

“The City With a Heart”



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GOVERNOR'S EXECUTIVE ORDER N-25-20****
CORONAVIRUS COVID-19
AND SAN MATEO COUNTY HEALTH DIRECTIVE
FROM MARCH 14, 2020

On March 17, 2020, the Governor of California issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the current Shelter-In-Place Order issued by the San Mateo County Health Officer which became effective on March 17, 2020, and which was updated and recently extended on April 29, 2020; the statewide Shelter-In-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020; and the CDC's social distancing guidelines which discourage large public gatherings, the San Bruno City Council Chambers at the Senior Center is no longer open to the public for meetings of the City Council.

If you would like to make a Public Comment on an item not on the agenda, or comment on a particular agenda item, please email us at mclaughlin@sanbruno.ca.gov. The length of all emailed comments should be commensurate with the three minutes customarily allowed per speaker, which is approximately 300 words total. Emails received before the special or regular meeting start time will be forwarded to the Planning Commission, posted on the City's website and will become part of the public record for that meeting. If emailed comments are received after the meeting start time, or after the meeting ends, they will be forwarded to the Planning Commission and filed with the agenda packet becoming part of the public record for that meeting.

Individuals who require special assistance of a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, agenda packet or other writings that may be distributed at the meeting, should contact Michael Laughlin, Planning & Housing Manager, 48 hours prior to the meeting at (650) 616-7053 or by email at mclaughlin@sanbruno.ca.gov. Notification in advance of the meeting will enable the City of San Bruno to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

AGENDA
ARCHITECTURAL REVIEW COMMITTEE
November 10, 2022
6:00 p.m.

Zoom Meeting Details:

<https://sanbruno-ca-gov.zoom.us/j/95586748110>

Webinar or Meeting ID: 955 8674 8110

Password: 062311

Zoom Phone Line: +1 253 215 8782 (same webinar ID and password as above)

Architectural Review Committee meetings are conducted in accordance with Roberts Rules of Order Newly Revised. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Architectural Review Committee will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

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. 768 Easton Avenue (APN 020-123-250)

Zoning: R-2 (Low Density Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to Class 1, Section 15301.e.(2): Existing Facilities.

Planner: Paul Chytla-Hinze

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 exceed the floor area ratio pursuant to SBMC Section 12.96.060 (7) and increase the existing floor area by greater than 50% pursuant to SBMC Section 12.200.030. Request for an Architectural Review Permit to allow a residential addition that would increase the total floor area of the single-family residence to greater than three thousand square feet, pursuant to Section 12.200.070 of the San Bruno Municipal Code. Andrea Costanzo (Applicant); Silvia Araujo (Owner). **AR22-008, UP22-005**

B. 2371 Bennington Drive (APN 019-221-420)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to Class 1, Section 15301.e.(2): Existing Facilities.

Planner: Kristie Woo

Request for an Architectural Review Permit and Conditional Use Permit to allow a residential addition that would increase 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 exceed the floor area ratio pursuant to SBMC Section 12.96.060 (7) and increase the existing floor area by greater than 50% pursuant to SBMC Section 12.200.030. Request for an Architectural Review permit to increase the total floor area of the single-family residence to greater than three thousand square feet, pursuant to Section 12.200.070 of the San Bruno Municipal Code. Ariel Lorenzale (Applicant); Damien Baliu and Brenda Valencia (Owner). **AR22-007, UP22-07**

C. 1511 Crestwood Drive (APN 017-242-210)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to Class 1, Section 15301.e.(2): Existing Facilities.

Planner: Eliseo Amaya

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 exceed the existing floor area by more than fifty percent pursuant to SBMC Section 12.200.030 (B.1). Andrea Costanzo (Designer/Applicant) and Jasmine & Chris Garcia (Owners). **AR22-009, UP22-06**

D. 750 El Camino Real (APN's 020-126-200, 020-126-050, 020-126-140)

Zoning: TOD2, High Density Mixed Use

Recommended Environmental Determination: Categorical Exemption pursuant to Class 1, Section 15301.e.(2): Existing Facilities.

Planner: Eliseo Amaya

Request for an Architectural Review Permit to renovate the former Melody Toyota Dealership and Showroom as a market-ready biotechnology laboratory and office pursuant to section 12.108.010.A of the San Bruno Municipal Code. Proposed scope includes an increase in square footage, interior commercial tenant improvements, exterior improvements to the façade, installation of new roof equipment, and site improvements to the parking area. Dennis Khambai, CAC Architects (Applicant), and ML-750 ECR 1, LLC (property owner). **AR22-004**

2. ITEMS FROM STAFF

Monthly report to the Architectural Review Committee as to the location of individual signs to which have been rendered architectural approval per Section 12.104.220 of San Bruno Municipal Code and other projects of interest.

3. ADJOURNMENT The next Regular Architectural Review Committee Meeting will be held on December 15, 2022, at 6:00 p.m.

Posted Pursuant to Law 11/04/2022