



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

**MINUTES  
PLANNING COMMISSION MEETING**

**July 21, 2015**

**7:00 p.m.**

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

**CALL TO ORDER at 7:02 pm.**

**ROLL CALL**

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

**STAFF PRESENT:**

Planning Division:

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

**ROLL CALL**

**PLEDGE OF ALLEGIANCE:** Commissioner Sammut

**1. APPROVAL OF MINUTES (June 2, 2015) – Biasotti/Mishra**

VOTE: 5-0  
AYES: Commissioners Chase, Sammut, Biasotti, Petersen, Mishra  
NOES: None  
ABSTAIN: Johnson

**2. COMMUNICATION – None**

**3. PUBLIC COMMENT – None**

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

**5. PUBLIC HEARINGS:**

**A. 1580 Greenwood Drive**

**Request for a Use Permit to allow the construction of a 260 square foot addition, which together with the previously approved addition, will increase the gross floor area of the existing home by greater than 50% (109%), per Sections 12.200.030.B.1, of the San Bruno Municipal Code. Sergio Casanova, (Applicant); Kamal Jamaly, and Ruba Jammali (Owners) UP-15-004.**

*Contract Associate Planner Bradley:* Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 15-004 based on Findings 1-6 and Conditions of Approval 1-24. Staff’s recommendations have been incorporated into the project.

Questions for Staff

*Vice Chair Chase:* Asked if Condition 10 was new language?

*Contract Associate Planner Bradley:* Condition 10 is the standard indemnity condition.

*Commissioner Petersen:* Asked if the Commission could have a list of standard conditions. Also wanted clarification of the actual number of conditions for the project.

*Contract Associate Planner Bradley:* There are 24 conditions.

Opened Public Hearing

*Kamal Jamaly/Applicant:* The plans calls for an addition of 260 square feet and re-styling of the roof.

**Motion to approve Use Permit 15-004 based on Findings 1-6 and Conditions of Approval 1-24.**

**Commissioner Sammut/Chase**

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

**Findings**

- 1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home

would be constructed according to the California Building Code (CBC) and, therefore, would not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

**2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)**

The architectural features of the project are compatible with the surrounding neighborhood. The project meets the setback, and height requirements of the zoning district. The applicant is proposing to construct a 260 square foot second floor addition to an existing 3,025 square foot two-story home, including a 485 square foot two-car garage. The proposed residence meets the setbacks, and height requirements of the zoning district. The front setback is 16'9" where a 15'-0" minimum is required. The rear yard area setback is 61 feet from the property line, where a ten foot minimum is required. The height is 22' 4", where 28' is the maximum height limit. A Use Permit is required to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50%. With the proposed addition, the cumulative proposed floor area will be 109% of the original 1,570 square foot one-story residence. It less than the maximum FAR, 51%, where the maximum allowed is 55%, and the floor area is 3,285 square feet where 3,517 square feet is the maximum allowed.

The front and rear setback areas are 45% landscaped and impervious surface is 55%, where 60% maximum is allowed. The impervious surface area in the front setback (55%) conforms to the required maximum allowable of 60%. Therefore, staff determines that the project would 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 general plan. (SBMC 12.108.050.B.3)**

The San Bruno General Plan designates the property as a Low-Density Residential district. The existing single-family dwelling is consistent with the General Plan designation.

General Plan Policy LUD-3 states, "protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale." The proposal would be complementary to other single-family homes in the area. The design of the project reinforces the residential character of the neighborhood.

**4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)**

The proposed two-story residence meets the setbacks and height requirements of the zoning district. The existing and the proposed new addition to the second story floor on both the north side and the rear two-story elevation wall planes are stepped back. Specifically, the proposed second story has a 13'-0" left side setback and a 9'-0' rear setback, with a first floor roof separating the two stories. The new addition will not be visible from the front of the property only the sides and rear. The front setback is 16'9" where a 15' minimum setback is required. The rear yard area setback is 61' from the property line, where a ten foot minimum is required. The overall height of the home would increase from 22'-4" which is less than the 28'-0" maximum height limit. Therefore, the structure should not unreasonably restrict or

interfere with light and air on 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 exterior materials and colors will match the existing: a beige color stucco exterior with a medium brown asphalt composition shingle roof which is consistent with the existing home and the immediate neighborhood. The second floor is stepped back from the first floor below. Second floor articulation to decrease the mass and bulk includes stepped-back second story elevations, an offset wall plan on the south side, windows and a new trellis on the south elevation provide additional façade articulation and architectural interest. The front and rear areas are landscaped with 45% landscaped in the front yard setback and impervious surface is 55%, where 60% maximum is allowed. Staff finds that the general appearance of the residence would be in keeping with the neighborhood and would not be detrimental to the City.

