



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

**MINUTES
PLANNING COMMISSION MEETING**

April 5, 2016

7:00 p.m.

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

CALL TO ORDER at 7:03 pm.

ROLL CALL

| | <u>Present</u> | <u>Absent</u> |
|-----------------------|----------------|---------------|
| Chair 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
Contract Associate Planner: Paula Bradley

ROLL CALL

PLEDGE OF ALLEGIANCE: Commissioner Chase

1. APPROVAL OF MINUTES (March 15, 2016) – Petersen/Mishra

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

2. COMMUNICATION – None

3. PUBLIC COMMENT – None

4. ANNOUNCEMENT OF CONFLICT OF INTEREST – None

5. PUBLIC HEARINGS:

A. 859 Green Avenue (APN: 020-115-060)

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. Jose Mena (Applicant and Owner) UP-16-003.

Senior Planner Michael Smith: Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 16-003 based on Findings 1-6, and subject to Conditions of Approval 1-26.

Questions for Staff

Commissioner Petersen: Asked for a reconciliation of project data.

Senior Planner Smith: The data table will be corrected to read 737 square feet.

Commissioner Petersen: Asked for clarification of the proposed landscaping.

Senior Planner Smith: Staff will require a detail landscape plan and review for code compliance prior to building permit issuance.

Commissioner Sammut: Expressed his concerns about condition number 10, regarding the requirement for providing an FAA exemption.

Senior Planner Smith: This is a requirement for project located within the flight path. The architect or owner can file an exemption.

Commissioner Petersen: Proposed a modified condition for a landscape plan.

Public Hearing Opened

Jose Mena (Applicant): Thanked Staff and Commission for their review.

Public Hearing Closed

Questions for Staff

Motion to approve Use Permit 16-003 based on Findings 1-6, and subject to Conditions of Approval 1-26.

Commissioners Johnson/Chase

VOTE: 7-0
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 at the rear of the building. 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 respect the required side setback requirement. Furthermore, the adjacent buildings are set back substantially from the side property lines that they respectively share with the subject property.

These greater side setbacks allow more light and air to penetrate the sides of the adjacent buildings than would normally be granted within a more consistent development pattern.

New second floor windows are proposed for the addition's north and south elevations but they would service a bathroom on the north elevation and only intended to provide light and ventilation. The window on the south elevation would be located over 5'-0" above the floor making it difficult for the occupants to see out of the window. Therefore, the proposed side windows will not impact the neighbor's privacy.

The proposed expansion would be located towards the rear of the property, thus protecting the scale of the neighborhood as viewed from the street and both of the adjacent buildings are larger than the proposed building.

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 a gabled roof, stucco cladding and composition roofing material, which is consistent with homes within 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 conforms to the basic design principles of the Residential Design Guidelines. The addition would be well articulated as described above, would be well integrated with the existing building, and would incorporate materials that are prevalent within the neighborhood; therefore, the existing architectural character of the neighborhood will not be affected.

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 16-003 shall not be valid for any purpose. Use Permit 16-003 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 April 5, 2016 labeled Exhibit D 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 April 5, 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 on Green Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within this 2.0 foot area. 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 June 2015. Older clean outs not meeting current City standards shall be replaced.
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. Obtain an Encroachment Permit from Public Services 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.
19. Perform a 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 the existing meter is undersized a new meter will be required including water and sewer capacity charges based on the size of the new water meter installed along with materials and installation charges for an upgraded water meter. Please indicate on the plans the location and size of the existing water meter and the available water pressure at the property. For additional information, attached are Calculation Procedures and the estimated water pressure available near the property is 95 psi static. S.B.M.C. 10.14.020/110.
20. 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.
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 and confirm that the new stairwell structure will not block existing surface drainage patterns.
- 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.

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.

B. 110 Elm Avenue (APN: 020-414-300)

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.

Senior Planner Michael Smith: Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 16-001 based on Findings 1-6, and subject to Conditions of Approval 1-28.

Questions for Staff - None

Public Hearing Opened

Jason Lui (Applicant/Owner): The intent of the project is to give the house more usable space.

Commissioner Petersen: Asked about raising the height of the garage floor.

Jason Lui: There will be three steps difference between the garage floor and the living space finished floor due to the slope of the lot.

Commissioner Mishra: Asked if the foundation wall will be rebuilt in place.

Director Woltering: The foundation will be rebuilt in place and it will not affect the architecture.

Public Hearing Closed

Motion to approve Use Permit 16-001 based on Findings 1-6 and Conditions of Approval 1-28.

Commissioner Sammut/Johnson

| | |
|----------|---------------------------|
| VOTE: | 7-0 |
| 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 on the side of the building. 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 located adjacent to a detached garage that does not contain habitable space. Furthermore, the addition would respect the 5'-0" side setback requirement. The adjacent property to the north of the subject property would not be impacted because the addition would be located on the opposite side of the lot.

