, \$500.00. Each day of violation may constitute a separate offense.

Issued by: MESA Contact Telephone #: Code Enforcement Main # 616-7076  
Signature of property owner, tenant or recipient: \_\_\_\_\_  
Drivers License No. \_\_\_\_\_

WHITE - OFFICE COPY YELLOW - PROPERTY OWNER PINK - ROUTING



FRONT (STREET) VIEW

ISSUED FOR: TELCON COMMENTS 12/15/15  
DATE: 12/15/15  
P.L./P.B., PLANNER

**BAUKUNST**  
567 Fairview Avenue, Daly City, CA 94015  
T: 650.455.1207 F: 650.755.1093  
E: baukunst2000@yahoo.com W: baukunstarchitecture.com

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# Davidson-De Carlos Legalization

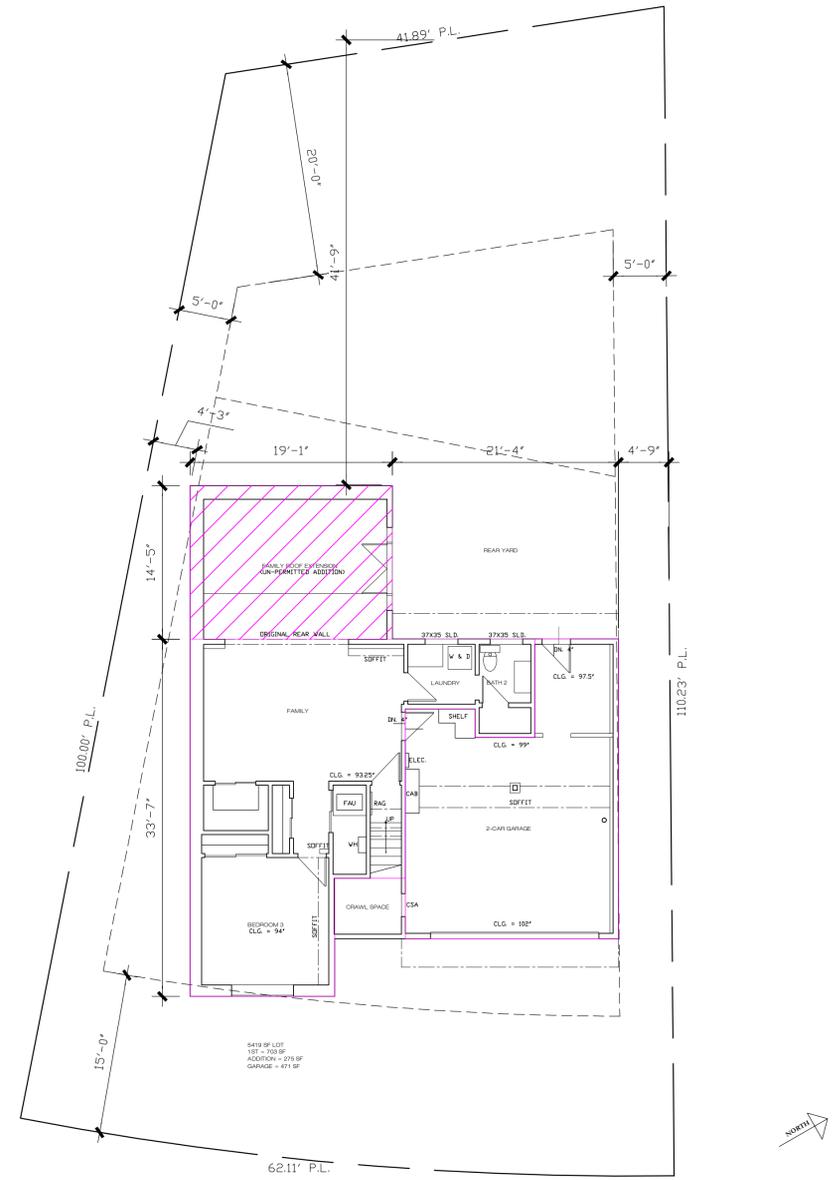
131 DEL NORTE  
SAN BRUNO, CA

2007	CD
4/13/07	1/16"=1'-0"

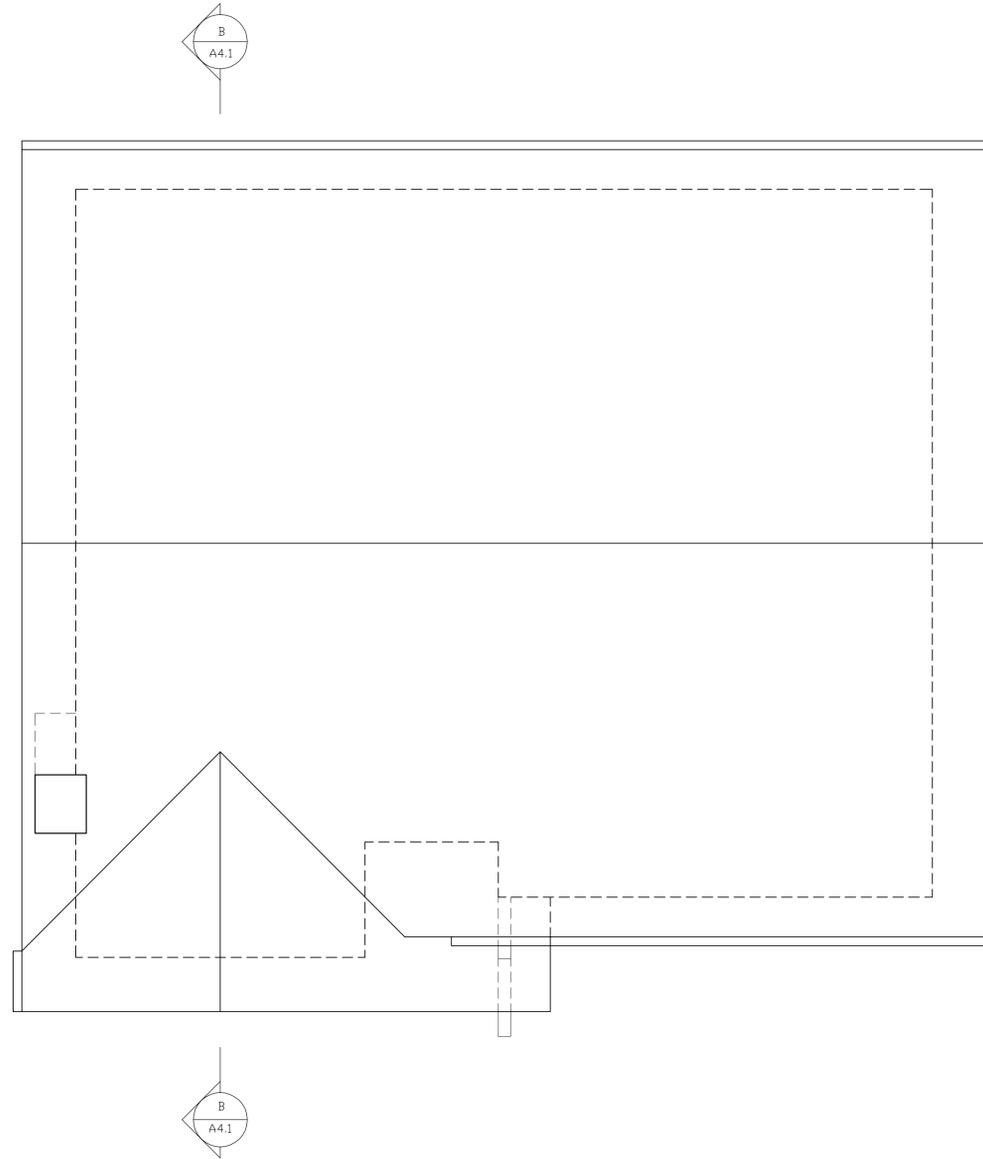
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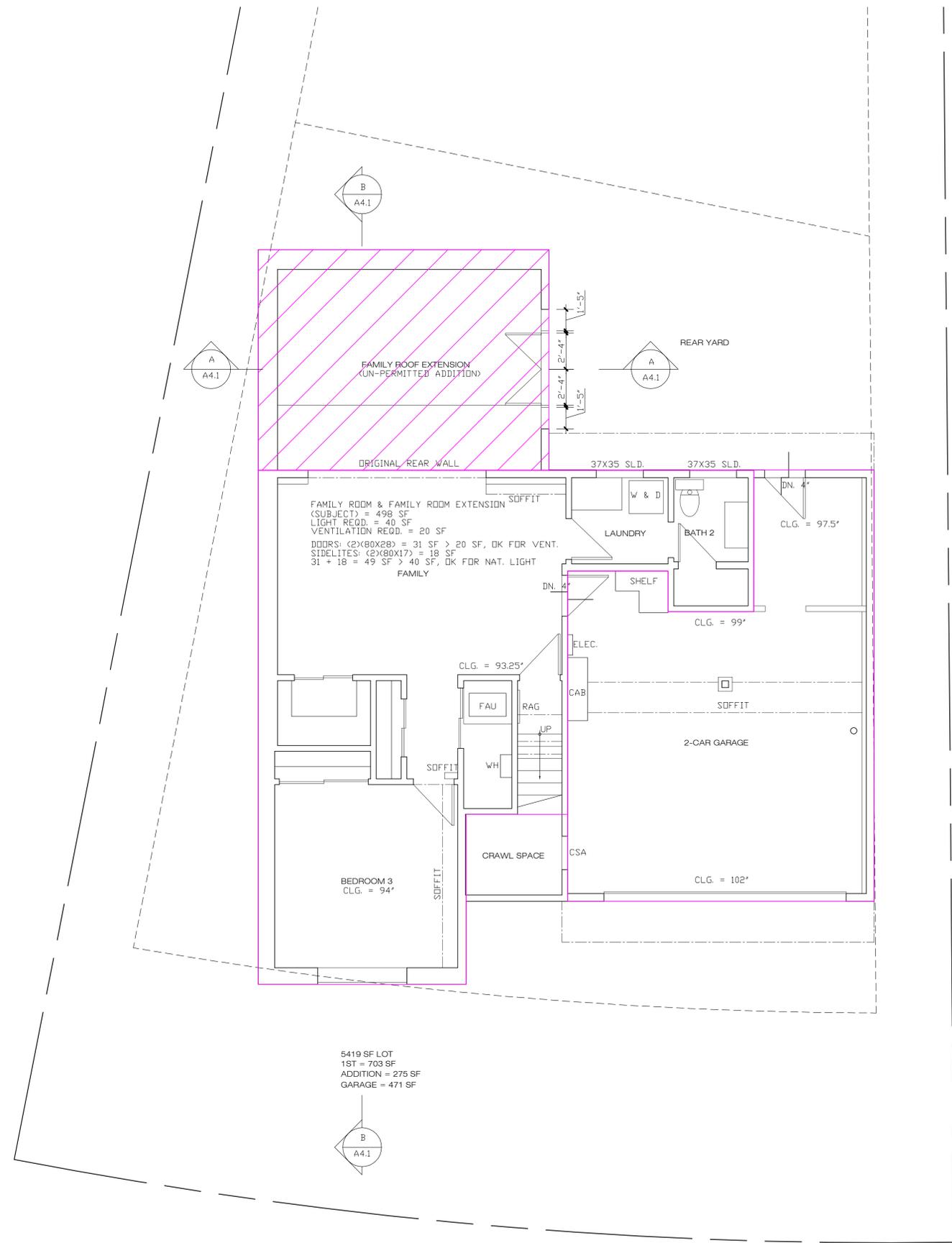
(E) SITE PLAN (W/ 2ND FLOOR)



(E) SITE PLAN (W/ 1ST FLOOR)



