



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

**MINUTES  
PLANNING COMMISSION MEETING**

**November 17, 2015**

**7:00 p.m.**

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

**CALL TO ORDER at 7:03 pm.**

**ROLL CALL**

	<u>Present</u>	<u>Absent</u>
Chair Johnson	X	
Vice Chair Chase	X	
Commissioner Biasotti	X	
Commissioner Kayal	X	
Commissioner Mishra	X	
Commissioner Petersen	X	
Commissioner Sammut	X	

**STAFF PRESENT:**

Planning Division:

Community Development Director: David Woltering  
Senior Planner: Michael Smith  
Associate Planner: Matt Neuebaumer  
Contract Associate Planner: Paula Bradley  
Community Development Technician: Brian Paland

**ROLL CALL**

**PLEDGE OF ALLEGIANCE:** Commissioner Petersen

**1. APPROVAL OF MINUTES (October 20, 2015) – Petersen/Biasotti**

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

**2. COMMUNICATION – None**

**3. PUBLIC COMMENT – None**

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

**5. CONDUCT OF BUSINESS:**

- a. **406-418 San Mateo Avenue** (APN: 020-364-320, 020-364-120, 020-364-130, 020-364-140)

**Request for a six-month extension of a Conditional Use Permit, Parking Exception, and Architectural Review Permit for a proposal to construct a three-story mixed use building containing 83 residential units, approximately 6,975 square feet of retail space, and 106 subgrade parking spaces per Section 12.128 of the San Bruno Municipal Code. San Bruno Plaza, LLC (Applicant & Owner).**

*Associate Matt Neuebaumer:* Presented Staff Report.

Staff recommends that the Planning Commission approve the extension subject to acceptance and adoption of the resolutions attached to the staff report.

Questions for Staff

*Commissioner Sammut:* Asked for a clarification on the discrepancy in the address.

*Associate Matt Neuebaumer:* The project site contains 4 parcels; the project site and the 3 adjacent parcels. The address number 400 is included in one of the parcels.

*Commissioner Petersen:* Asked why the staff report does not state the demolition has been completed and all work has stopped.

*Director Woltering:* At this point staff is working with the applicant's development team on the construction documentation for submission for building permits. He acknowledged that indeed a demolition permit was issued and related work completed. The Director indicated the "minutes" would reflect this information.

*Commissioner Biasotti:* Clarified the request before the Commission this evening is an extension of the previously approved Architectural Review Permit.

*Commissioner Sammut:* Concerned that the six month extension may not be enough if we have severe rain this winter. It would not be an issue if only the permit has to be issued, but work does not have to begin.

*Director Woltering:* The intent of the code is that the permit be issued and that there be substantial work in the field in reliance on that permit. In the case of severe weather, the applicant can request an additional six month extension.

Public Hearing Opened

*Todd Reganini, Seres Regis Group (Applicant):* Looking forward to getting the building permit issued and beginning construction in the Spring of 2016.

*Malcolm Robinson, Merced Drive:* Inquired as to when the project would be complete.

*Director Woltering:* Staff is anticipating a 20-24 month construction period, with occupancy in Spring of 2018.

*Jo Monanhan, Elm Ave:* Works as the Site Director at La Petite Baleen Swim School at 434 San Mateo Avenue. She inquired if this was the appropriate venue to discuss the parking lot on San Mateo Avenue.

*Director Woltering:* Staff will be recommending to the Planning Commission to continue that item to the next Planning Commission meeting in December.

*Jackie Chan, Adjacent property owner:* Expressed concerns about use of the parking lot to the rear of her property. Additionally inquired about damage to her property that occurred during demolition.

*Director Woltering:* Staff has met with both the applicant and Mrs. Chan regarding the demolition concerns. The matter needs to be resolved between the two property owners. Staff will continue to work with both parties to facilitate resolution of the issue(s).

*Commissioner Mishra:* Verified that the design for the project has already been approved by the Planning Commission and will not be coming back to the Commission for approval.

*Director Woltering:* Correct. Besides minor changes to the construction documents during plan development, the design will remain the same.

*Commissioner Biasotti:* Asked the applicant specifically where they are in the process.

*Todd Reganini, Seres Regis Group (Applicant):* The design team has been completing the design development stage. They are now starting the construction document stage and plan a full construction document submittal early next year.

