



MILLBRAE PLANNING COMMISSION MEETING MINUTES

October 21, 2013

Millbrae City Council Chamber – 621 Magnolia Ave., Millbrae, CA 94030

It is the intention of the Planning Commission to adjourn this meeting by 11:00 p.m.

REGULAR MEETING: 7:00 p.m.

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL: Present: Chair Baksheeff; Commissioners Kalos-Gunn, Joh, and Quigg; City Planner Petrovich; Community Development Director Mortazavi

Excused: Walker

Presiding: Baksheeff

3. AGENDA REVIEW:

Chair Baksheeff stated that item 9.a. has been continued until November 4th and item 8.b. will be heard after the Study Sessions.

4. MINUTES: September 16, 2013 – Approved (Kalos-Gunn/Joh) 3-0-1 (Quigg abstained)

5. CEREMONIAL: None

6. PUBLIC COMMUNICATION: None

7. CONSENT CALENDAR: None

8. OLD BUSINESS:

a. 1395 EL CAMINO REAL

City Planner Petrovich updated the Commission on the status of the required rooftop screening and received direction that the property owner should modify the parking CUP for the site and all new tenants whose land uses require a CUP should apply for them individually.

b. WAY-FINDING SIGNAGE

Community Development Director Mortazavi presented the refined signage created by MIG which included City Council's recommendations. The Commissioners favored monumental sign option #4, but were of an opinion that the sign could also work if the top "M" was not included. They also prefer the color, "burnt sienna".

9. PUBLIC HEARINGS:

a. 480 EL CAMINO REAL (Owned by Brandstetter & Maffei): Consideration of a recommendation to the Millbrae City Council on the possible revocation of an approved Conditional Use Permit allowing a combination airport parking/car rental business, "FlightCar", on vacant commercial property (part of the former site of "Daland Nissan"). City Contact: David Petrovich (650) 259-2341.

Continued to November 4, 2013 without discussion.

10. NEW BUSINESS: None

11. STUDY SESSIONS:

- a. **261 ELDER (ZHOU): DESIGN REVIEW** to allow a major interior and exterior renovation of an existing approximately 3,000 sq. ft. two-story single-family house with no change in overall size; and a **SETBACK EXCEPTION** to allow less than the minimum required 2nd floor right side setback. (Study Session) City Contact: David Petrovich (650) 259-2341

City Planner Petrovich reported that at the last Study Session, the Commission requested the design be revised to retain more of the home's existing architectural style and that the justification for Setback Exception was not sufficient. The proposal has been re-designed retaining more of the existing features and the Setback Exception was eliminated.

The new proposal would reduce the basement by 92 sq. ft. and 1st floor by 53 sq. ft., and expand the 2nd floor by 26 ft. Most of the house would be rebuilt as a result of lowering the 1st and 2nd floors and excavating part of the basement. The existing recreation room would be reconfigured into a new bedroom and bath, the laundry room would be relocated from the 1st floor to the basement, and the sauna room would occupy the added basement area. The front entry way would be expanded into a wide front porch, and a new covered deck would be added to the 2nd floor. The total number of bedrooms would be 4 and the total number of bathrooms would also be 4.

The narrow garage door opening would be widened to better accommodate 2 cars. The existing cream-colored stucco siding would be retained, but some of the brown trim would be changed to white, a stone veneer would be added around the garage and porch, and a glass guardrail around the new porch.

The revised project complies with all minimum and maximum development standards. It would have a lot coverage of 37.0%, and an FAR of 53.9%.

Fred Strathdee, architect, stated that the desire is to keep the exterior structure intact, while excavating 8 ft. at the back of the property.

Commissioner Quigg asked for a new 3D rendering. Strathdee said it would be available at the public hearing.

Commissioner Kalos-Gunn enjoys the new design and feels it's more complimentary to the neighborhood.

Commissioner Joh requested explanation of the filled in area on the 2nd floor. Strathdee explained that it is currently a sun porch which will be enclosed in and changed into a bedroom.

Chair Baksheeff inquired about the chimney. Fred Strathdee stated it's not functional, but it's being retained for aesthetics. Chair Baksheeff questions the functionality of the bedroom at the front of the 1st floor.

To be scheduled for a Public Hearing. Date to be determined.

- b. **1376 MILLBRAE AVE. (PANOUTSOPOULOUS): DESIGN REVIEW** to allow an approximately 1,150 sq. ft., new 2nd floor on an existing 2,169 sq. ft. 1-story home. (Study Session) City Contact: David Petrovich (650) 259-2341

City Planner Petrovich reported that the Commission previously determined that the proposed 2nd floor would cause unacceptable view blockage and requested a re-design. However, the applicant prefers the design and decided to not make revisions.

Billy Panoutsopoulos, applicant, explained that he understands the concerns the owner of 1373 Millbrae has regarding view blockage, but feels removing the existing dilapidated home is a good exchange. Mr. Panoutsopoulos explained that there are other neighbor's views, including his parents, that would be impacted, but they are in support of the project. He feels he's at a disadvantage since 1373 Millbrae Ave. is against any 2nd floor addition. He requested guidance from the Commission on how to proceed.

Julie Turner, 1348 Millbrae Ave., believes that the proposal would affect all residents along Millbrae Ave. She is concerned that allowing this type of home would lead to more homeowners requesting 2nd floor additions on the north side of Millbrae Ave.

Ed Musa, 1373 Millbrae Ave., is against the proposal because it would greatly impact primary views from his home.

Marilyn Dittis, 30 Sherwood, is concerned with the view blockages to 1373 Millbrae Ave.

Billy Panoutsopoulos believes the trade off for a new home would be good for the neighborhood and increase property values.

Commissioner Kalos-Gunn likes the design of the proposal, but the fact that primary views are being impacted causes an issue. She suggested the applicant hold a neighborhood meeting to discuss ideas to come up with a compromise to satisfy everyone. The applicant agreed with scheduling a meeting. Possible dates would be October 29th or 30th. Chair Baksheeff recommended the applicant have alternative designs to discuss. City Planner Petrovich recommended the architect to be present.

Commissioner Quigg clarified that the proposal affects the views of many neighbors, not just 1373 Millbrae Ave. She further explained that the views from the 2nd floor at 1373 Millbrae would also be affected.

Continued until November 18th.

12. STAFF UPDATES:

City Planner Petrovich informed the Commission that the anticipated grand opening for "Tai Wu" restaurant, 300 El Camino Real, is February 2014. He also gave an update on 1320 Millbrae Ave. stating that the homeowner is looking for a new architect.

Community Development Director Mortazavi provided an update on the speeding issue around the 1500 block of Magnolia. He stated that the City Engineer has suggested placing a buffer dividing the lanes to help reduce the speed of vehicles.

13. COMMISSION COMMENTS:

Commissioner Quigg inquired about the status of the Commissioners re-appointments, specifically Chair Baksheeff and herself.

14. ANNOUNCEMENTS:

Commissioner Kalos-Gunn announced that there will be a Monster Mash on October 26th in the Kohl's parking lot.

15. ADJOURNMENT: 9:00 p.m.