



“The City With a Heart”

**AGENDA**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**October 12, 2023**  
**6:00 PM**

<b>IN PERSON* MEETING LOCATION</b>	<b>ZOOM LINK:</b>
<p>San Bruno City Hall 567 El Camino Real, Conference Room 115 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>Phone Line:</b> +1 253 215 8782 <b>Webinar ID:</b> 955 8674 8110 <b>Webinar Password:</b> 062311</p> <p>*Teleconference participation is offered in the meeting via Zoom as a courtesy to the public. If no members of the Architectural Review Committee are attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed, the meeting will continue in public in the San Bruno City Hall. **No public comment accepted via Zoom</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 Matt Neuebaumer. Public comment may also be emailed to [mneuebaumer@sanbruno.ca.gov](mailto:mneuebaumer@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 Matt Neuebaumer or the Project Planner noted on the public notice at least 48 hours prior to the meeting at (650) 616-7042 or via email at [mneuebaumer@sanbruno.ca.gov](mailto:mneuebaumer@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. **984, 988, 992 El Camino Real** (APNs 020-106-230, 020-106-240, 020-106-310)  
Zoning: Zoning: TOD-2 (Transit Corridors Plan)  
Recommended Environmental Determination: None. Preliminary review only  
Prepared by: Kristie Woo, Assistant Planner

Request for Architectural Review Committee input pursuant to the Transit Corridors Plan (TCP) pre-submittal process for specific projects located in the TCP area, for a project proposing to construct a 4-story, 51'-0" tall, residential building with 20 residential units, with 17 total parking spaces located on the ground floor, per San Bruno Municipal Code Section 12.280.060. Suresh Sarup, Inderjit Gill (Owner), Baek Young Ahn (Architect). PRE23-002

- B. **2741 Plymouth Way** (APN 019-016-350)  
Zoning: R-1, Single-Family Residential District  
Recommended Environmental Determination: None. Preliminary review only  
Prepared by: Eliseo, Assistant Planner

Request for an Architectural Review Permit to allow a residential addition that would increase the total floor area of the single-family residence to more than three thousand square feet, pursuant to Section 12.200.070 of the San Bruno Municipal Code; and for a Use Permit to allow a residential addition that would exceed floor area and lot coverage limits pursuant to SBMC Section 12.200.030 (B). Michael Coughlin (Applicant and Designer) and Kenneth & Vicky Fong (Property Owners).

- C. **1117 Kains Ave** (APN 020-091-010)  
Zoning: R-1 (Single-Family Residential)  
Recommended Environmental Determination: None. Preliminary review only  
Prepared by: Kristie Woo, Assistant Planner

Request for an Architectural Review Permit to allow a residential addition that would increase the overall floor area of the single-family residence by more than one thousand square feet, pursuant to Section 12.200.070 of the San Bruno Municipal Code; and for a Use Permit to allow a residential addition that would increase the existing floor area by greater than 50% pursuant to SBMC

Section 12.96.060 D.8.c. Andrew Tang (Applicant), Chi Lap Cheung, Hannah Chan, Annie Hei Man Cheung (Owners)

**2. ITEMS FROM STAFF**

- 3. ADJOURNMENT** The next Regular Architectural Review Committee Meeting will be held on November 9, 2023, at 6:00 p.m.

POSTING: I declare a copy of this agenda was posted at City Hall, 567 El Camino Real, San Bruno, among other locations in the city limits of San Bruno, on October 6, 2023, by 6:00 p.m.



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Lupita Huerta, City Clerk