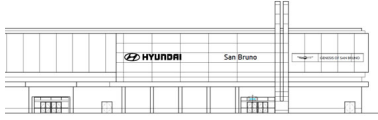




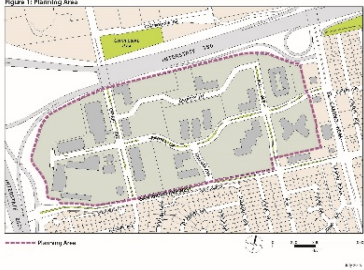








Approved Planning Applications

Rendering	Project/Location	Proposed Land Use	Project Description	Development Status
	1178 El Camino Real	Temporary Car Dealership	Use of former Sears building as temporary Hyundai and Genesis dealership	PD Amendment and Planned Development Permit approved by the City Council on July 12, 2022. Occupancy expected this fall.
	Glenview Terrace Glenview Drive and San Bruno Avenue	Residential - Single-Family	The project consists of 29 for-sale single family dwelling units including 4 affordable units.	Project was approved by the City Council in June 2022.
	500 Sylvan Ave.	Residential –Multi-Family	The project is a three-story multi-family residential development includes nine rental units with an at-grade parking garage. The project includes a mix of one studio, two one-bedroom and six two-bedroom units.	The project was approved by the City Council on June 11, 2019. Demolition and building permits for the project were reviewed by all associated departments. However, the associated permits have not been issued. The project entitlements were extended to January 2023 pursuant to AB 1561.
	Mills Park Center 601 – 799 El Camino Real	Mixed Use Residential – Multi-Family / Commercial	The project includes 427 dwelling units, 7,947 sq. ft. of commercial space, 669 parking spaces, and 65 units designated for very-low, low-, and moderate-income households. See here for more details.	City Council approved the project on June 25, 2020. Development Agreement extension request made to extend project approvals to November 2024.
	Stratford School El Camino Real	300 Private Preschool	The project consists of the renovation and conversion of the existing 8,758 s.f. Salvation Army retail space into a private preschool operated by the Stratford School. The preschool will provide education for 144 children ages 3 and 4 years old. The front parking lot would be converted into a 3,600 sf playground and the rear parking lot would be upgraded and have 15 parking spaces. The overall site is 21,625 sf or .50 acres.	Approved by the Architectural Review Committee in June of 2022. Building permit submittal is pending.

	<p>Bayhill Specific Plan The Project site is bounded by Interstates 280, 380, properties fronting El Camino Real, and San Bruno Avenue West from Elm Avenue to Interstate 280 to the south</p>	Specific Plan	<p>The Bayhill Specific Plan is a regulatory long-range planning document that will outline a cohesive, long-term plan for the Project Site, which is home to the largest cluster of offices in San Bruno, including Walmart.com, The Police Credit Union, the headquarters of YouTube, and other commercial uses. The Specific Plan will facilitate integrated development within the Project Site, including the Phase I Development, which is described below. The City anticipates that adoption of the Specific Plan will result in further intensification of land uses beyond what currently exists today. The proposed Specific Plan includes the following land uses: commercial/retail, office, residential, hotel, civic (such as a library and/or community center), and open space. Actual development intensities/densities and permitted uses will be defined through the planning and environmental review process and the new zoning district. New pedestrian and bicycle paths, as well as improvements to streetscapes are included in the Specific Plan.</p>	<p>On September 28, 2021, the City Council granted the following approvals associated with the Bayhill Specific Plan:</p> <p>Adopted Resolution No. 2021-75 approving the Water Supply Assessment Report for the proposed Bayhill Specific Plan.</p> <p>Adopted Resolution No. 2021-76 certifying an Environmental Impact Report and adopted CEQA findings, facts, Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Bayhill Specific Plan and Google/YouTube’s Phase 1 Project.</p> <p>Adopted Resolution No. 2021-77 amending the San Bruno General Plan to ensure consistency with the Bayhill Specific Plan.</p> <p>Adopted Resolution No. 2021-78 adopting the Bayhill Specific Plan for the Bayhill Area of the City.</p> <p>Waived the first reading and introduced Ordinance No. 1903 adding Chapter 12.290, Bayhill Specific Plan Districts, to the City of San Bruno Municipal Code establishing regulations for parcels within the Bayhill Specific Plan.</p> <p>Waived the first reading and introduced Ordinance No. 1904 amending the City of San Bruno Zoning Map for the Bayhill Specific Plan Area. The ordinances referenced above were formally adopted by the City Council on October 12, 2021.</p>
	160 El Camino Real	Hotel	<p>The project consists of a three-story hotel with 28 guestrooms and basement parking on a vacant parcel.</p>	<p>The Planning Commission approved the project May 2021. Property is currently listed for sale.</p>

	271 El Camino Real	Residential - Multi-Family	The project consists of a three-story multi-family development with 23 dwelling units and 4 affordable units.	The Planning Commission approved the project September 2021. Building permit submittal is pending.
	820 El Camino Real	Residential Multi-Family	The project proposes to convert an existing, two-story duplex into a three-story triplex with 1 parking space. The site is 1,775 square feet.	Project was approved by the Architectural Review Committee. Building permit submittal pending.

