

“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 SPECIAL MEETING**  
**June 21, 2023**  
**7:00 p.m.**  
**Meeting location: Senior Center,**  
**1555 Crystal Springs Road, San Bruno**

**MEETING CALL TO ORDER at 7:01 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: Eliseo Amaya  
Assistant Planner: Kristie Woo  
Executive Assistant: Brenda Calara

**PLEDGE OF ALLEGIANCE:** Chair Madden

**1. APPROVAL OF MINUTES – May 16, 2023**

**a) Motion to approve minutes from May 16, 2023 meeting:**

**Commissioner Biasotti/ Chair Madden**

VOTE: 5-0  
AYES: Madden, Durazo, Biasotti, Harman, Kuhn  
NOES: 0  
ABSTAIN: 0

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

**3. ANNOUNCEMENT OF CONFLICT OF INTEREST**

- a) Commissioner Biasotti - Conflict on items 7b. 242 San Marco Avenue

**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 Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Existing Facilities.

Kristie Woo Presented the report.

The commission opened the public hearing and there were no speakers.

The commission discussed the project and asked questions regarding possible fire escapes and floor strengthening.

**Motion to approve this item:**

**Commissioner Harman/ Vice Chair Durazo**

VOTE:	5-0
AYES:	Harman, Kuhn, Madden, Durazo, Biasotti
NOES:	X
ABSTAIN:	X

- b. **242 San Marco Ave** Request for an Architectural Review Permit (AR23-005) to allow a residential addition that would increase the overall floor area of the residence to be greater than 3,000 square feet, pursuant to Section 12.200.070 of the San Bruno Municipal Code; and for a Use Permit (UP23-006) to allow a residential addition that would exceed the permitted floor area standards, pursuant to SBMC Section 12.200.030 (B.2). William Moran (Applicant) and William & Graciela Moran (Owners). 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 and there were no speakers.

The commission clarified habitable space. Applicant expressed they wanted to add the addition to create more space for their children.

**Motion to approve Use Permit:**

**Commissioner Harman/ Commissioner Kuhn**

VOTE:	4-0-1
AYES:	Madden, Durazo, Harman, Kuhn

NOES: X  
ABSTAIN: Biasotti

**5. CONDUCT OF BUSINESS - NONE**

**6. ITEMS FROM STAFF –**

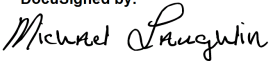
- a. July ARC meeting likely cancelled
- b. July PC meeting cancelled
- c. Discussed moving ARC meeting to Conference room 115 at City Hall. All agreed.
- d. Selection of members to serve at ARC meeting August 10, 2023.

**Commissioners Harman, Madden, Biasotti**

**7. COMMENTS FROM MEMBERS- NONE.**

**8. ADJOURNMENT:** Meeting was adjourned at 8:01 p.m.

The next meeting will be held on August 15, 2023 at 7:00 PM

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**Michael Laughlin**  
 Secretary to the Planning Commission  
 City of San Bruno

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**Gerard Madden, Chair**  
 Planning Commission  
 City of San Bruno