

RESOLUTION NO. 2023 – 03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BRUNO RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM RELATED TO THE GENESIS AND HYUNDAI DEALERSHIP PROJECT

WHEREAS, the City of San Bruno (“Owner”) is the owner of that certain 1.66 acre site located at 1010 Admiral Court in the City of San Bruno and more particularly described as Assessor’s Parcel Numbers 020-013-220, 020-013-250, 020-013-260 (the "Property");

WHEREAS, Cardinale Automotive Group (“Applicant”) desires to develop on the Property the Genesis and Hyundai Dealership Project, which consists of multi-story commercial building, surface parking, landscaping, lighting, and associated utility infrastructure, along with an offsite loading area to the west of the Property (the "Project");

WHEREAS, in order to develop the Project, Applicant has submitted applications to the City of San Bruno for approval of the following: (1) an amendment to the San Bruno 2009 General Plan to change the land use designation of the Property from Visitor Services to Crossing Commercial and related text amendments; (2) a Specific Plan Amendment to the US Navy and its Environs Specific Plan to change the land use designation from Visitor Services to Crossing Commercial and include new standards and guidelines for commercial uses; (3) a Planned Development Permit; and (4) Architectural Review Permit;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and Implementing Guidelines, an Initial Study and Draft Mitigated Negative Declaration has been prepared by David J. Powers and, based on the type and intensity of land uses identified with the Project and the information contained therein, the Initial Study and Draft Mitigated Negative Declaration conclude that the Project, with the proposed mitigation measures, would not have a significant adverse effect on the environment;

WHEREAS, Applicant has agreed to incorporate in the Project all applicable mitigation measures identified in the Draft Mitigated Negative Declaration to reduce environmental impacts to be less than a significant level; and

WHEREAS, on February 7, 2023 the Planning Commission considered the Initial Study and Draft Mitigated Negative Declaration, and public comments provided at that time, the application of all mitigating measures and a proposed Mitigation Monitoring and Reporting Program attached as Exhibit A; and

WHEREAS, the City’s Department of Community & Economic Development, 567 El Camino Real, San Bruno, CA, 94066, is the custodian of the documents and other materials that constitute the record of proceedings related to the Project and the Initial Study/ Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Bruno, based on facts in the staff reports, written and oral testimony, and exhibits presented:

1. The Planning Commission has independently reviewed and considered the information contained in the Initial Study and Draft Mitigated Negative Declaration and all oral testimony and written comments received through the Planning Commission hearing.
2. Based upon the Draft Mitigated Negative Declaration and comments and testimony received and other evidence in the administrative record, the Planning Commission hereby finds, and recommends that the City Council find:
 - a. The draft Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and the CEQA Guidelines.
 - b. The draft Initial Study/Mitigated Negative Declaration prepared for the Project contains a complete and accurate reporting of the environmental impacts associated with the Project.
 - c. The decision makers have considered the draft Initial Study/Mitigated Negative Declaration.
 - d. The draft Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project.
 - e. The Project will not result in a significant effect upon the environment because the mitigation measures described in the MMRP will be made conditions of project approval.
3. The Planning Commission hereby recommends that the San Bruno City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project.
4. The Secretary of the City of San Bruno Planning Commission is hereby directed to forward to the City Council a copy of this resolution.

2/10/2023

Dated

DocuSigned by:

Gerard Madden

Planning Commission Chair

ATTEST:

APPROVED AS TO FORM:

DocuSigned by:

Michael Laughlin

3/1/2023

Planning Commission Secretary

DocuSigned by:

David M. Snow

City Attorney

3/1/2023

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I, Michael Laughlin, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of San Bruno this 7th day of February 2023 by the following vote:

AYES: Commissioners: Madden, Lethin, Biasotti, Kuhn, Harman

NOES: Commissioners: None

ABSENT: Commissioners: Durazo, Johnson