

“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
September 19, 2023
7:00 p.m.
Meeting location: Senior Center,
1555 Crystal Springs Road, San Bruno**

1. MEETING CALL TO ORDER at 7:05 p.m.

2. ROLL CALL

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

* Arrived at 7:24

STAFF PRESENT: Planning and Housing Manager: Michael Laughlin
Assistant Planner: Eliseo Amaya
Assistant Planner: Kristie Woo

3. PLEDGE OF ALLEGIANCE: Chair Madden

4. APPROVAL OF MINUTES – June 21, 2023

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

Commissioner Biasotti/Chair Madden
VOTE: 3-1
AYES: Madden, Biasotti, Kuhn
NOES: 0
ABSTAIN: Lethin

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA - NONE

6. ANNOUNCEMENT OF CONFLICT OF INTEREST

7. PUBLIC HEARINGS

- A. 3015 Fleetwood Drive.** 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). Venice Gripo (Applicant and Owner) and Umali + Jam Pineda (Designer). The project is Categorically Exempt per CEQA Guidelines Section 15301(e.2.), Existing Facilities. **AR23-009, UP23-007**

Eliseo Amaya presented the report.

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

The commission discussed the project and asked questions about the proposed window style, and if it were to match the existing home.

Motion to approve this item:

Chair Madden/Commissioner Biasotti

VOTE: 4-0
AYES: Madden, Biasotti, Kuhn, Lethin
NOES: 0
ABSTAIN: 0

- B. 1076 San Felipe Avenue.** 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 D.7, increase the existing floor area by greater than 50% pursuant to SBMC Section 12.96.060 D.8.c, and would allow a lot coverage that exceeds lot coverage restrictions pursuant to SBMC Section 12.96.060 D.3. Chikashige Nii (Applicant), Ryan Sittauer and Vanessa Merlano (Owners). The project is Categorically Exempt per CEQA Guidelines Section 15301(e.2.), Existing Facilities. **AR23-010, UP23-008.**

Kristie Woo presented the report.

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

The commission requested that the applicant remove the shutters of the proposed windows on the left elevation. The commission also asked questions on the true height of the proposed addition.

Motion to approve this item:

Commissioner Harman, Biasotti

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

- C. 1019 San Mateo Avenue.** Request for Use Permit amendment to allow the conversion of an existing vehicle tow yard to an auto repair shop. The proposed project will utilize an existing tow yard space and amend UP08-027 which previously allowed a vehicle tow yard in an industrial zoning district, pursuant to 12.96.150 C.1. Sabah Alkinani (Applicant) and Bob

Marshall (Owner). The project is Categorically Exempt per CEQA Guidelines Section 15301(e.2.), Existing Facilities. **UP23-004.**

Kristie Woo presented the report.

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

The commission had no comments or questions on the item.

Motion to approve this item:

Commissioner Kuhn/Chair Madden

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

8. CONDUCT OF BUSINESS – NONE

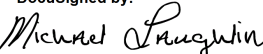
9. ITEMS FROM STAFF

- b) 659 Huntington Avenue – Artichoke Joes plan change to not include screening of rooftop equipment for temporary kitchen modulars as approved under TUP19-002
- c) Selection of ARC members for the October 12, 2023 meeting (Commissioners Durazo, Madden, Johnson)

10. COMMENTS FROM MEMBERS – NONE

11. ADJOURNMENT: Meeting was adjourned at 8:26 p.m.

The next meeting (special) will be held on October 26, 2023 at 7:00 PM. The regular meeting of October 17, 2023 will be cancelled.

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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