- 6. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.I)**

Staff finds that the new home conforms to the basic design principles of the Residential Design Guidelines. The proposed residence would respect the scale, bulk, and character of the immediate neighborhood and adjacent homes. Articulation to decrease the mass and bulk on the south elevation includes stepped-back second story elevations, a roof between the first and second floor on the north and rear elevations, a four-foot offset wall on the south side, and a new trellis between the first and second floor, and window.

Also proposed is to construct a new roof with a 4:12 pitch replacing the 3:12 pitch existing roof. The new roof will be a hip form roof replacing the existing gable form roof. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the character of the neighborhood. The exterior materials and colors will match the existing – a beige color stucco exterior with a medium brown composition shingle roof.

**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 15-011 shall not be valid for any purpose. Use Permit 15-011 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 a Use Permit to construct a new 260-square foot addition to the rear of the existing second floor, of an existing 3,025 square foot residence, shall be built according to

plans approved by the Planning Commission on July 21, 2015, labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The home shall be used only as a single-family residential dwelling unit. No portion of any residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. 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. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.
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. 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.
10. 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.
11. Add: "2013 California Green Building Standards Code to list of Applicable Building Codes on Cover sheet. All Mandatory Measures per Chapter 4 shall apply."

### **Public Services**

12. The front property line is located 2.0 feet behind the sidewalk at 1580 Greenwood Drive. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from the back of sidewalk along 1580 Greenwood Drive. S.B.M.C. 8.08.010.
13. 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 California Building Code 2013. Show on the plans the location and size of the water meter,

water lateral and sewer lateral.

14. Show on the plans the location of the existing sewer lateral. Also show the existing or new cleanout. Detail SS-02 can be downloaded from the Public Services website at [http://www.sanbruno.ca.gov/pw\\_eng\\_standards.html](http://www.sanbruno.ca.gov/pw_eng_standards.html). Include this detail in the plans.
15. 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 cleanouts not meeting the current city standards shall be replaced. Show on the plans the location of the existing sewer lateral. Also show the existing or new cleanout. Detail SS-02 can be downloaded from the Public Services website at [http://www.sanbruno.ca.gov/pw\\_eng\\_standards.html](http://www.sanbruno.ca.gov/pw_eng_standards.html). Include this detail in the plans.
16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all locations where there are any raised or offset concrete sections greater than or equal to ¾-inch. S.B.M.C. 8.12.010. This requirement shall be added as a note on the plans and also include City Standard Detail ST-04. The detail can be downloaded from the Public Services website at [http://www.sanbruno.ca.gov/pw\\_eng\\_standards.html](http://www.sanbruno.ca.gov/pw_eng_standards.html).
17. 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. Show this requirement on the plans and also include it as a note.
18. The building permit submittal shall indicate that address numbers shall be at least four inches in height, of contrasting color to the background and shall be lighted during the hours of darkness. Show this requirement on the plans.
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. Add this requirement on the plans as a note.
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. Include the attached County of San Mateo's Best Management Practices (BMPs) as part of the construction plans.
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. This requirement shall be clearly shown on the construction plans. Also include City Standard Detail ST-03 in the construction plans. The detail can be downloaded from the Public Services website at [http://www.sanbruno.ca.gov/pw\\_eng\\_standards.html](http://www.sanbruno.ca.gov/pw_eng_standards.html).
22. 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

23. 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.
24. Provide hard-wired smoke detectors with battery backup as required by building code.

## B. 428 Elm Street

**Request for a Use Permit to allow the construction of a 490 square foot addition, which together with the previously approved addition, will increase the gross floor area of the exiting home by greater than 50% (60%), per Sections 12.200.030.B.1, of the San Bruno Municipal Code. Robert George, FAIA, Architect (Applicant); Regina and Nick Singer (Owners) UP-15-011.**

*Contract Associate Planner Bradley:* Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit-15-011 based on Findings 1-6 and Conditions of Approval 1 to 27. Staff has no recommendations for project changes.