(E) ROOF PLAN



(E) 1ST FLOOR PLAN

DATE  
 ISSUED FOR

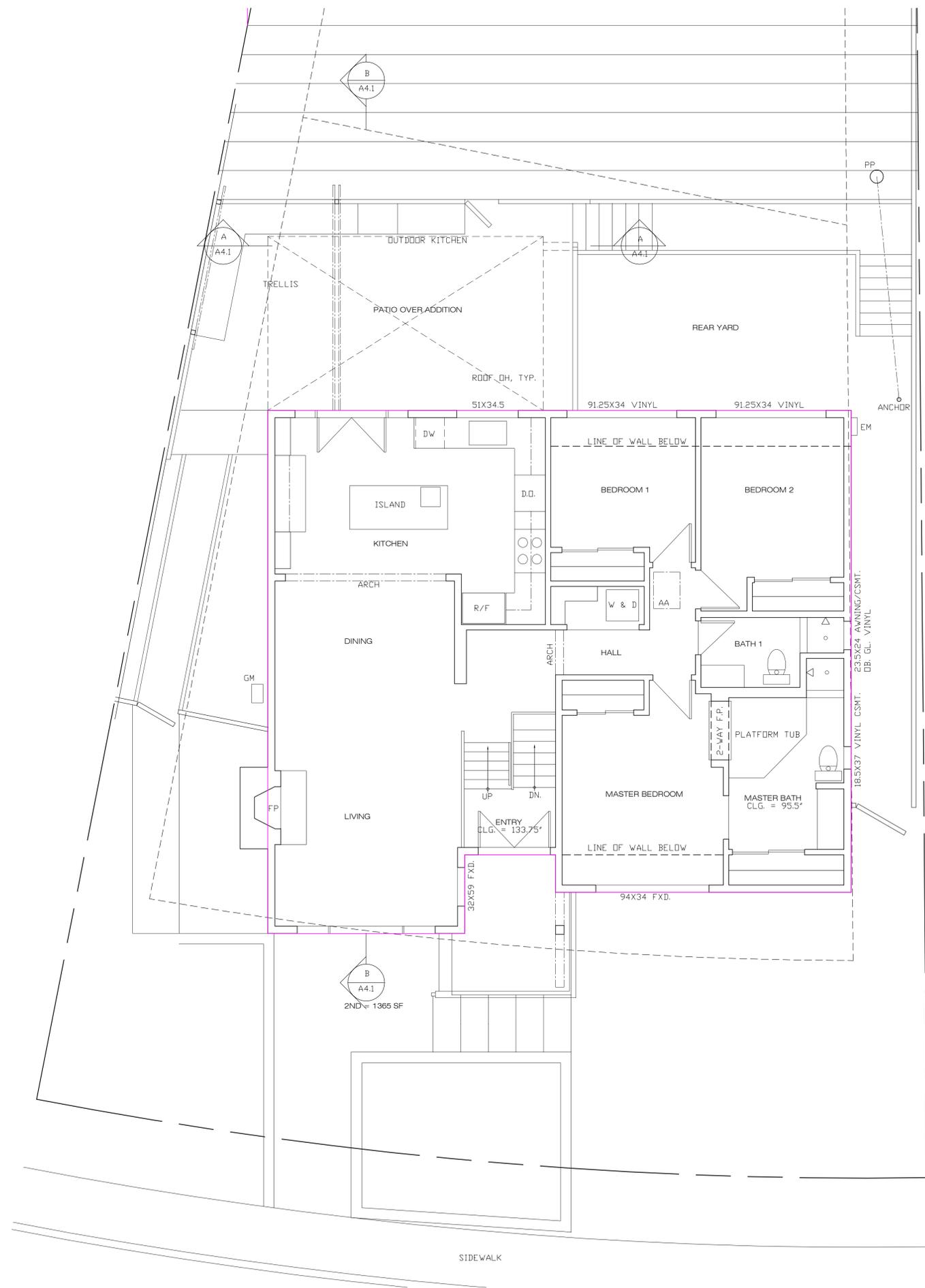
**BAUKUNST**  
 88 Fairlawn Avenue, Daly City, CA 94015  
 T: 650.455.1207 F: 650.755.1093  
 E: baukunst2000@yahoo.com W: baukunstarchitecture.com

