



Planning Commission Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: February 15, 2022

TO: Planning Commission

FROM: Pamela Wu, Director

PREPARED BY: Brandon Wofford, Assistant Planner

SUBJECT: 642 Pepper Drive (APN: 020-043-130)
Zoning: R-1 (Single Family Residential)
Recommended Environmental Determination: Categorical Exemption pursuant to CEQA Exemptions Sections 15301.e.2., Existing Facilities.

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). Fiona Lee, InnCon Design (Designer/Applicant) & Xue Bin Liang (Owner).
UP21-013 and AR21-015.

BACKGROUND:

The subject lot measures 5,000 square feet and currently consists of a single-family home with an attached one-car garage. The subject property is located on Pepper Drive, between Kains Avenue and Cedar Avenue, in the Mills Park 5 subdivision. The homes on this block were built between 1952 and 1954. The current home includes three bedrooms and one bathroom with 1,040 square feet of gross floor area. The neighborhood that surrounds the subject property shares similar split-level architectural building style, as they were developed at roughly the same time.

ADDITIONAL INFORMATION:

- **Easements:** A small section of a Public Utility Easement (PUE) crosses the northeast corner of the property with an attached 2 foot by 20 foot anchor easement.
- **Code enforcement:** There are no known Code Enforcement cases for this property.
- **Heritage trees:** There are no trees proposed to be removed for this project.

SURROUNDING LAND USES:

Northwest: Kains Avenue – R-1 (Single Family Residential), single family homes
Northeast: Cedar Avenue – R-1 (Single Family Residential), single family homes
Southeast: Cedar Mills Lane – R-1 (Single Family Residential), single family homes
Southwest: Interstate 280/Shelter Creek Lane – P-D (Planned Development), condominiums & U (Unclassified), interstate freeway

ARCHITECTURAL REVIEW COMMITTEE (ARC):

The Architectural Review Committee (Durazo, Johnson, Madden) reviewed the project on January 13, 2022, at a public meeting. There was some discussion regarding the design of the garage, the new roof line, and the effect of new second story windows on the neighboring property. In addition, there were some concerns about drainage from the roof. There were no public comments.

After receiving the staff report, the ARC forwarded the Architectural Review Permit and the Use Permit for approval (3-0) to the Planning Commission with no modifications to the original design.

LEGAL NOTICE:

Notices of public hearing were mailed to owners of property within 300 feet on February 4, 2022.

PUBLIC COMMENT:

No public comments have been received as of the completion of this staff report.

DISCUSSION:

The proposed project includes a 730 square foot addition to the upper floor and a 730 square foot addition to the lower floor. The total proposed addition is 1,460 square feet which would increase the existing house from 1,040 square feet to 2,500 square feet. The proposed upper floor would include an expanded kitchen and dining room with two reconfigured bedrooms with attached bathrooms. The proposed lower floor would consist of an entertainment room and a bedrooms with an attached bathrrom. The entire home would include three bedrooms and three and a half bathrooms. The existing one-car garage will remain. The project utilizes materials which comply with the *San Bruno Residential Design Guidelines*.

PROJECT DETAILS SUMMARY:

SITE CONDITIONS	ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Zoning District <i>SBMC 12.96.060</i>	R-1, Single Family Residential		
Lot Area <i>SBMC 12.96.060(D.7)</i>	5,000 square feet		
Floor Area Ratio <i>SBMC 12.96.060(D.7)</i>	.505	.2	.46
Gross Floor Area <i>SBMC 12.96.060(D.7)</i>	2,525 sq. ft.	1,040 sq. ft.	2,500 sq. ft.
Lot Coverage <i>SBMC 12.96.060(D.3)</i>	2,020 sq. ft. 80% of Gross Floor Area	1,040 sq. ft.	1,770 sq. ft.

Impermeable Area <i>SBMC 12.96.060(D.4)</i>		4,000 sq. ft. R-1: 80% of Lot Area	3,482 sq. ft.	3,830 sq. ft.
Building Setbacks <i>SBMC 12.96.060 (D.7)</i>	Front	15 ft. (to property line) / 20 ft. (garage to sidewalk)	14 ft. (to property line) / 24 ft. (garage to sidewalk)	14 ft. (to property line) / 24 ft. (garage to sidewalk)
	Rear	10 ft.	49 ft., 7 in.	30 ft., 7 in.
	Right Side	5 ft.	5 ft., 1 in.	5 ft., 1 in.
	Left Side	5 ft.	6 ft., 6 in.	6 ft., 6 in.
Building Height <i>SBMC 12.96.670(D.8)</i>		28 ft.	20 ft., 10 in.	20 ft., 10 in.
Parking Spaces <i>SBMC 12.100.030</i>		2 covered	1 covered, 1 uncovered	1 covered, 1 uncovered

SQUARE FOOTAGE BREAKDOWN:

	Upper Floor	Lower Floor	Total
Existing Floor Area	718 sq. ft.	322 sq. ft.	1,040 sq. ft.
Proposed Additions	+ 730 sq. ft.	+ 730 sq. ft.	+ 1,460 sq. ft.
Proposed Total Floor Area	1,448 sq. ft.	1,052 sq. ft.	2,500 sq. ft.

STAFF'S PROJECT ANALYSIS:

AR21-015, Increase the floor area by more than one thousand square feet: Pursuant to Section 12.200.070 of the San Bruno Municipal Code, an Architectural Review Permit is also required for a residential addition that would increase the floor area by more than one thousand square feet.

