



# MILLBRAE PLANNING COMMISSION MINUTES April 1, 2019

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

REGULAR MEETING: 7:00 p.m.

1. **PLEDGE OF ALLEGIANCE:**
2. **ROLL CALL:** Present: Chair Davis, Vice-Chair-Fung, Commissioners, Quigg, Joh (Left @ 9PM), 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 with 2nd floor setback exception which includes new bedrooms and bathroom, change of façade and add an extra paved parking space. Required findings have been met and staff recommends approval.

Applicant and Owner, William Tunek, Extend and use entire width of 2nd Floor. Additional FAR space refers to attic space. New plans have no impact to neighbors.

Commission Comments: Questions asked regarding story board and materials. Additional bedroom would bring to 5 and be used for family. Roof line, window and door materials will 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 that corrects non-conformity. Categorically exempt. Neighbors are in favor. Staff requests approval.

Applicant, Henry Gow, Architect, home owner that grew up in this home as a one story. Family needs additional space for children and parents. The current garage is over the setback and structure requirement.

Commission Comments and Questions: Will design fit in the neighborhood with farmhouse and vertical siding? Though it is the bathroom, can a frosted window be put in on the 2nd floor?

Public Comments: None

*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 2nd floor and side set back exception. All neighborhood consultation forms returned in support of project, with some concerns about shade and massing.

Designer (Ayesha Sikandar) and Applicant (Johnathan Sobel), this will be a forever home that will fit needs of growing family. Looking to add tandem 2 car garage, small recreation room and access to backyard. Will maintain size of yard due to oldest son has autism with sensory disorder and needs to spend lots of time outdoors. Design digs down below fence line and applicant is not taking the less expensive process.

Public Comments, Colin Chun, 350 Elder Ave, Concerns regarding blockage/shade of sunlight.

Close Public Comment

Commission Comments: Asking for possible cut back on deck, with the design and location remaining the same. 3rd floor setback would make bedrooms smaller. The changes exclude light and space. The setback request is 7 feet not 10 feet. Commission Is asking for possible window change?

*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:** Possible cancellation of April 15, 2019 Planning Commission Meeting.
10. **STAFF UPDATES:** None
11. **COMMISSION COMMENTS:** Need Cell Site Update. RE: ADU, Status Report regarding Impact, Value and Property Taxes, research and update on ordinance draft. What is the difference between ADU's compared to Short Term Rentals?
12. **ANNOUNCEMENTS:** Joh, E-Waste April 20, 2019 Fundraiser for Mills High School.
15. **ADJOURNMENT:** 8:40PM