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**Davidson-De Carlos Legalization**  
 131 DEL NORTE  
 SAN BRUNO, CA

1/4"=1'-0"

**A2.1**



(E) 2ND FLOOR (MAIN LEVEL) FLOOR PLAN

DATE

ISSUED FOR

**BAUKUNST**

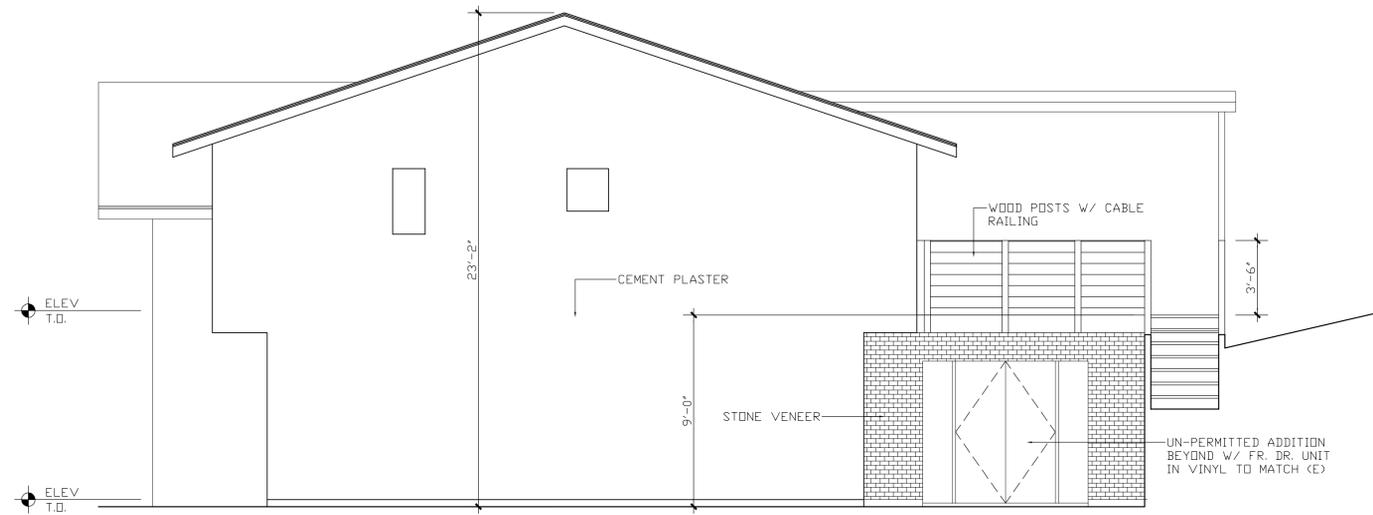
88 Fairlawn Avenue, Daly City, CA 94015  
 T: 650.455.1207 F: 650.755.1093  
 E: baukunst2000@yahoo.com W: baukunstarchitecture.com

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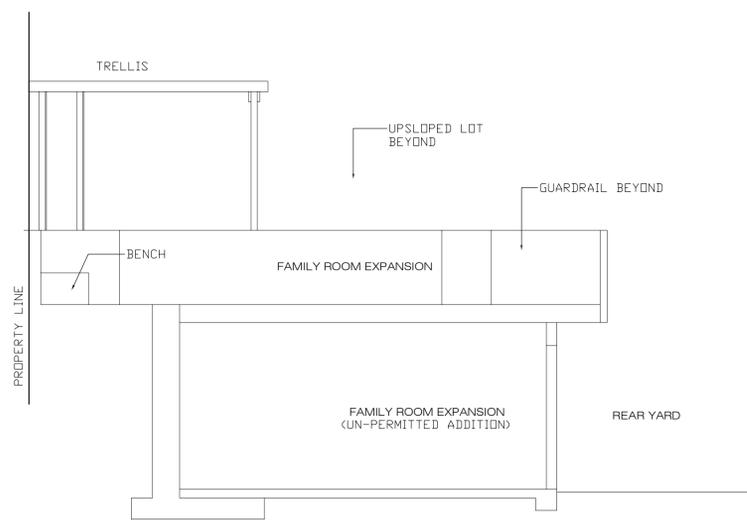
**Davidson-De Carlos Legalization**  
 131 DEL NORTE  
 SAN BRUNO, CA