Questions for Staff

*Commissioner Petersen:* Asked for clarification on the table on page 3 regarding sideyard setbacks.

*Contract Associate Planner Bradley:* The Zoning Code requires a 5 foot sideyard setback. The existing condition is a 3 foot sideyard setback.

*Commissioner Sammut:* Asked why condition 12 was included, as it seems to be a building related item.

*Contract Associate Planner Bradley:* Confirmed that condition 12 was added from the Building Division review of the plans.

Opened Public Hearing

*Nicholas Singer (Owner)/Bob George (Architect):* The purpose of the addition is to accommodate their growing family.

**Motion to approve Use Permit 15-011 based on Findings 1-6 and Conditions of Approval 1 to 27.**

**Commissioner Petersen/Mishra**

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

**Findings**

- 1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home would be constructed according to the California Building Code (CBC) and, therefore, would not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

- 2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)**

The architectural features of the project are compatible with the surrounding neighborhood. The project meets the setback, and height requirements of the zoning district with the exception of the south side and the front setback, which are considered legal nonconforming. It does meet the minimum requirements for the north and rear setbacks, and the height requirements of the zoning district. The applicant proposes to add a 490 square foot addition to an existing 1,598-square foot one-story home, including a 297 square foot one-car garage, which will increase the gross floor area of the existing home by greater than 50% (60%). A Use Permit is required to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50%. The cumulative floor area with the proposed 490 square foot addition will be 60% of the original 1,306 square foot residence (26%) (prior to the 295 square foot addition in constructed in 1990). It remains less than the maximum FAR (at 42%, where the maximum is 55%) and the proposed floor area will be 2,088 square feet where 2,750 square feet is the maximum floor area allowed.

The total impervious surface is 51% where 80% is allowed and 52% of the front yard setback is impervious where 60% maximum is allowed. Therefore, staff determines that the project would not be detrimental to improvement in the neighborhood or to the general welfare of the City. Therefore the project will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the City.

- 3. That the proposed development is consistent with the general plan. (SBMC 12.108.050.B.3)**

The San Bruno General Plan designates the property as a Low-Density Residential district. The existing single-family dwelling is consistent with the General Plan designation.

General Plan Policy LUD-3 states, “protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale.” The proposal would be complementary to other single-family homes in the area. The design of the project reinforces the residential character of the neighborhood.

4. **That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)**

The project meets the setback, and height requirements of the zoning district with the exception of the south side and the front setback, which are considered legal nonconforming. It does meet the minimum requirements for the north and rear setbacks, and the height requirements of the zoning district. The front setback is 12’-5” where fifteen feet is required and the south side setback is 3 feet where five feet is required; however, the applicant is proposing an addition to the north side, which meets the minimum five foot side setback requirement. The rear yard area setback is 32’-3” from the property line, where 10’-0” is required. The height of the new construction will be 16’-4”, where 28’-0” is the height limit. The new roof to the rear addition will be a gable form roof, but won’t be visible from the front of the residence, which has a hip roof form. The previous addition has a similar gable roof form. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the existing home and the character of the neighborhood. Therefore, the structure should not unreasonably restrict or interfere with light and air on the adjacent properties.

The proposed addition is well integrated with the existing single-family dwelling and is compatible with the neighborhood, which consists of one-story single-family and two-story modest sized homes with substandard setbacks. Staff finds that the proposed 490 square foot, one-story rear addition is compatible with the character and design of the surrounding single-family dwellings and is consistent with the Residential Design Guidelines.

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 exterior materials and colors will match the existing: a taupe color stucco exterior with a dark gray asphalt composition shingle roof. Staff finds that the proposed residence is compatible with the character and design of the surrounding single-family dwellings and is consistent with the Residential Design Guidelines. The proposed addition is well integrated with the existing single-family dwelling and is compatible with the neighborhood. The new roof to the rear addition will be a gable form roof, but won’t be visible from the front of the residence, which has a hip roof form. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the existing home. Staff finds that the general appearance of the residence would be in keeping with the neighborhood and would not be detrimental to the City.