Public Hearing Closed

**Motion to adopt Resolution 2015-08 to approve a six month extension of the expiration period for the Conditional Use Permit and Parking Extension for the Mixed-Use Development located at 406-418 San Mateo Avenue.**

**Commissioners Chase/Mishra**

**Roll Call Vote: 7-0**

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

**Motion to adopt Resolution 2015-09 to approve a six month extension of the expiration period for the Architectural Review Permit for the Mixed-Use Development located at 406-418 San Mateo Avenue.**

**Commissioners Kayal/Biasotti**

**Roll Call Vote: 7-0**

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

- b. City of San Bruno Walk and Bike Master Plan.** The City of San Bruno has hired the consulting firm, Eisen|Letunic, to develop the San Bruno Pedestrian and Bicycle Master Plan. Staff will introduce, Niko Letunic, a principal with Eisen|Letunic, who will present a status report on the master plan effort to date. In addition to providing his status report, Mr. Letunic will be requesting input from the Planning Commission and attendees on existing conditions and improvement needs of the City’s current bicycle and pedestrian systems. **MP15-001**

*Niko Letunic (Consultant for Walk and Bike Plan):* Presented slide show describing program and timeline for improvements.

*Commission Petersen:* Described obstacles he has observed while walking in San Bruno including cars parked in such a way that block the sidewalk and reckless driving including speeding and coasting through intersections.

*Commission Kayal:* She has personally observed/experienced the inability to push a stroller on the sidewalk.

*Commission Sammut:* If the goal is to encourage people to ride bikes to Downtown San Bruno, the City should provide lockable bike racks. The preferred bike route according to the Transit Corridors Plan is through Huntington Avenue and then San Antonio. Unfortunately, the road conditions of these two streets make them hazardous to bicyclists.

*Commission Mishra:* Is pleased to see the City moving forward with this type of plan. San Bruno does not have jurisdiction over the streets that pose the most hazard to bicyclists and pedestrians: El Camino Real (SR82) and Skyline Blvd (SR35). Suggested reaching out to local PTAs and school districts for their input.

*Commission Biasotti:* Expressed concern about pedestrian safety at the uncontrolled crosswalks on the Southern portion of El Camino Real. Visibility is poor and cars are moving fast as they come down the hill. Additionally, there is not a safe method to cross El Camino at the Crossings Site.

*Commission Biasotti:* Echoed the concerns of other Commissioners that the sidewalks in many neighborhoods are not family friendly.

Opened Public Hearing

*Malcolm Robinson:* Encouraged the Commission to make San Bruno safer for bicyclists and pedestrians.

Closed Public Hearing

Opened Commission Discussion

*Commission Kayal:* Suggested Jenevein as a bike route. Provides natural connection to Downtown and Caltrain.

*Commission Biasotti:* Suggested a continuation of the sidewalk along Crystal Springs.

## 6. PUBLIC HEARINGS:

### A. City Parking lot located on the west side of Mastick Avenue just north of Taylor Avenue (APN: 020-364-070)

**Request for a Temporary Use Permit to allow an off-site construction staging area within a portion of the City parking lot located on Mastick Avenue for the construction of the mixed-use development located at 406-418 San Mateo Avenue per Section 12.84.030 of the San Bruno Municipal Code. Johnstone Moyer, Inc. (Applicant), City of San Bruno (Owner). TUP-15-007.**

**The applicant has requested and staff supports a continuance of this item to December 15, 2015, to allow the applicant to further prepare and assemble additional information pertaining to the request.**

**Motion to continue this item to December 15, 2015.**

**Commissioner Petersen/Mishra**

VOTE: 7-0  
AYES: All Commissioners present  
NOES: None  
ABSTAIN: None

## 6. DISCUSSION

### A. CITY STAFF DISCUSSION:

Volunteers for the December 10, 2015 ARC meeting: Commissioners Kayal, Chase, and Biasotti identified.

### B. PLANNING COMMISSION DISCUSSION:

*Director Woltering:* Staff will bring a working draft staff report format to the December 15, 2015 meeting for review and input by Commissioners.

*Commissioner Mishra:* Asked for a review of the discussion of the proposed Dialysis Center at 841 San Bruno Avenue.

*Director Woltering:* The committee made suggestions on roof design and foundation treatments to provide weather protection and soften the landscaping.

## 7. ADJOURNMENT

Meeting was adjourned at 8:25 pm

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

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

**NEXT MEETING: December 15, 2015**