



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

MINUTES
PLANNING COMMISSION MEETING
January 18, 2022
7:00 p.m.

Meeting location: Virtual Zoom Meeting

MEETING CALL TO ORDER at (not stated)

ANNOUNCEMENT: None

ROLL CALL

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

STAFF PRESENT: Planning & Housing Manager: Michael Laughlin
Associate Planner: Brandon Wofford-Asuncion
Executive Assistant: Madeline Lopez

PLEDGE OF ALLEGIANCE: Commissioner Biasotti

1. APPROVAL OF MINUTES – November 16, 2021

Motioned to approve November 16, 2021 minutes with correction.

Commissioner Morgan / Biasotti

VOTE: 6-0-0

AYES: Morgan, Madden, Lethin, Harman, Biasotti, Johnson

NOES: 0

ABSTAIN: 0

2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA – None

3. ANNOUNCEMENT OF CONFLICT OF INTEREST – None

4. PUBLIC HEARINGS:

A. 326 Hazel Avenue (APN: 020-282-270)

Zoning: R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to Class 3, Section 15303.a: New Construction or Conversion of Small Structures, one single-family residence, or a second dwelling unit in a residential zone

Request for a Use Permit to allow the construction of a new home on an individual infill lot with a two-car tandem garage, which exceeds floor area limitations pursuant to San Bruno Municipal Code, Sections 12.200.040.B, 12.200.050.B, and 12.100.040.F.1. Gino Matiasic (Owner), Ken Ibarra (Applicant/Architect). **UP21-007**

Assistant Planner Brandon Wofford-Asuncion Presented the Staff Report

Motion to close public hearing:

Commissioner Johnson/Madden

VOTE: 6-0-0

AYES: Morgan, Madden, Lethin, Johnson, Harman, Biasotti

NOES: 0

ABSTAIN: 0

Motion to approve Use Permit UP21-007 based on Findings and Conditions of Approval.

Commissioner Lethin/Morgan

VOTE: 6-0-0

AYES: Morgan, Madden, Lethin, Johnson, Harman, Biasotti,

NOES: 0

ABSTAIN: 0

B. Proposed amendment to SBMC Title 12 (Land Use), Article III (Zoning), Chapter 12.84.030 (Temporary uses - construction staging).

The proposed amendment would eliminate the existing requirement for Planning Commission review of a Temporary Use Permit allowing any off-site construction staging areas on private properties. Instead, the City will implement policy and through conditions of approval strengthen the application of construction staging standards for both public and private development construction projects. These new staging standards include time limits and construction material quantity limits for construction staging areas in the public right-of-way, fencing standard requirements, and emergency contact signage for the owner or general contractor. Environmental Determination: Categorical Exemption pursuant Section 15061(b)(3) and 15378 (b)(5), because the ordinance is not a Project that has the potential for causing a significant effect on the environment.

Planning and Housing Manager Michael Laughlin Presented the Staff Report.

Motion to close public hearing:

Commissioner Harman / Lethin

VOTE: 6-0-0

AYES: Morgan, Madden, Lethin, Johnson, Harman, Biasotti

NOES: 0

ABSTAIN: 0

Motion to adopt resolution to recommend to the City Council approval of the amendment to the TUP ordinance.

Commissioner Harman / Morgan

VOTE: 6-0-0

AYES: Morgan, Madden, Lethin, Johnson, Harman, Biasotti,

NOES: 0

ABSTAIN: 0

5. CONDUCT OF BUSINESS – None

6. ITEMS FROM STAFF

A. Volunteers for February 10, 2022 ARC Meeting

1. Commissioners Harman, Johnson, and Lethin.

7. PUBLIC COMMENT ON ITEMS NOT ON AGENDA – None

8. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS

- A. Commissioner Madden noted the large number of plumbing trucks at 2501 Cottonwood Drive. Staff indicated that this is an on-going code enforcement action regarding a non-compliant home occupation.

9. ADJOURNMENT: Meeting was adjourned at 7:47 p.m.

Michael Laughlin
Secretary to the Planning Commission
City of San Bruno

Auros Ansbergs Harman, Chair
Planning Commission
City of San Bruno

NEXT REGULAR MEETING: February 15, 2022