6. **That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.I)**

Staff finds that the proposed 490-square foot, one-story rear addition is compatible with the character and design of the surrounding single-family dwellings and is consistent with the Residential Design Guidelines. The proposed addition is well integrated with the existing single-family dwelling and is compatible with the neighborhood, which consists of one-story single-family and two-story modest sized homes with substandard setbacks. The new roof to the rear addition will be a gable form roof, but won't be visible from the front of the residence, which has a hip roof form. Both roof forms exist in the surrounding neighborhood; therefore it is considered to be compatible with the existing home and the character of the 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 15-011 shall not be valid for any purpose. Use Permit 15-011 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 a Use Permit to construct a new 490 square foot addition to an existing 1,598 square foot one-story residence, including a 297 square foot one-car garage, shall be built according to plans approved by the Planning Commission on July 21, 2015, labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The home shall be used only as a single-family residential dwelling unit. No portion of any residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. 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. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

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. 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.
10. 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.

### **Building Division**

11. Comply with the 2013 California Codes, including the California Residential Code.
12. Confirm the single hung window at the master bedroom provides a 5.7 square feet net opening with 20" minimum clear width and 24" minimum clear height per CRC R310.

### **Public Services**

13. The front property line is located 3.0 feet behind the sidewalk at 428 Elm Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 3.0 feet from the back of sidewalk along Elm 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 428 Elm 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.
18. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all locations where there are any raised or offset concrete sections greater than or equal to ¾-inch. S.B.M.C. 8.12.010.

19. Prior to final inspection, paint the address number on face of the curb near the driveway approach with black (4 inch or larger) lettering on a white background. Add a note showing the location where the street address will be painted.
20. Obtain an Encroachment Permit from Public Works Department prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.
21. An erosion control plan and storm water pollution prevention plan is required. The applicant shall show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. The work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.
22. Show on plans how storm water shall be collected from downspouts and other on-site drainage and drained into landscaping or collected through an under sidewalk curb drain to the gutter per City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicate any pipes, swales, or applicable ground percolation treatments as necessary.
23. Should the project create and/or replace 2,500 square feet or more of impervious surface, the project must include one of the required C.3.i site Design Measures as required by the Municipal Regional Permit. A C.3.i. Checklist must also be completed and submitted for review.
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.

### **C. 1520 Greenwood Way**

**Request for a Use Permit to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50% (75%) per Section 12.200.030.B.1. Denis and Renee Vorrises (Applicant and Property Owner) UP-14-019.**

*Associate Planner Neuebaumer:* Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 14-019 with staff recommendations to the Planning Commission based on Findings 1-6, and subject to Conditions of Approval 1-27.

#### Questions for Staff

*Commissioner Sammut:* Asked for clarification on the sideyard setback. Staff report appears to indicate 4'-6".

*Associate Planner Neuebaumer:* The 4'-6" refers to the existing condition. The addition will be at 24'.

#### Opened Public Hearing

*Denis and Renee Vorrises (Owners):* The purpose of the addition is to accommodate their growing family. During the design process particular attention was given to maintaining privacy of the neighbors and themselves.

**Motion to approve Use Permit 14-019 based on Findings 1-6 and Conditions of Approval 1 to 27.**

#### **Commissioner Petersen/Mishra**

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

#### **Findings:**

- 1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home would be constructed according to the California Building Code (CBC) and, therefore, would not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

- 2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)**

The applicant is proposing an addition to an existing single-family dwelling. The second story addition incorporates setbacks from the first story below, which provides façade articulation and reduces the mass of the overall structure. The proposal also includes decorative belly band on the rear elevation. The proposed addition incorporates stucco exterior material and composition roofing material, which will match the existing homes appearance. The proposal would benefit the City and the surrounding neighborhood by improving the property in a well-

designed manner. Therefore, staff finds that the project will not be detrimental to improvement in the neighborhood or to the general welfare of the City.

Regarding parking, the proposed 2,260 square feet of living area does not trigger the requirement of a third off-street covered parking spot. Therefore, the current two-car garage is compliant.