Under Construction				
Rendering	Location	Proposed Land Use	Project Description	Development Status
	1400 – 1450 Bayhill Drive	Office	Development of two multi-level office buildings on properties formerly known as 901 Cherry Phase 2. Total office area in two buildings is estimated at 287,000 sq.ft. with a 5-level subterranean parking garage for 865 parking spaces. The project also proposes to install landscape improvements and a Central Utility Plan.	Excavation, shoring activities, and vertical construction have commenced. Building permits for interior tenant improvements have been submitted and are under review.
	251 City Park Way. Located within San Bruno City Park	Recreation and Aquatic Center	The project includes demolition of the existing Veteran’s Memorial Building and San Bruno Park Pool to construct a new two-story, approximately 49,360 square foot San Bruno Recreation and Aquatic Center. Facility will include a community lounge, lobby, gymnasium, indoor pool, walking track, group exercise room, fitness room, community hall, classrooms, conference room, and City staff offices. An outdoor pool may be proposed for a future phase pending the availability of additional funding. The project also includes reconfiguration of the existing parking lot adjacent to the existing Veterans Memorial building and realignment of City Park Way to create a designated parking lot with 71 parking spaces. Realignment and naturalization of a portion of the water channel running through the park is also proposed to accommodate the parking lot reconfiguration and to improve the safety and function of the park for vehicles and pedestrians.	The project was reviewed and approved by the Planning Commission in May 2020. See here for more details. Ground breaking activities on August 27, 2021. Project is currently under construction.

	<p>Surface parking lots adjacent to 1000 and 900 Cherry Avenue</p> <p>(New addresses are 1300 Bayhill Dr. and 1350 Grundy Ln.)</p>	<p>Office</p>	<p>YouTube, the applicant and owner of the Phase I Development area, proposes to retain the two existing office buildings on the Phase I Site and construct two new buildings with 440,000 square feet of additional office space. A maximum of three levels of subgrade parking would be provided at both parcels. Additional improvements and items include: (1) the construction of an off-street multi-modal transportation hub on an accessway located between Grundy Lane and Bayhill Drive, on the west side of the parcel containing 950 Elm Street; (2) the realignment of Grundy Lane from Cherry Avenue to Elm Avenue; (3) the abandonment of northern portion of Elm Avenue located directly to the north of the realigned Grundy Lane; (4) the demolition of three existing buildings located at 1150–1250 Bayhill Drive to provide a construction staging and parking area during construction of the Phase I Development; and (5) a Development Agreement requested as part of the Phase I planning entitlements.</p>	<p>On September 28, 2021, the City Council granted the following approvals associated with Google/YouTube’s Phase 1 Development:</p> <p>Adopted Resolution No. 2021-79 approving a Phased Vesting Tentative Subdivision Map with Lot Line Adjustments, realignment of Grundy Lane involving vacation of current public roadway and utility easements and dedication of new roadway right-of-way in fee and grating of new utility easements, and vacation of a portion of El Avenue, as shown on the Map for Google LLC’s property in the Bayhill are of the City.</p> <p>Waived the first reading and introduced Ordinance No. 1905 approving a Development Agreement between the City of San Bruno and Google LLC, A California Limited Liability Company. (The City Council formally adopted Ordinance No. 1905 on October 12, 2021.</p> <p>Adopted Resolution No. 2021-80 approving an Architectural Review Permit for Phase 1 of Google LLC’s development plans.</p> <p>Adopted Resolution No. 2021-81 authorizing various curb marking changes along frontages of 900 Cherry Avenue and 1000 Cherry Avenue.</p> <p>Thus far, the following permits have been issued and the associated work has begun: Heritage Tree Removal Permit, Utility Cut and Cap Permit (Infrastructure work within public right-of-way), Cul-de-Sac Permit (Construction of Temporary Cul-de-Sac on Grundy Lane, Lakes Demolition Permit (Demolition of existing buildings located at 1150-1250 Bayhill Drive. Mass Excavation and Shoring work is currently underway.</p>
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