

**RESOLUTION NO. 2023 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO  
APPROVING A GENERAL PLAN AMENDMENT AND A SPECIFIC PLAN  
AMENDMENT RELATED TO DEVELOPMENT OF THE GENESIS AND  
HYUNDAI DEALERSHIP PROJECT (GPA 22-001, SPA22-001)**

**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 a Genesis and Hyundai Dealership Project, which consists of multi-story commercial building, surface parking, landscaping, lighting, and associated utility infrastructure including off-site roadway improvements to Commodore Drive (the "Project");

**WHEREAS**, in order to develop the Project, Applicant has submitted applications to the City of San Bruno for, among other approvals, 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; and (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;

**WHEREAS**, proposed amendments to the General Plan which allow for the Project are shown in Exhibit A attached hereto;

**WHEREAS**, Applicant submitted conceptual development plans in accordance with the provisions of San Bruno Municipal Code Section 12.96.190(F), the proposed standards and proposed amendments to the U.S Navy and its Environs Specific Plan are shown in Exhibit B attached hereto;

**WHEREAS**, at special meeting on February 7, 2023, the Planning Commission held a duly noticed hearing regarding the Project and thereafter adopted by vote of 6-0 Resolution No. 2023-04, recommending that the City Council approve amendments to the General Plan and U.S Navy and its Environs Specific Plan for the development of the Project;

**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 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 Mitigated Negative Declaration to reduce environmental impacts to be less than a significant level;

**WHEREAS**, on March 14, 2023 the City Council considered the Final Initial Study and Mitigated Negative Declaration, including the public comments and responses to those comments and adopted Resolution No. 2023- **XX**, which is hereby incorporated by reference, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project;

**WHEREAS**, a Notice of Public Hearing before the City Council to be held on March 14, 2023, was mailed on March 3, 2023, and duly published in the *San Mateo Times* on Saturday, March 4, 2023, for consideration of the Project, including the General Plan Amendment and Specific Plan Amendment; and

**WHEREAS**, the City Council held a Public Hearing for the project on March 14, 2023 and on said date, the Public Hearing was opened, held and closed.

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

1. With respect to the General Plan and Specific Plan amendments, the City Council hereby finds:
  - a. The proposed amendments to the General Plan and Specific Plan are consistent with the goals and policies of the San Bruno General Plan and the US Navy and its Environs Specific Plan, because the proposed Project will encourage a compatible mixture of land uses and service facilities which will assure long-term revenue generation, and create jobs (Land Use Policy LU-2.1)

Further, the project will redesignate the General Plan and Specific Plan designations to Crossing Commercial to allow the proposed auto sales and service center on the subject parcels. The amendments will also update language within each plan to remove outdated language associated with the previously approved hotel project and add new references and a definition for the new Crossing Commercial designation. The proposed designation is intended to foster uses that will serve a regional market area including auto sales and related uses (excluding auto body repair and fueling stations). The proposed development complies with the proposed development standards for Crossing Commercial designated areas such as height, floor-area-ratio, maximum building floor area, building orientation, setbacks, building articulation, lighting, and screening. The proposed development will support the vitality of the Crossing mixed-use village by completing the build-out of the Crossing with a regional commercial use that will serve a regional

market and bring customers into the City that will utilize other commercial services within the area and will support the use of public transportation in the vicinity of the project site such as BART and Caltrain.

- b. The proposed Project and amendments are consistent with the General Plan because the proposed land use and zoning designation of the Genesis and Hyundai Dealership Project is based on the goals, programs and policies found in the City's General Plan and US Navy and its Environs Specific Plan and Design Guidelines, with development standards tailored to the project, as described in the amended Specific Plan. The proposed land use and zoning designation meets the intent of the following goals, programs and policies set forth in the City's General Plan:

### **Land Use Element**

**Policy LU-1-1:** Establish land uses which are conducive to Transit Oriented Development.

**Policy LU-1-2:** Establish land uses at an intensity that sustains an active Pedestrian and public transit supportive environment.

**Policy LU-1-4:** Establish building heights and land use regulations to assure compliance with FAA standards and compatibility with the noise environment.

**Policy 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.

### **Community Design Element**

**Policy CD-1.2:** Implement Building form Policies which assure that views from pedestrian land facilities are attractive, varied and stimulating.

**Policy CD-1.2:** Implement Building Design Standards to create a sense of mass and scale compatible with a pedestrian-friendly transit oriented development.

