

“The City With a Heart”



Gerard Madden, *Chair*  
Marco Durazo, *Vice Chair*  
Rick Biasotti  
Auros Ansbergs Harman  
Mary Lou Johnson  
Thomas Kuhn  
Kelly Lethin

**MINUTES  
PLANNING COMMISSION MEETING  
May 16, 2023  
7:00 p.m.  
Meeting location: Senior Center,  
1555 Crystal Springs Road, San Bruno**

**MEETING CALL TO ORDER at 7:00 p.m.**

**ROLL CALL**

	<u>Present</u>	<u>Absent</u>
Chair Madden	X	
Vice Chair Durazo	X	
Commissioner Biasotti	X	
Commissioner Harman	X	
Commissioner Johnson	X	
Commissioner Kuhn	X	
Commissioner Lethin	X	

**STAFF PRESENT:** Planning and Housing Manager: Michael Laughlin  
Assistant Planner: Eliso Amaya  
Assistant Planner: Kristie Woo  
Executive Assistant: Brenda Calara  
Planning Intern: Paul Chytla-Hinze  
Senior Civil Engineer: Dalia Manaois

**PLEDGE OF ALLEGIANCE:** Commissioner Harman

**1. APPROVAL OF MINUTES – April 18, 2023**

**a) Motion to approve minutes from April 18, 2023 meeting:**

**Commissioner Lethin/ Chair Madden**

VOTE: 6-0-1  
AYES: Harman, Kuhn, Madden, Durazo, Lethin, Biasotti  
NOES: 0  
ABSTAIN: 1

**2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA - NONE**

### 3. ANNOUNCEMENT OF CONFLICT OF INTEREST

- a) Commissioner Biasotti - Conflict on items 7C and 7D. 100 San Marco Ave and 110 San Marco Ave.

### 4. PUBLIC HEARINGS

- a. **444 San Mateo Avenue.** Request for a Conditional Use Permit to allow Private Community Facilities to operate at the existing second floor space at 444B San Mateo Avenue pursuant to section 12.280.020.B of the San Bruno Municipal Code. Pacific Starr King Lodge (Applicant). Welch Family Partnership (Owner). UP23-003. This project has been determined to be Categorical Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Existing Facilities.

It is recommended that the Planning Commission continue this item to the June 20, 2023 meeting.

Michael Laughlin noted that project had not resolved tenant discussion necessary to move forward, so staff is recommending that the Planning Commission continue the hearing of the item.

#### **Motion to continue this item:**

#### **Commissioner Harman/ Vice Chair Durazo**

VOTE: 7-0  
AYES: Harman, Kuhn, Madden, Durazo, Johnson, Lethin, Biasotti  
NOES: X  
ABSTAIN: X

- b. **470 San Mateo Avenue** Request for a Conditional Use Permit to allow a public park in the Central Business District, pursuant to Section 12.280.020 of the San Bruno Municipal Code. Callander Associates (Designer/Applicant) and City of San Bruno (Owners). UP23-005. Recommended Environmental Determination: Categorical Exemption pursuant to Class 1, Section 15304(a)-(c): Minor Alterations to Land.

Eliseo Amaya presented the report.

The Commission opened the public hearing and there was one public speaker. Speaker requested that vegetation in park should be native to California, encouraged minimal lighting and commented on not shunning unhoused population from area with uninviting furniture.

**Commissioner Johnson/ Vice Chair Durazo** Motion to close the public hearing. The motion passed unanimously.

The Commission discussed the project and asked questions of staff regarding capacity,

allowance for alcoholic beverages, allowance for vendors, the opportunity to review final design plans and the disposition of current art in the plaza.

**Motion to approve Use Permit.**

**Vice Chair Durazo/ Commissioner Harman**

VOTE:	7-0
AYES:	Harman, Kuhn, Madden, Durazo, Johnson, Lethin, Biasotti
NOES:	X
ABSTAIN:	X

- c. **100 San Marco Ave** Request for a Use Permit to allow for a new residence on an infill lot, pursuant to Section 12.200.040 (B) of the San Bruno Municipal Code; and for an Architectural Review Permit pursuant to SBMC Section 12.200.070. Ken Ibarra (Applicant); Spiros Kakoniktis (Owner). UP23-002, AR23-002. Recommended Environmental Determination: Exemption pursuant to Class 3, Section 15303.a: Construction of limited numbers of new small structures, including up to 3 new single-family residences in an urbanized area.

Paul Chytla-Hinze presented the report. Hearing of the item was combined with Item 4d.

Commissioner Biasotti recused himself due to the location of his home causing a conflict of interest and left the room.