UP20-013: Increase the existing floor area by greater than fifty percent: Pursuant to Section 12.200.030, B2, the project requires a Use Permit because it proposes to increase the existing floor area of the home by greater than fifty percent. The proposed addition of 1,460 square feet to a home of 1,040 square feet is an increase of 127 percent. The Use Permit reviews and analyses if the proposed new construction would be compatible with the existing neighborhood character and scale.

Despite the increase in floor area, the proposed additions do not exceed the maximum allowable floor area nor the maximum lot coverage. The proposed additions will maintain the current side and front setbacks, while still staying within the required rear yard setback. The proposed exterior materials will maintain the current stucco finish.

Staff concluded that the new construction and its exterior materials match the existing home and are compatible with the overall neighborhood character and scale.

Neighborhood

During a site visit, it was observed that the homes in the surrounding neighborhood are of similar sizes and architectural styles, all having been built between 1952 and 1954. The façade of the home is not proposed to be changed. In addition, this block of Pepper Drive is a relatively steep hill with each home having a significant elevation difference from neighboring homes on both sides. Additions made to the rear of the home will have very little impact to the front of the home and to either neighbor due to the overall slope of the block. Therefore, Staff believes that the proposed residence will fit well into the scale of the neighborhood with minimal impact.

Parking

Per San Bruno Municipal Code, Section 12.100.030.F.3.b.ii, "Any addition to a single-family residence with one covered off-street parking space that adds more than two hundred fifty square feet of floor area shall provide two off-street parking spaces, only one of which must be covered." Since the home is currently considered nonconforming with only one covered off-street parking space in its one-car garage, the proposed scope satisfies this parking requirement by providing an uncovered parking space in the driveway.

San Bruno Residential Design Guidelines

The *San Bruno Residential Design Guidelines* recommends any new second story construction to either meet the daylight plane requirement or to add façade articulation through step back, roof overhangs or window treatments. By doing so, privacy concerns imposed to adjacent properties can be adequately mitigated. Even though this project does not propose a new second story and only extends an existing one, the designer has shown that the proposed project has satisfied the daylight plane requirement. While the daylight plane requirement is only required from either front to back or side to side, the applicant has shown that the daylight plane requirement is met from side to side of the home and Staff has determined it is also met from front to back. In addition, as required, the project maintains the architectural style and exterior materials of the current home. Overall, Staff find the project to be satisfactory in following the *San Bruno Residential Design Guidelines*.

Use Permit Findings – SBMC Section 12.112.050.B

1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)

The project has been adequately reviewed and conditioned to ensure that the home will be constructed according to the California Building Code (CBC) and will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)

The proposed new construction and materials are consistent with the existing structure and comply with the elements of the San Bruno Residential Design Guidelines and therefore the project will not be detrimental to property and improvement in the neighborhood or to the general welfare of the City.

3. That the proposed development is consistent with the San Bruno General Plan. (SBMC 12.108.050.B.3)

The San Bruno General Plan designates the property as a Low-Density Residential district and allows the establishment of a single-family residence. The development of a single-family dwelling is consistent with the General Plan designation.

Architectural Review Permit Findings

1. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D).

The proposed expansion meets all required setbacks, while maintaining the established front and side setbacks. The proposed project is a two-story addition to the rear of the existing two-story house. At a maximum height of 20 feet, 10 inches with side setbacks greater than the required 5 feet and also meeting the daylight plane requirement, the project would not restrict or interfere with light and air on the adjacent properties and would be consistent with the design and scale of the neighborhood.

2. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G).

Given that the construction will continue to adhere to the existing architectural style of the home with installing similar building materials and roof style, the general appearance will remain in keeping with the character of the neighborhood which is generally comprised of a mixture of similar split-level, single-family homes.

3. That any proposed single-family or two-family dwelling conform to the basic design principles of the *San Bruno Residential Design Guidelines* as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.I).

Staff finds that the proposed building conforms to the design principles of the *San Bruno Residential Design Guidelines* because the house would maintain the scale of the neighborhood and does not depart from the style of homes that defines the

neighborhood. The *San Bruno Residential Design Guidelines* recommends respecting the predominant materials and character of the neighborhood while designing homes with architectural identity and integrity. The applicant is proposing to utilize the same materials as the existing single-family home to remain in conformance with the *San Bruno Residential Design Guidelines*.

FISCAL IMPACT:

There is no fiscal impact.

ENVIRONMENTAL IMPACT:

This project qualifies for the California Environmental Quality Act (CEQA) Guidelines Exemption Class 1, Section 15301.e.(2) (A): Existing Facilities, where the addition will not result in an increase of more 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Use Permit UP21-013 and Architectural Review Permit AR21-015 based on Findings 1-6 and Conditions of Approval 1-23.

NEXT STEPS:

The Planning Commission is the final approval body for this project. If approved, there is a 10-day appeal period from the date of the Planning Commission's final action. Appeals shall be made in writing and filed with the City Clerk within ten days after the final action of the planning commission and as described in Section 12.140.020 of the San Bruno Municipal Code. The Use Permit will expire if a building permit for the approved project is not issued within two years on February 15, 2024 per SBMC Section 12.128.010.

ALTERNATIVES:

1. Deny the Use Permit UP21-013 and Architectural Review Permit AR21-015 with Findings.

ATTACHMENTS:

1. Preliminary Conditions of Approval
2. Site Location
3. Photographs
4. Site Plan, Floor Plans, and Elevations