- c. Adoption of the proposed amendments is in furtherance of the public interest and necessity, convenience and general welfare because project would support the existing mixed-use character of the surrounding neighborhood and bring regional customers to the area and provide tax revenue to the city. The site is located in a convenient and appropriate location along the I-380/ El Camino Real transit corridor and is compatible with the surrounding land uses and

will not negatively impact residential areas with the operation of commercial uses at the project site.

2. The City Council hereby amends the General Plan to change the land use designation on the Property from Visitor Commercial to Crossing Commercial and to make additional text changes as set forth in Exhibit A.
3. The City Council hereby amends the US Navy and its Environs Specific Plan to amend the land use designation from Visitor Services to Crossing Commercial, and update the plan to include new development standards and guidelines for commercial uses as shown in Exhibit B.

—oOo—

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

## Exhibit A

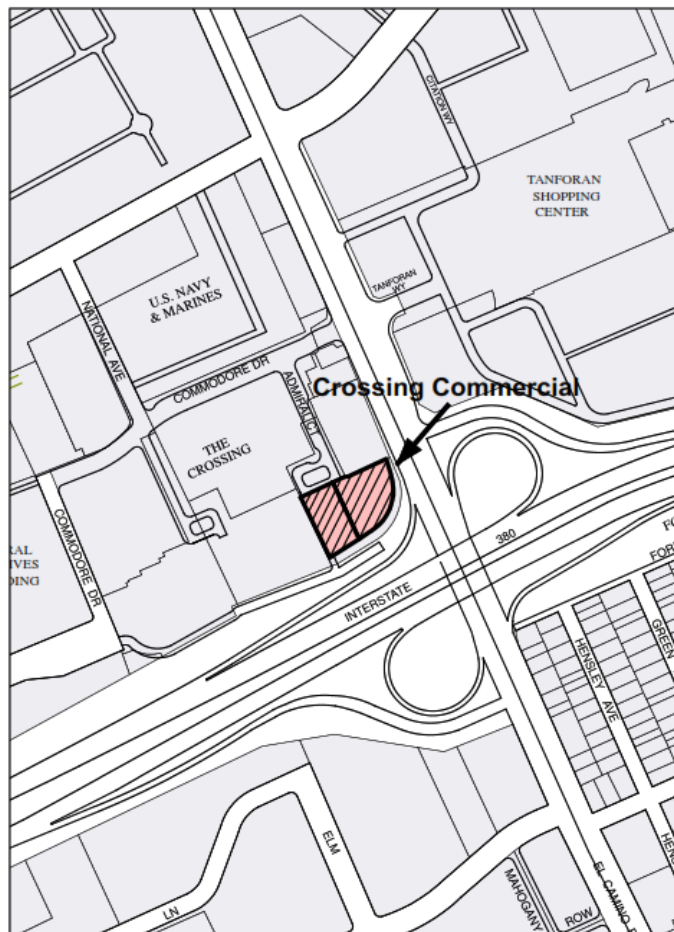
### General Plan Amendments for The Crossings Commercial Uses:

1. Land Use & Urban Design Element, Table 2.1, pg2-6: Density and Intensity Standards:

Provide for **3.0 FAR** for Crossings Commercial Uses.

2. Figure 2.1, General Plan Land Use Diagram, pg 2-7:

Remove “Visitors Services” from map legend; change Land Use Diagram land use designation of the Crossings project site from “~~Visitors Services~~” to “**Crossing Commercial**” as shown below:



### 3. Minor text changes as follows:

#### Introduction, Pg. 1-2 paragraph 1:

Significant land use changes have occurred during the last decade—the Bayhill Office Park has expanded to include a new GAP, Inc. headquarters, and the 20-acre former U.S. Navy facility is being developed with new multifamily and senior housing and hotel commercial uses near the city's core. A \$100-million upgrade to The Shops at Tanforan was completed in 2005 as well.

