

"The City With a Heart"



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

AGENDA ARCHITECTURAL REVIEW COMMITTEE March 10, 2016 6:00 p.m.

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

Architectural Review Committee meetings are conducted in accordance with Roberts Rules of Order Newly Revised. 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 Architectural Review Committee 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

1. **NEW BUSINESS** Note: If you challenge the below actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.
 - A. **859 Green Avenue** (APN: 020-115-060)
Zoning: R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption
Request for a Use Permit to allow the construction of a two-story addition at the rear of the building that would add 737 square feet of floor area to the existing single-family dwelling thereby increasing its gross floor area by more than 50% (81%), requiring a use permit pursuant to Section 12.200.030 of the San Bruno Municipal Code. The finished house would have 1,648 square feet of gross floor area, including the garage. Rolando Mena (Applicant and Owner). **UP-16-003**
 - B. **110 Elm Avenue** (APN: 020-414-300)
Zoning: R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption
Request for a Use Permit to allow the construction of a two-story addition at the south side of a single-family dwelling that would add 1,738 square feet of floor area to the existing dwelling thereby increasing its floor area by more than 50% (172%) per Section 12.200.030 of the San Bruno Municipal Code (S.B.M.C.). The finished house would have 2,738 square feet of gross floor area, including the garage. Jason Lui (Applicant and Owner). **UP-16-001**
 - C. **139 Florida Avenue** (APN: 020-375-130)
Zoning: R-2 (Low Density Residential)
Recommended Environmental Determination: Categorical Exemption
Request for a Use Permit to allow a 1,010 square foot first and second floor addition with a detached 426 square foot garage, increasing the gross floor area from 1,070 square feet to 2,296 square feet, increasing the gross floor area of the existing home by greater than 50% (115%); and a Parking Exception to allow tandem garage parking spaces, per Sections 12.200.030.B.1 and 12.96.070.D.10.c of the of the San Bruno Municipal Code. Echo Liu (Applicant), Shui Ben Lau (Owner). **UP-15-001, PE-16-003**

2. ADJOURNMENT

Agenda Posted Pursuant to Law on: March 4, 2016