New second floor windows are proposed for the building's south elevation but they would not impact the adjacent neighbor's privacy because they are small bathroom windows that are located over 5'-0" above the floor and only intended to provide light and ventilation. The neighboring windows are also located more than 25'-0" away from the proposed windows which is more than enough space to provide light, air, and privacy to the adjacent property.

The proposed expansion also meets the floor area, lot coverage, setback, and height requirements of the zoning district. Specifically, the proposed floor area is 2,748 square feet, which corresponds to a .549 FAR, where .55 is the threshold. The lot coverage calculation amounts to 2,000 square feet (40%), which is less than the 44% lot coverage threshold. The side and rear setbacks for the proposed addition are all in compliance with the setback requirements. The height of the home would be 22'-0", which is less than the 28'-0" height limit of the R-1 zone.

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 stucco cladding and composition roofing material, which is consistent with homes within 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 conforms to the basic design principles of the Residential Design Guidelines. The addition would be well articulated as described above, would be well integrated with the existing building, and would incorporate materials that are prevalent within the neighborhood; therefore, the existing architectural character of the neighborhood will not be affected.

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 16-001 shall not be valid for any purpose. Use Permit 16-001 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 April 5, 2016 labeled Exhibit D 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 April 5, 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.
13. The applicant shall submit a final more detailed landscaping and irrigation plan prior to issuance of building permit as required by the Zoning Code.

Public Services Department

14. The front property line is located 2.0 feet behind the sidewalk on Elm Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within this 2.0 foot area. S.B.M.C. 8.08.010.
15. 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.
16. 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.
17. 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.
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. Obtain an Encroachment Permit from Public Services 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. Perform a 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 the existing meter is undersized a new meter will be required including water and sewer capacity charges based on the size of the new water meter installed along with materials and installation charges for an upgraded water meter. Please indicate on the plans the location and size of the existing water meter and the available water pressure at the property. For additional information, attached are Calculation Procedures and the estimated water pressure available near the property is 95 psi static. S.B.M.C. 10.14.020/110.
21. 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.
22. 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.
23. 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 and confirm that the new stairwell

structure will not block existing surface drainage patterns.

24. 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.

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.
28. Fire Sprinklers are required for the addition portion of the project and recommended for the existing portion of the building.

C. 139 Florida Avenue (APN: 020-375-130)

Request for a Use Permit to construct 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, thereby 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, 12.96.070.D.10.c, and 12.200.80.C of the of the San Bruno Municipal Code. Echo Liu (Applicant), Shui Ben Lau (Owner) UP-15-001.

Contract Associate Planner Paula Bradley: Presented Staff Report.

Staff recommends that the Planning Commission approve Use Permit 15-001 based on Findings 1-6 and Conditions of Approval 1-28.

Questions for Staff

Commissioner Petersen: Asked if staff had visited the site.

Contract Associate Planner Bradley: Two staff members visited the site and confirmed that plans accurately reflect existing conditions.

Commissioner Petersen: Asked about the likelihood of converting storage into living space.

Contract Associate Planner Bradley: Two staff members visited the site and confirmed that plans accurately reflect existing conditions.

Director Woltering: Suggested adding a condition for the construction documents to indicate that a particular area is not habitable. All utilities will be removed to source.

Commissioner Kayal: The full sized plans reflect the full bath being removed.

Commissioner Sammut: Expressed his concern that the applicant has failed to show for both the ARC and this PC hearing.

Commissioner Mishra: Concerned about the convoluted flow of the floor plan. Many items on the plan do not make sense; for example, enclosed spaces with windows that have no access via a door. Additionally, there are three different sets of stairs leading to unconnected areas of the second floor.

Chair Biasotti: Suggested sending this project back to the applicant for redesign.

Open Public Hearing

Closed Public Hearing

Commission Discussion

Commissioner Petersen: Distributed photos of the site to the Commission members and expressed his concerns about the existing condition of the walls. The two structures on the adjoining properties essentially merge together and construction measures were not proposed to mitigate this condition. Suggested that the existing structure be modified to provide a 1.5' minimum setback from the property line.

Director Woltering: Suggested that the Commission continue the item so that the plans can be reviewed in further detail with both the Chief Building Official and the Fire Marshall. This would give staff an opportunity to better determine what is possible on the site in regards to correcting possible code violations.

Commissioner Petersen: Suggested having a survey done as part of the process.

Public Hearing Closed

Motion to continue Use Permit 15-001 and Parking Exception 16-003 with a suggestion for a survey and review for ARC review.

Commissioners Petersen/Mishra

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

6. DISCUSSION

A. CITY STAFF DISCUSSION:

Staff asked for volunteers for the May 12, 2016 ARC meeting: Commissioners Biasotti, Sammut, and Kayal identified.

B. PLANNING COMMISSION DISCUSSION:

None

7. ADJOURNMENT

Meeting was adjourned at 8:01 pm

David Woltering
Secretary to the Planning Commission
City of San Bruno

Rick Biasotti, Chair
Planning Commission
City of San Bruno

NEXT MEETING: April 19, 2016