

RESOLUTION NO. 2023 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO FINDING 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 has entered into a Purchase and Sale Agreement for 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 reviewed the proposed disposition of the subject property at a special meeting on February 7, 2023 and adopted Resolution No. 2023- 05 finding that the property disposition is supported by and conforms with San Bruno General Plan Land Use Element Policies and the U.S. Navy Site and Its Environs Specific Plan, and recommending that the City Council make the same findings; and

WHEREAS, the San Bruno City Council has reviewed the proposed disposition of the subject property and finds that the property disposition is supported by and conforms with San Bruno General Plan Land Use Element Policies and the U.S. Navy Site and Its Environs Specific Plan as described therein and specifically with the following policies :

- **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 auto dealership project has been fully assessed through a Final Initial Study/ Mitigated Negative Declaration, which was considered and adopted on March 14, 2023 by separate City Council Resolution No. 2023-XXX, which is incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED by the San Bruno City Council 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 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.

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I hereby certify that foregoing Resolution No. 2023 - ____ was adopted by the San Bruno City Council at a regular meeting on March 14, 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ATTEST:

Lupita Huerta

City Clerk