**3. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)**

The San Bruno General Plan designates the property as a Low-Density Residential district. The existing single-family dwelling is consistent with the residential 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. (SBMC 12.108.040.D)**

The proposal includes a ground floor addition and a new second story to an existing single-family home. The overall height of the home would increase from 14’-2” to 23’-0”, which is less than the 28’-0” height limit of the R-1 Zone. Additionally, the proposed ground floor addition and proposed second story meets all setback requirements. The second story also includes additional setbacks from the first story below. Specifically, the second story front elevation is setback between 3’-6” – 33’-6” from the first story below. The left side second story is setback 1’-6” from the first story below while the right side second story is setback close to 8’-0” from the first story below. Therefore, the structure should not unreasonably restrict or interfere with light and air on 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 applicant is incorporating stucco exterior material, which is consistent with the existing home and the immediate neighborhood. The proposal will also contain a matching composition roofing material that matches the look of the existing home and the neighborhood. The applicant has also setback portions of the second floor from the first floor below. The varying setback along all sides provide additional façade articulation and architectural interest. The proposal also includes other architectural details including a decorative belly band on the rear elevation between the ground floor and the second story above. 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 conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.1)**

Staff finds that the proposed addition conforms to the basic design principles of the Residential Design Guidelines. The proposed addition is respecting the scale, bulk, and character of the immediate neighbors and adjacent homes, as the addition is meeting all setback requirements and is less than the 28'-0" height limit. The addition will also match the stucco exterior material on the existing home. All window and door trim will match throughout the entire home contributing to the architectural integrity of the addition.

Additionally, staff finds that the second story addition utilizes façade articulation techniques found in the Residential Design Guidelines. Specifically, the second story front elevation is setback between 3'-6" – 33'-6" from the first story below. The left side second story is setback 1'-6" from the first story below while the right side second story is setback close to 8'-0" from the first story below. The proposal also includes a decorative belly band on the rear elevation between the ground floor and the second story above. To further comply with the Residential Design Guidelines, the applicant has incorporated two small windows on the left side elevation, removing previous plans calling for use of faux shutters.

**CONDITIONS OF APPROVAL**

**Community Development Department**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 14-019 shall not be valid for any purpose. Use Permit 14-019 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 a Use Permit to construct a new first story addition of 313 square feet and a new second story addition of 837 square feet to an existing single-family home shall be built according to plans approved by the Planning Commission on July 21, 2015, labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The home shall be used only as a single-family residential dwelling unit. No portion of any residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. 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. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.
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. 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.
10. 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.
11. Add: "2013 California Green Building Standards Code to list of Applicable Building Codes on Cover sheet. All Mandatory Measures per Chapter 4 shall apply."

**Public Services**

12. The front property line is located 4.5 feet behind the sidewalk at 1520 Greenwood Way. No fences, retaining walls, or other permanent structure shall be placed or constructed within 4.5 feet from the back of sidewalk along Greenwood Way. S.B.M.C. 8.08.010.
13. 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.
14. 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.
15. 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.
16. 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 1520 Greenwood Way 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.

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 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.
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.
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. Provide illuminated address numbers on the building.
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.

**D. 680 Acacia Avenue**

**Request for a Use Permit to allow the construction of a 784 square foot addition which increases the gross floor area of the existing home by greater than 50% (57%), exceeds the 44% lot coverage guideline (45%), and exceeds 1,825 square feet of living area with a one car garage per Sections 12.200.030.B.1, 12.200. 030.B.3, and 12.200.080.A.2 of the San Bruno Municipal Code. Luis A. Robles (Applicant) & Jenelle and Glen Wilson (Owner) UP-15-007**

*Associate Planner Neuebauer:* Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 15-007 based on Findings 1-6 and Conditions of Approval 1-26.

*Glen Wilson (Owner):* He has been a San Bruno lifetime resident, loves the community, and wants to expand to accommodate growing family.

Commissioner Biasotti: Will the siding match all the way around the exterior.

*Luis Robles (Architect):* There is a notation on page 5 that indicates the siding will match all the way around.

**Motion to approve Use Permit 15-007 based on Findings 1-6 and Conditions of Approval 1 to 26.**

**Commissioner Chase/Mishra**

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

**Findings:**

- 1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)**

With the condition that the applicant obtain a building permit prior to construction, the home will be constructed according to the California Building Code (CBC) and, therefore, will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

- 2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)**

The applicant is proposing a ground floor addition to an existing one-story single-family dwelling. The applicant is proposing to utilize exterior materials of horizontal siding that would

match the existing dwelling and the surrounding neighborhood. The proposal will benefit the City and the surrounding neighborhood by improving the property in a well-designed manner. Therefore, staff finds that the project will not be detrimental to improvement in the neighborhood or to the general welfare of the City.