1/4"=1'-0"

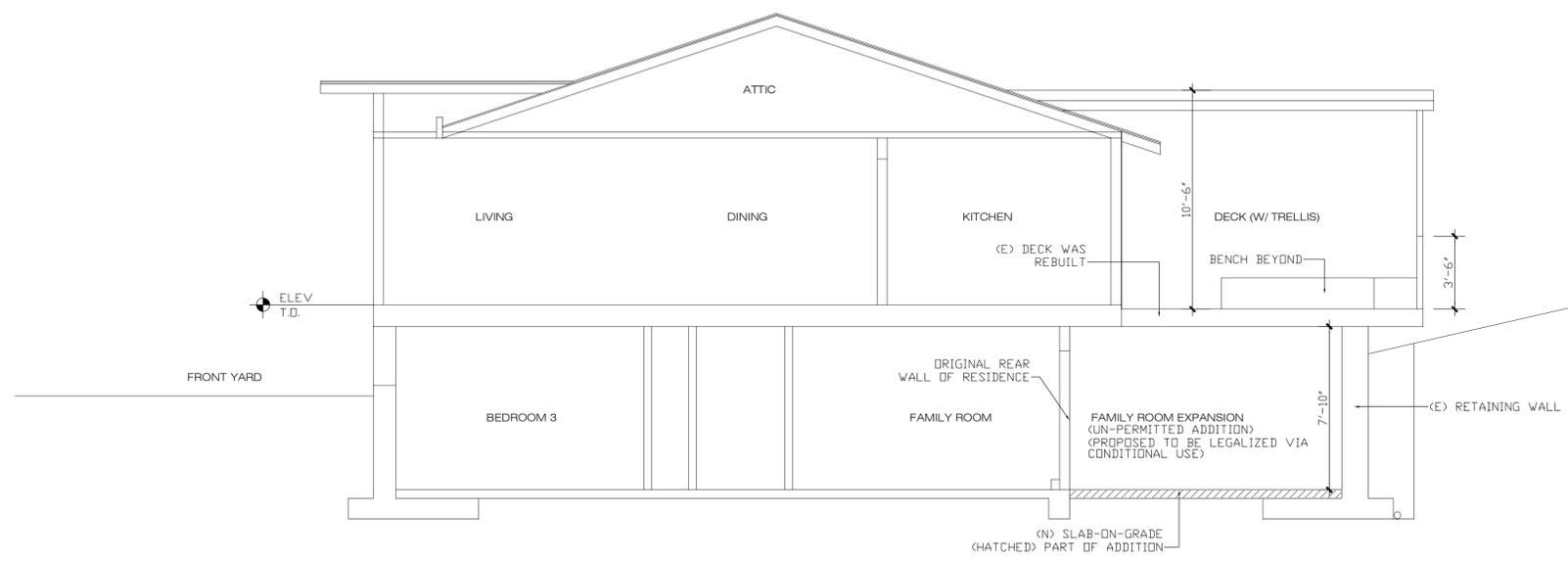
**A2.2**



(E) RIGHT SIDE ELEVATION



(E) TRANSVERSE SECTION AA



(E) LONGITUDINAL SECTION BB



City of San Bruno  
 Building Safety Division  
 567 El Camino Real  
 San Bruno, CA 94066

Permit Center: (650) 616-7076  
 Inspection Request: (650) 616-7074  
 Fax: (650) 873-6749