#### Introduction, Pg. 1-15, paragraphs 3 and 4 under U.S. Navy Site and Its Environs Specific Plan

The specific plan area is now known as “The Crossing”. Approximately 713 multifamily rental units, including 325 units designated for low-and very-low-income residents, have been constructed and are currently being leased. This includes a 300-unit multifamily building (20 percent affordable), a 185-unit multifamily building (20 percent affordable) and a 228-unit senior apartment complex, with 100 percent of the units designated for very-low- and low-income residents. ~~A proposal to construct~~ 350 additional units on the “flexible parcels” were ~~as~~ approved by the Planning Commission in 2006. This development includes two buildings, a majority of the units in these buildings will be sold as condominiums; however, some of the units will be rented as apartments. Construction of this phase began in the summer of 2008. The final phases of The Crossing include a retail development and other commercial uses ~~the development of a hotel~~. A 12,000 square foot retail and restaurant development, located along the El Camino Real frontage, was approved by the Planning Commission in 2008. The final phase of the Crossing includes the development of commercial uses ~~a hotel~~ in the southeast corner of The Crossing. ~~This hotel is expected to have 150 or more rooms; development is expected to begin as early as 2009.~~

#### Land Use Table 2-2: Potential General Plan Buildout, pg. 2-10, Change to table footnote 2:

<sup>2</sup> Residential development includes 185-unit apartment building, 300-unit apartment building and 228 senior units. Non-residential development includes ~~full-service 350-400 room hotel, plus ancillary~~ commercial uses.

#### Economic Development Element, Section 3-5, pg 3-7:

The Crossing (Former U.S. Navy Site), ~~principally~~ from addition of commercial uses, including but not limited to auto sales uses and a ~~full-service~~ hotel

#### Public Facilities and Services Element, Section 8-5, Police Services, pg 166:

The Police Department anticipates the need to slightly increase its staff as a result of development proposed at the former U.S. Navy Site, largely as a result of ~~the proposed~~ possible hotel and commercial development, including auto sales uses

## Exhibit B

### Specific Plan Amendments for The Crossing Commercial Uses:

1. Page 3. Amend Table 1 to update development standards reflecting Crossing Commercial Uses (Including automobile sales, automobile servicing and ancillary uses or hotel)

**TABLE 1: SUMMARY OF MAJOR NEW LAND USES AND DEVELOPMENT STANDARDS**

(Note: Proposes deletions shown as strikethrough text and additions shown in underline text)

Standard Land Use	Maximum Density	Maximum Height	Proposed # of Rooms	Proposed # of Dwelling Units	Proposed Square Footage
<del>Hotels, plus Restaurant and Meeting Space</del>	N.A.	90 feet (7 stories including ground floor lobby and service areas)	Up to 500	N.A.	N.A.
<u>Crossing Commercial</u>	<u>N.A.</u>	<u>50 Feet</u>	<u>Any Number</u>	<u>N.A.</u>	<u>Up to 172,000 s.f.</u>
ECR Commercial Overlay	N/A	50 feet (3 stories)	N.A.	N.A.	Up to 20,000 s.f. (gross leasable)
Multi-Family Residential	Up to 60 du/acre	70 feet (5 stories)	N.A.	210-850 units	3,500 s.f. of ancillary uses on “flex site”
Senior Housing, plus Services	Up to 120 du/acre	75 feet (6 stories)	N.A.	190-228 units	N.A.
Professional Office Buildings	F.A.R.- 1.0	70 feet (5 Stories)	N.A.	N.A.	Up to 305,000 s.f.
Parking Garage	N.A.	35 feet (4 levels)	N.A.	N.A.	N.A.

2. Figure 11, Land Use Plan, pg 43:

Amend land use *diagram*, replacing “Visitor Services” with “Crossing Commercial Uses”

Land Use Designation, pg 45, addition of Crossing Commercial Uses:

Crossings Commercial Uses. This designation permits a variety of commercial uses which are intended to serve a regional market area, including hotels; automobile sales; automobile repair services; ancillary automobile-related uses (excluding automobile



body shops and gasoline sales/service stations); and ancillary sales. Automobile body shops and gasoline sales/service stations are prohibited.

4) Amend Table 2, pg 79, Land Use Policies and Guidelines, adding Crossings Commercial.

### Summary of Development Standards

#### **Proposed Land Use/Zoning**

- Use: Automotive sales and service center within new multi-story building, off-site loading, onsite parking, landscaping, lighting, and utilities.
- Zoning: P-D Planned Development
- GP designation – Crossing Commercial

#### **Project Data**

- Project Area: 1.66 acres (72,309 square feet)
- Building Square Footage: 171,610 square feet
- Streets, Walks, & Guest Parking: 9,802 square feet
- Private Driveways & Patios: 7,999 square feet
- Exterior Stairs & Porches: 1,147 square feet

#### **Parking**

- Off-street parking: 76 customer and employee, 373 inventory storage, showroom, and service center parking
- On-street parking: 0
- Total parking: 449