



## “The City with a Heart”

### AGENDA ARCHITECTURAL REVIEW COMMITTEE June 15, 2023 6:00 PM

IN PERSON* MEETING LOCATION	ZOOM LINK:
<p>San Bruno Senior Center 1555 Crystal Springs Road San Bruno, CA 94066</p> <p>*Please turn off all electronic devices before the start of the meeting to prevent disruptions*</p>	<p><a href="https://sanbruno-ca-gov.zoom.us/j/95586748110">https://sanbruno-ca-gov.zoom.us/j/95586748110</a></p> <p><b>Webinar ID:</b> 955 8674 8110 <b>Webinar Password:</b> 062311 <b>Phone Line:</b> +1 253 215 8782 <i>(same webinar ID and password as above)</i></p>

**PUBLIC COMMENT:** In person attendees who want to provide public comment, will be asked to fill out a speaker card and turn it into Planning Department staff. Virtual attendees can comment by using the “Raise Hand” feature in Zoom to request to speak. For dial-in comments press \*9 to “Raise Hand” and \*6 to unmute. Public comment may also be emailed to [mclaughlin@sanbruno.ca.gov](mailto:mclaughlin@sanbruno.ca.gov). Comments received via email will not be read aloud during the meeting.

**ACCESSIBILITY:** In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or modifications to participate in this meeting should contact Michael Laughlin or the Project Planner noted on the public notice at least 48 hours prior to the meeting at (650) 616-7053 or via email at [mclaughlin@sanbruno.ca.gov](mailto:mclaughlin@sanbruno.ca.gov).

\*Any disclosable public writings related to an open session item on a regular meeting agenda and distributed by the City to at least a majority of the Architectural Review Committee less than 72 hours prior to that meeting are available for public inspection at the Community Development Department Office at City Hall located at 567 El Camino Real, San Bruno, California during normal business hours. In addition, the City may also post such documents on the City’s Website at <https://www.sanbruno.ca.gov/AgendaCenter>.

## 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. **345 El Camino Real** (APN 020-293-040, 020-276-290)

**Zoning:** TOD-2 (Transit Corridors Plan)

**Recommended Environmental Determination:** Categorical Exemption pursuant CEQA Guidelines Exemption Class 3, Class 1, Section 15301.e.(2) (A): Existing Facilities, where the addition will not result in an increase of more 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

**Planner:** Kristie Woo, Assistant Planner

Request for an Architectural Review Permit for a major façade alteration to an existing automotive dealership that would change the building's overall architectural style per Section 12.108.010 of the San Bruno Municipal Code. The proposal includes a cosmetic refacing of the building façade and new signage on and around the building. Victory Automotive Group (Applicant), Cappo Management XXVI, Inc. (Owner). **AR23-006**.

- B. **504 San Bruno Ave West** (APN 020-115360)

**Zoning:** TOD1, Medium Density Mixed Use

**Recommended Environmental Determination:** Categorical Exemption pursuant CEQA Guidelines Exemption Class 3, Class 1, Section 15301.e.(2) (A): Existing Facilities, where the addition will not result in an increase of more 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

**Planner:** Eliseo Amaya, Assistant Planner

Request for an Architectural Review Permit to facilitate a major façade alteration to the existing commercial building. The proposed alteration will increase the square footage by rebuilding the western portion of the building to expand the commercial kitchen and transform the building's overall architectural style pursuant to section 12.108.010.A of the San Bruno Municipal Code. The scope of work includes an increase of 29 square feet of building area, interior tenant improvements, exterior improvements to the façade, site enhancements to the parking areas and construction of a trash enclosure. Saif Makableh (Applicant), and Abyad Properties, LLC (property owner). **AR23-008**

2. **ITEMS FROM STAFF**

- 3. ADJOURNMENT** The next Regular Architectural Review Committee Meeting will be held on July 13, 2023, at 6:00 p.m.

**Posted Pursuant to Law June 9, 2023**