Regarding parking, the applicant has applied for a Use Permit to exceed 1,825 square feet of living area while only providing a one-car garage. The proposed expansion would amount to a total of 1,935 square feet of living area. The distance between the back edge of the sidewalk to the face of the garage measures 21'-0". Therefore, the driveway space can accommodate an additional vehicle without impacting the public right-of-way. Furthermore, the existing garage has the ability to accommodate one vehicle.

**3. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)**

The San Bruno General Plan designates the property as a Low-Density Residential district. The 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. (SBMC 12.108.040.D)**

The proposal includes a ground floor addition to an existing one-story single-family dwelling. The overall design and scale of the home is consistent with the neighborhood, which consists of single-family dwellings. The height of the home would be 17'-3" which is less than the 28'-0" height limit of the R-1 zone. The proposed expansion also meets the floor area, and setback requirements of the zoning district, therefore, the structure should not unreasonably restrict or interfere with light and air on 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 proposal is designed to meet the majority of the development standards in the Municipal Code and Residential Design Guidelines. The addition would utilize horizontal siding and asphalt shingle roofing material, which is consistent with the existing home and the immediate neighborhood. The proposed expansion also meets the floor area, 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 conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.1)**

Staff finds that the proposed addition conforms to the basic design principles of the Residential Design Guidelines. The addition is a ground floor addition that continues the simple building form of the existing structure and would also incorporate matching exterior materials of horizontal board siding and asphalt shingle roofing. Finally, there are no proposed changes to the front elevation therefore, the existing architectural character of the neighborhood will not be affected.

**CONDITIONS OF APPROVAL**

**Community Development**

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 15-007 shall not be valid for any purpose. Use Permit 15-007 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit shall be built according to plans approved by the Planning Commission on July 21, 2015 labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the 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.
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 and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, the site shall be landscaped according to the plans approved by the Planning Commission on July 21, 2015 and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director.
10. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.
11. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.

### **Public Services Department**

12. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.
13. Please note that the front property line is located 6.5 feet behind the sidewalk along Acacia Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 6.5 feet from back of sidewalk along Acacia Avenue. S.B.M.C. 8.08.010.
14. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.
15. An Encroachment Permit from Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.
16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.
17. 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 Acacia Avenue 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 and Recreation Services for any new street tree.
18. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-02 dated August 2011. Older clean outs not meeting current city standards shall be replaced.

19. Prior to final inspection, paint address number on face of curb near driveway approach. Lettering shall be black, 4 inches or larger, and painted on a white background. Indicate the location of the address numbers on the site plan.
20. An Erosion control plan and storm water pollution prevention plan is required. The plan must show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.
21. Storm water from downspouts and other on-site drainage shall be drained into landscaping or collected through an under sidewalk curb drain to the gutter per City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicated any pipes, swales, or applicable ground percolation treatments as necessary.
22. The building permit plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.16.020
23. Perform water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing water meter is sufficient to serve proposed water demand. If existing meter is undersized, a larger meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter and lateral. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

### **Fire Department**

24. 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.

## 6. DISCUSSION

### A. CITY STAFF DISCUSSION:

Volunteers for the Thursday, August 13, 2015 ARC meeting: Commissioner Biasotti, Chase, and Johnson identified.

*Director Woltering:* Provided update on Cinema/Plaza project. Demolition began on July 16. Currently debris is being removed. Occupancy is expected in 2017.

*Commissioner Petersen:* Asked if the new foundation drilled piers of foundation piles.

*Director Woltering:* He does not have specifics on the type of foundation.

*Director Woltering:* Described his experience visiting San Bruno's Sister City, Narita, Japan. The group included 10 students from Parkside Middle School.

*Chair Johnson:* Happy to hear about the City's involvement.

*Commissioner Petersen:* Happy to hear that students had a positive experience.

### B. PLANNING COMMISSION DISCUSSION:

None

## 7. ADJOURNMENT

Meeting was adjourned at 7:45 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: August 18, 2015**