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

MINUTES
PLANNING COMMISSION MEETING

March 15, 2016

7:00 p.m.

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

CALL TO ORDER at 7:03 pm.

ROLL CALL

	Present	Absent
Chair Biasotti	X	
Vice Chair Kayal	X	
Commissioner Chase		X
Commissioner Johnson		X
Commissioner Mishra	X	
Commissioner Petersen	X	
Commissioner Sammut	X	

STAFF PRESENT:
Planning Division:
Community Development Director: David Woltering
Senior Planner: Michael Smith
City Attorney: Marc Zafferano

ROLL CALL

PLEDGE OF ALLEGIANCE: Police Chief Barberini

1. **APPROVAL OF MINUTES (February 2, 2016) –** Petersen/Mishra
   VOTE: 4-0
   AYES: Commissioners Biasotti, Kayal, Petersen, Mishra
   NOES: None
   ABSTAIN: None

2. **COMMUNICATION –** Director Woltering introduced Madelyn Lopez, Executive Secretary for Community Development.

3. PUBLIC COMMENT – None

4. ANNOUNCEMENT OF CONFLICT OF INTEREST – None

5. PUBLIC HEARINGS:

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

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 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.

Senior Planner Michael Smith: Presented Staff Report.

Staff recommends that the Planning Commission approve UP-15-023, PE-16-001, MM-16-001, based on Findings 1-9 and subject to Conditions of Approval 1-27.

Questions for Staff - None

Public Hearing Opened

Jason Chan (Applicant/Designer): Confirmed the information presented in Staff Report.

Public Hearing Closed

Motion to approve UP-15-023, PE-16-001, and MM-16-0021 based on Findings 1-9, and subject to Conditions of Approval 1-27.

Commissioners Sammut/Kayal

VOTE:	5-0
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 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 6 feet taller than the existing building for a total height of 22’-2”, which is less than the 28’-0” height limit of the R-1 zone. Additionally, the second story is stepped back 11 feet from the first story roofline, which will minimize the impact on light and air on the property and other properties in the neighborhood. While second floor windows are proposed for the building’s north (left) and south (right) elevations, the adjacent homes have setbacks of 5’-3”, respectively. A Use Permit would only be required for adjacent homes with side setbacks of 10’-0” or more to address privacy considerations for usable yard areas. The adjacent property does not have a 10’-0” side yard; therefore, this standard of review is not applicable.

The proposed expansion also meets the floor area and lot coverage of the zoning district. The front, rear, and left side setbacks all conform to the zoning district standards. The right side setback of 3’-3” continues an existing nonconforming first floor setback through a minor modification. The second story is stepped back significantly which diminishes the mass of the addition. 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 wood shingle siding and asphalt shingle roofing material, which is consistent with the existing home and the immediate neighborhood. The proposed expansion also meets the lot coverage, FAR, 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. At just 17% lot coverage where 39% is permitted, the home currently occupies less than half of the permitted lot coverage on a lot that exceeds the 5,000 square foot standard. Many of the lots in the neighborhood are quite large, and other homeowners have expanded their homes towards the rear of their property.

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 two-story addition that continues the simple building form of the existing structure and would also incorporate matching exterior materials. The expansion is towards the rear and the second story is stepped back, thus reducing the visual mass of the building per 3.5.5. of the RDG. The garage is in a similar pattern to the rest of the neighborhood and the recessed garage will continue the same Hollywood Driveway pattern, per 3.3.1 of the RDG.

7. **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 12.120.040)**

Staff finds that the proposed addition conforms to the basic design principles of the Residential Design Guidelines. The addition is a two-story addition that continues the simple building form of the existing structure and would also incorporate matching exterior materials. The expansion is towards the rear and the second story is stepped back, thus reducing the visual mass of the building per 3.5.5. of the RDG. The garage is in a similar pattern to the rest of the neighborhood and the recessed garage will continue the same Hollywood Driveway pattern, per 3.3.1 of the RDG.

8. **That the general appearance of the proposed building or structure, or modification, thereof, is in keeping with the character of the neighborhood. (SBMC 12.120.040)**

The applicant is proposing to continue the existing 3’-3” side setback which will maintain a consistent side yard setback that is compatible with the existing single-family home and is characteristic of the surrounding neighborhood. The existing front elevation will remain, with a slightly recessed garage. The proposed addition is well integrated into the existing house with matching materials and complementary rooflines, which makes the addition compatible with the existing home’s side and rear elevations.

