



# MILLBRAE PLANNING COMMISSION MINUTES April 1, 2019

Millbrae City Council Chambers – 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 Davis, Co-Chair-Fung, Commissioners, Quigg, Joh (Leaving 9PM), and Commissioner Wong-Absent.
3. **AGENDA REVIEW:** Accepted
4. **MINUTES:** None
5. **PUBLIC COMMUNICATION:** Reserved for persons wishing to comment on any item not appearing on the agenda. Fill out a speaker request slip. Public Communication is limited to no more than thirty (30) minutes, with each speaker given no more than three (3) minutes. If more than ten (10) speakers are present, speakers' time shall be reduced so that all speakers have an equal time to speak.
6. **OLD BUSINESS:** None
7. **PUBLIC HEARINGS:**
  - a. **79 CONEJO DRIVE:** DESIGN REVIEW to allow the addition and renovation of an existing two-story residence and a SETBACK EXCEPTION to allow less than the minimum required second floor setback in a Single-Family Residential (R-1) Zoning District. (Public Hearing)
    - Planner Linda Roberson presented design review, 2<sup>nd</sup> floor setback exception, with new bedrooms and bathroom. 20% exists and requests 50%, adding 80 sq. ft. 2 covered parking spaces exist and requests an extra paved space. Change façade. Required findings have been met and Staff recommends approval.
    - Applicant and Owner, William Tunek, Extend and use entire width of 2<sup>nd</sup> Floor. Additional FAR space refers to attic space. No impact to neighbors.
    - Commission Comments, Questions regarding story board and materials. Why the additional bedroom to bring to 5, extra room would be for either children, office and/or parents visits. Roof line appears to be the same. Change of window materials and will "doors" not be changed.
    - Public Comments: None

*Commissioner Quigg Motioned to approve, Seconded by Commissioner Joh, Passed 4-0. Chair Davis stated there is a 10-day appeal period.*

- b. **830 BANBURY LANE:** DESIGN REVIEW to allow for the demolition and construction of a new two-story residence in a Single-Family Residential (R-1) Zoning District. (Public Hearing)
  - Planner Linda Roberson presented design review, Low Density residential. Corrects Non-Conformity. Categorically exempt. Renderings provided. Neighbors are in favor. Staff requests approval.
  - Applicant, Henry Gow, Architect, Home owner grew up in this home as a one story. Need additional space for more children and parents. Current garage is over the setback and structure requirement.
  - Commission Comments, Farmhouse with vertical siding-is different. Will be "one of a kind" in that neighborhood, but will the design fit in? Can another window be put in on the 2<sup>nd</sup> floor?? Looks empty. It is where the bathroom is, maybe frosted?

*Commissioner Fung, Motioned to approve, Seconded by Commissioner Joh, Passed 4-0. Chair Davis stated there is a 10-day appeal period.*

- c. **340 ELDER AVENUE:** DESIGN REVIEW to allow the renovation and new addition of a second story, and side SETBACK EXCEPTIONS to allow less than the minimum required second floor side setbacks of an existing two-story residence in a Single-Family Residential (R-1) Zoning District. (Public Hearing)
  - Planner Linda Roberson presented, Requests a minimum 2<sup>nd</sup> floor and side set back exception. 4 Neighborhood consultation forms sent and returned with all in support of project, but with some concerned about shade and massing.
  - Designer (Aiesha) and Applicant (Home Owners), forever home and it fits the needs of growing family. "Proper" tandem 2 Car Garage, small recreation room and access to backyard, with slight change. Plan to keep consistent with the existing plan/design and maintain size of backyard as oldest son has autism with sensory disorder and needs to spend lots of time outside. Design does comply as they are "digging down" below fence line and not taking the less expensive process.
  - Public Comments, Colin Chun, 350 Elder Ave, Concerns regarding blockage/shade of sunlight.
  - Close Public Comment
  - Commission Comments, Cut back on deck but design and location remains the same. 3<sup>rd</sup> floor setback would make bedrooms smaller. Change would exclude light and space. Setback is 7 feet not 10 feet. Ask for possible window change? Regarding neighbor concerns at 350, addition is on opposite side. Unique property, unique situation.

*Commissioner Quigg, Motioned to approve, Seconded by Commissioner Joh, Passed 4-0. Chair Davis stated there is a 10-day appeal period.*

- 8. **NEW BUSINESS:** Tom Madalena, possible cancellation of April 15, 2019 Planning Commission Meeting.
- 9. **STAFF UPDATES:** None
- 10. **COMMISSION COMMENTS:** Need Cell Site Update. ADU, most importantly is with Status Report regarding Impact, Value and Property Taxes, research and update on the ordinance draft along with staff comparison. Also, what is the difference is ADU's compared to Short Term Rentals.
- 11. **ANNOUNCEMENTS:** Joh, E-Waste April 20, 2019 Fundraiser for Mills High School.
- 12. **ADJOURNMENT:** 8:40P.M.