

“The City With a Heart”



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AGENDA PLANNING COMMISSION MEETING

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March 15, 2016

7:00 p.m.

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

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ROLL CALL

PLEDGE OF ALLEGIANCE

1. **APPROVAL OF MINUTES: none**

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. **848 6th Avenue** (APN: 020-156-060)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a two-story rear addition that would add 1,695 square feet of floor area to the existing dwelling thereby increasing its floor area by more than 50% (127%), and a request to expand the garage to 646 square feet, where 600 square feet is the maximum permitted per Sections 12.200.030.B.1 and 12.200.080.B of the San Bruno Municipal Code (S.B.M.C.). Request for a Parking Exception for tandem parking per Section 12.200.080.C of the S.B.M.C. Request for a Minor Modification to allow a 1,695 square foot addition that extends an

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existing 3'-3" side yard setback where 5'-0" is the minimum permitted in the district, per Section 12.120.010.A of the S.B.M.C. Jason Chan (Applicant) and Sandra Lau (Owner) **UP-15-023, PE-16-001, MM-16-001.**

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

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow an addition that would add 254 square feet of living area, convert 37 square feet of existing garage area to living area, and add 61 square feet of garage area to the existing 1,838 square feet of living area for a total of 2,129 square feet of living area, which exceeds the maximum 1,825 square feet allowed for a one-car garage, per Section 12.200.030.B.5 and 12.200.080.A.2 of the San Bruno Municipal Code. Request comes from Ken Ibarra (Applicant) J. & A. LaBagh (Owners). **UP-15-024.**

C. No site address - Admiral Court and Commodore Drive in The Crossing

(APNs: 020-013-250 and 020-013-260)

Zoning: P-D (Planned Development District)

Recommended Environmental Determination: The proposed action is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3) and 15312 (Surplus Government Property Sales) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387.

Adopt a Resolution confirming review for conformance with the San Bruno General Plan of the disposition (sale) of properties (APN Nos. 020-013-250 and 020-013-260) located at Admiral Court and Commodore Drive in The Crossing development by the City of San Bruno for the purpose of developing a 152 room, five-story, high-quality, select-service hotel with 3,000 square feet of meeting/banquet space and a below-grade parking garage in addition to surface parking.

Government Code Section 65402 requires the local planning agency (the Planning Commission) to report to the local governmental body handling such matters, of the conformity of a proposed sale of property with the jurisdiction's General Plan.

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the April 14, 2016 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on April 5, 2016 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.