The Commission opened the public hearing.

One speaker requested that the Planning Commission not approve single family homes. One speaker stated that his parents own home next to lot. He requested that dirt be wet during grading process to keep dust down for neighbors.

**Chair Madden/Commissioner Harman** Motion to close public hearing. The motion passed unanimously.

The Commission discussed the project and expressed support in the case that the owner chose to revise the plan for a higher density property. The Commission recommend that hip roof forms be placed at rear of house rather than gables. The architect agreed to this change to the plans.

**Motion to approve Use Permit.**

**Commissioner Johnson/ Vice Chair Durazo**

VOTE:	6-0-1
AYES:	Harman, Kuhn, Madden, Durazo, Johnson, Lethin
NOES:	X
ABSTAIN:	Biasotti

- d. **110 San Marco Ave** Request for a Use Permit to allow for a new residence on an infill lot, pursuant to Section 12.200.040 (B) of the San Bruno Municipal Code; and for an Architectural Review Permit pursuant to SBMC Section 12.200.070. Ken Ibarra (Applicant); Spiros Kakoniktis (Owner). UP23-001, AR23-001. Recommended Environmental Determination: Exemption pursuant to Class 3, Section 15303.a: Construction of limited numbers of new small structures, including up to 3 new single-family residences in an urbanized area.

Paul Chytla-Hinze presented the report.

Item was presented and discussed in conjunction with Item 4C (100 San Marco Ave.)

Commissioner Biasotti recused himself due to the location of his home causing a conflict of interest and left the room.

**Motion to approve Use Permit.**

**Commissioner Johnson/ Vice Chair Duarzo**

VOTE: 6-0-1  
AYES: Harman, Kuhn, Madden, Durazo, Johnson, Lethin  
NOES: X  
ABSTAIN: Biasotti

- e. **763-765 Huntington Avenue:** Request for a Use Permit to convert the existing land use to a restaurant and bar which is conditionally permitted in the Planned Development District for properties identified as 111 San Bruno Avenue and 761-767 Huntington Avenue (PD17-001), pursuant to Ordinance No. 1865. Garry Baker (Applicant and Architect), Danelle Valenzuela (Business Owner), and the Welch Family Partnership (Property Owner). The project is Categorically Exempt per CEQA Guidelines Section 15301(e.2.), Existing Facilities

Eliseo Amaya presented the report.

The Commission opened the public hearing.

Danelle Valenzuela (owner) - Spoke about the vision of the sports bar and how it is intended to be a family restaurant.

**Chair Madden/ Vice Chair Durazo** Motion to close the public hearing. The motion passed unanimously.

The Commission discussed the following:

- Concern about parcel being redeveloped into something bigger in the future rather than having a single restaurant built on the lot.
- Concerned about parcel not being redeveloped in the future.
- Inquired about potential expiration date on permit.

- Questioned capacity and what the intention of the restaurant would be regarding entertainment.

**Motion to approve Use Permit.**

**Commissioner Biasotti/ Chair Madden**

VOTE: 5-2  
AYES: Madden, Durazo, Johnson, Lethin, Biasotti  
NOES: Harman, Kuhn  
ABSTAIN: X

**5. CONDUCT OF BUSINESS**

- a. Adoption of a Resolution confirming conformance with the San Bruno General Plan, Pursuant to California Government Code Section 65401 for the 2023-28 Five-Year Capital Improvement Program and Fiscal Year 2023-24 Capital Improvement Program Budget.

Michael Laughlin presented the staff report and Dalia Manaios responded to Commission questions.

No members of the public requested to speak on this item

**Motion to approve Resolution**

**Commissioner Harman/ Chair Madden**

VOTE: 7-0  
AYES: Harman, Kuhn, Madden, Durazo, Johnson, Lethin, Biasotti  
NOES: X  
ABSTAIN: X

**6. ITEMS FROM STAFF –**

- a. Selection of members to serve at ARC meeting June 15, 2023.

**Commissioner Johnson** can be available through zoom

Commissioner Biasotti, Kuhn and Lethin volunteered to serve.

**7. COMMENTS FROM MEMBERS**

**Commissioner Biasotti-** Clarifying the meeting dates moving forward.

- 8. ADJOURNMENT:** Meeting was adjourned at 9:56 p.m.

The next meeting will be held on June 20, 2023 at 7:00 PM

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*Michael Laughlin* 6/26/2023  
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**Michael Laughlin**  
Secretary to the Planning Commission  
City of San Bruno

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*Gerard Madden* 6/26/2023  
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**Gerard Madden, Chair**  
Planning Commission  
City of San Bruno