9. **That the minor modification will not be detrimental to adjacent real property. (SBMC 12.120.040)**

The reduced 3’-3” setback will not be detrimental to the adjacent real property as the proposed addition is well designed, meets the majority of the development standards outlined within the Municipal Code and Residential Design Guidelines. The adjacent building remains set back a sufficient distance to provide light and privacy.

The project will include investment in the property that should benefit adjacent properties. Therefore, the reduced setback will not be detrimental to the adjacent properties.

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 15-023 shall not be valid for any purpose. Use Permit 15-023 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 March 15, 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 March 15, 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 2.0 feet behind the sidewalk at 848 6th Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2.0 feet from the back of sidewalk along 848 6th Avenue. S.B.M.C. 8.08.010.

14. The building permit plans shall include a site plan that shows all properly 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.

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 June 2015. 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 848 6th 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.

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

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.

Senior Planner Michael Smith: Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 15-024 based on Findings 1-6 and subject to Conditions of Approval 1-27.

Questions for Staff - None

Public Hearing Opened

Jason LaBagh (Owner): Requested that commission approve project a proposed.

Public Hearing Closed

Motion to approve Use Permit 15-024 based on Findings 1-6 and Conditions of Approval 1-27.

Commissioner Mishra/Kayal

VOTE:	5-0
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 located in the rear yard area. The project is well-designed and will have minimal overall impact. 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. (SBMC 12.108.040.D).**

The project would not unreasonably restrict light and air to adjacent properties because it maintains the existing height and it would respect the existing building’s side setbacks. The adjacent property to the west of the subject property is located on a higher elevation and would

look over the roof of the proposed addition. The proposed expansion also meets the floor area, lot coverage, setback, and height requirements of the zoning district. The side and rear setbacks for the proposed addition are all in compliance with the setback requirements. 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 wood siding cladding and asphalt shingle 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, with modifications, 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. In order to minimize the garage's visual impact and to adhere to section 3.3.3 of the Residential Design Guidelines ("Avoid letting the garage dominate the design of the house"), the applicant added a carriage-style garage door. The addition of the porch minimizes the garage's impact even further.

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 15-024 shall not be valid for any purpose. Use Permit 15-024 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 March 15, 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 March 15, 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

13. The front property line is located 5.5 feet behind the sidewalk at 1745 Holly Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 5.5 feet from the back of sidewalk along 1745 Holly Avenue. S.B.M.C. 8.08.010.

14. The building permit plans shall include a site plan that shows all properly 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.

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 June 2015. 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 1745 Holly 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. Admiral Court and Commodore Drive in The Crossing (APNs: 020-013-250 and 020-013-260)

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.

Director Woltering: Presented Staff Report.

Staff recommends that the Planning Commission adopt the attached Resolution 2016-__, for properties (Assessor's Parcel Nos. 020-013-250 and 020-013-260) located at Admiral Court and Commodore Drive in The Crossing Development, thereby finding the City's sale of the properties 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 is in conformance with the San Bruno General Plan and U.S. Navy Site and Its Environs Specific Plan.

Commissioner Petersen: Concerned about the lack of street parking.

Director Woltering: The specifics of the project, including details of the parking, will come back to the Planning Commission for consideration after the City Council execution of the Purchase and Sales Agreement. Noted that a shuttle system is included in the Transportation Demand Management Plan (TDM) for the proposed project.

Chair Biasotti: Asked about the lack of an assigned resolution number.

Director Woltering: Staff will be assigning a resolution number.

Opened Public Hearing

None

Closed Public Hearing

Motion to adopt Resolution 2016-__ 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.

Commissioner Mishra/Kayal

Roll Call Vote: 5-0

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

7. DISCUSSION

A. CITY STAFF DISCUSSION:

Staff asked for volunteers for the April 2016 ARC meeting: Commissioners Kayal, Sammut, and Biasotti identified.

B. PLANNING COMMISSION DISCUSSION:

None

8. ADJOURNMENT

Meeting was adjourned at 7:25 pm

David Woltering
Secretary to the Planning Commission
City of San Bruno

Rick Biasotti, Chair
Planning Commission
City of San Bruno

NEXT MEETING*:* April 5, 2016