

RESOLUTION NO. 2023-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BRUNO FINDING THAT THE DISPOSITION OF THE PROPERTIES (ASSESSOR'S PARCEL NOS. 020-013-250 AND 020-013-260) LOCATED AT ADMIRAL COURT AND COMMODORE DRIVE (THE CROSSING) BY THE CITY OF SAN BRUNO FOR THE PURPOSE OF DEVELOPMENT OF THE GENESIS AND HYUNDAI DEALERSHIP PROJECT IS IN CONFORMANCE WITH THE GENERAL PLAN

WHEREAS, the City Council of the City of San Bruno is considering the sale of property (Assessor's Parcel Nos. 020-013-250 and 020-013-260) located at Admiral Court and Commodore Drive within the Crossing Development, for developing a multi-story, 171,610-square-foot automotive dealership and service center, featuring 3 levels above grade and 2 basement levels, a surface parking lot, onsite landscaping treatments, and improvement of an off-site loading zone, roadway widening, and drainage improvements along a section of Commodore Drive west of the Project site; and

WHEREAS, California Government Code Section 65402 requires the local planning agency to review and report to the local agency responsible for performing the function of property acquisition and disposition as to the conformity of a proposed acquisition or disposition of property with the City's adopted General Plan and related policies; and

WHEREAS, the San Bruno Planning Commission, acting as the City's Planning Agency pursuant to San Bruno Municipal Code Section 2.08.020, has reviewed the proposed disposition of the subject property and finds that it is supported by and conforms with San Bruno General Plan, and specifically with Land Use Element Policies and the U.S. Navy Site and Its Environs Specific Plan as described therein and as follows:

- **LUD-45: Permit Development on The Crossing site (former U.S. Navy site) according to the US Navy Site and Its Environs Specific Plan/ Support pedestrian friendly design with linkages across El Camino Real to the Shops at Tanforan and San Bruno BART station (General Plan); and**
- **OBJECTIVE LU-1.4: Create a pedestrian friendly mixed-use Transit Oriented Development that encourages use of transit and promotes walkability and livability as part of a cohesive interactive community (Specific Plan); and**
- **OBJECTIVE LU-2: Create a land use development which helps assure long-term economic vitality and sustainability for the City (Specific Plan); and**

- **OBJECTIVE LU-2.1: Encourage a compatible mixture of land uses and service facilities which will assure long-term revenue generation, create jobs, and offer a range of housing types, densities, and affordability (Specific Plan).**

WHEREAS, the disposition of the subject property is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3) and 15312 (Surplus Government Property Sales) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387. Further, the related dealership project has been fully assessed through an Initial Study / Mitigated Negative Declaration, and if approved will be subject to all identified mitigation measures to reduce any impacts to less than significant levels.

NOW, THEREFORE, BE IT RESOLVED by the San Bruno Planning Commission that it has reviewed the disposition of the properties (Assessor's Parcel Nos. 020-013-250 and 020-013-260) located at Admiral Court and Commodore Drive in The Crossing Development by the City of San Bruno, for the purpose of developing a multi-story, 171,610-square-foot automotive dealership and service center, featuring 3 levels above grade and 2 basement levels, a surface parking lot, and landscaping and lighting improvements, and recommends that the City Council finds the disposition of the properties to be in conformance with the adopted San Bruno General Plan and related U.S. Navy Site and Its Environs Specific Plan.

2/10/2023

Date

DocuSigned by:

Gerard Madden

1046341810
Planning Commission Chair

ATTEST:

DocuSigned by:

Michael Laughlin

3/1/2023

3024299919
Planning Commission Secretary

APPROVED AS TO FORM:

DocuSigned by:

David M. Snow

3/1/2023

C34403180440
City Attorney

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