## 2013 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC) RESIDENTIAL CHECKLIST

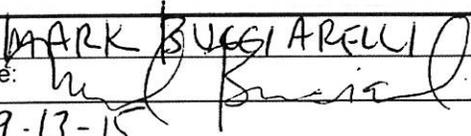
*New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to the specific area of the addition or alteration.*

BUILDING PERMIT NO.: OP15-015  
 ADDRESS: 131 DEL NORTE

**MANDATORY MEASURES SPECIFIED**  
 (Please check boxes below)

Feature or Measure	Yes
<b>SITE DEVELOPMENT</b>	
A plan has been developed and will be implemented to manage storm water drainage during construction per CGC 4.106.2 & 4.106.3	<input type="checkbox"/>
<b>WATER EFFICIENCY AND CONSERVATION</b>	
Plumbing fixtures (Water closets and urinals) shall comply with the following:	
The effective flush volume of all water closets shall not exceed 1.28 gal/flush (CGC 403.1.1)	<input checked="" type="checkbox"/>
The effective flush volume of urinals shall not exceed 0.5 gal/flush (CGC 403.1.2)	<input type="checkbox"/>
Fittings (faucets and showerheads) have all required standards listed on plans and are in accordance to CGC 4.303.1.3 and CGC 403.1.4	<input checked="" type="checkbox"/>
Automatic irrigation system controller for landscaping provided by the builder and installed at the time of final inspection shall comply with CGC 4.304	<input checked="" type="checkbox"/>
<b>ENHANCED DURABILITY AND REDUCED MAINTENANCE</b>	
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	<input checked="" type="checkbox"/>
<b>CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b>	
A minimum of 65% 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	<input type="checkbox"/>
<b>BUILDING MAINTENANCE AND OPERATION</b>	
An operation and maintenance manual will be provided to the building occupant or owner per CGC 4.410.1	<input checked="" type="checkbox"/>
<b>ENVIRONMENTAL QUALITY</b>	
Any gas fireplaces shall be a direct-vent sealed-combustible type.	<input checked="" type="checkbox"/>
Any wood stove or pellet stove shall comply with US EPA Phase II emission limits per CGC 4.503.1	<input checked="" type="checkbox"/>
<b>POLLUTANT CONTROL</b>	
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.	<input type="checkbox"/>
Adhesive, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	<input checked="" type="checkbox"/>
Paints and coatings shall comply with VOC limits per CGC 4.504.2.2.	<input checked="" type="checkbox"/>
Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROC and other requirements per CGC 4.504.2.3.	<input checked="" type="checkbox"/>
Documentation will be provided, at the request of the Building Division, to verify compliance with VOC finish materials per CGC 4.504.2.4.	<input checked="" type="checkbox"/>
Carpet system installed in the building interior shall meet the testing and product requirement per CGC 4.504.3.	<input checked="" type="checkbox"/>
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the requirements per CGC 4.504.4.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>

Feature or Measure	Yes
<b>INTERIOR MOISTURE CONTROL</b>	
A capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick base of 1/2" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided per CGC 4.505.2 and CRC R506.2.3.	☑
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.	☑
<b>INDOOR AIR QUALITY AND EXHAUST</b>	
Exhaust fans, which are ENERGY STAR compliant and be ducted to terminate outside the building, shall be provided in every bathroom per CGC 4.506.1.	☑
<b>ENVIRONMENTAL COMFORT</b>	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods: 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equivalent; 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2009 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent.	☑
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION</b>	
HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognize training or certification program per CGC 702.1.	☑
<b>VERIFICATION</b>	
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.	☑

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2013 California Green Building Standards Code.	I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: <u>MARK BUGGIARELLI</u>	Name: <u>TBD</u>
Signature: 	Signature:
Date: <u>9-13-15</u>	Date:
Company: <u>BAUKUNST</u>	License:
Address: <u>58 FAIRLAWN AVE</u>	Address:
City: <u>DALY CITY</u> State: <u>CA</u> Zip: <u>94015</u>	City: State: Zip: