

**ATTACHMENT 1 –
FINDINGS FOR APPROVAL INCLUDING THE CEQA
CONFORMITY DETERMINATION
FOR THE GLENVIEW TERRACE RESIDENTIAL
SUBDIVISION PROJECT
(APNs: 019-042-150, 019-042-160 & 019-042-170)**

The City shall grant the requested project approvals only if the City Council makes all of the following findings. Required findings are in bold followed by staff's analysis of the merits of the project and how the findings can be made. (Wording for these findings quoted from the Municipal Code may be revised in the proposed City Council Resolution to reflect the specific approvals involved.)

With respect to the **Environmental Determination**, pursuant to CEQA Guidelines §15074, the City Council finds:

- 1. *There is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the lead agency's independent judgement and analysis.***

Basis for Finding: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project pursuant to the California Environmental Quality Act (CEQA) to identify and address any potentially significant environmental effects associated with the project itself.

The IS/MND found the project could have potentially significant impacts in regard to Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise but that all potentially significant environmental impacts would be reduced to a less-than-significant level by implementation of the recommended mitigation measures. The City Council has considered the contents of the Mitigated Negative Declaration, public comments made during circulation of the document together with any comments received during the public review process and finds that the project will not have a significant effect on the environment with incorporation of mitigation measures. The recommended mitigation measures have been incorporated into a Mitigation Monitoring and Reporting Program that have been applied to the project as conditions of approval.

With respect to the **General Plan Amendment**, pursuant to Government Code §65350.5, the City Council finds:

- 2. *The Amendment is in general conformance with the objectives, policies, general land uses and programs specified in the 2009 General Plan***

Basis for Finding: The Amendment to change the land use designation of a 2.2-acre portion of the development site (from Low Density Residential to Medium Density Residential would allow construction of the project at the proposed density, which would advance the following Housing Element programs: Program 1-B. Maintain and expand the supply of small lots

through the Planned Unit Permit and the Zoning Ordinance Update processes Program 2-C. Support identified housing opportunities by working with property owners and the community to support redevelopment. The subject property has been identified as a housing opportunity site that needs redevelopment. Therefore, the proposed General Plan Amendment is internally consistent and consistent with the Housing Element.

With respect to the **Zoning Ordinance Amendment**, pursuant to SBMC 12.136.030 and 12.96.190.H, the City Council finds:

3. ***That said amendment is in general conformance with the general plan and that the public necessity, convenience and general welfare require adoption of the proposed amendment.***

Basis for Finding: The Zoning Code Amendment would change the zoning of a 2.2-acre portion of the development site (APN: 019-042-170) from R-1 (Low Density Residential District) to P-D (Planned Development District), which would establish consistency with the proposed project and the general plan land use designation, as required by state law (Gov. Code §65860). Additionally, the existing P-D District for APNs 019-042-150 and 019-042-160 would be amended so the density of the new Development Plan is consistent with the project and consistent across the development site. The P-D District would allow medium density residential use on the entire project site and establish development standards adapted to the unique site characteristics and consistent with existing standards for small lot, single-family residential development which is encouraged by Program 1-B. of the General Plan. Therefore, the amendment is in conformance with the General Plan.

With respect to the **Development Plan**, pursuant to SBMC 12.96.190.H, the City Council finds:

4. ***The proposed P-D district can substantially be completed within the time schedule submitted by the applicant.***

Basis for Finding: As a condition of approval, Planned Development Permit PDP12-001 and Vesting Tentative Tract Map TM13-001 shall become null and void if a building permit has not been secured within the timeframe specified within two years from project approval as specified within conditions of approval though the Development Agreement allows the Director to extend the timeframe with reasonable discretion. Therefore, the P-D can be substantially completed within the time schedule submitted by the developer.

5. ***Each unit of the development, as well as the total development, can exist as an independent development capable of creating an environment of sustained desirability and stability or adequate assurance that such objective will be attained.***

Basis for finding: The entire project has been designed to create a cohesive and distinct residential community of 29 single-family housing units, with internal roadways, common open space, defensible space, and extensive landscaping. The condition of approval ensures that the necessary water, sewer and storm drain infrastructure is installed to serve the project with minimal disturbance to the surrounding neighborhoods. The single-family homes will be well integrated into the existing neighborhood with home oriented towards Glenview Drive, creating an integrated and attractive edge as viewed from the exterior. The

project has been designed to adapt to the challenging topography and configuration of this long-vacant site with development concentrated on the flatter portion of the site and the steep hillside left undeveloped. Therefore, each unit of the development, as well as the total development, can exist as an independent development capable of creating an environment of sustained desirability and stability or adequate assurance that such objective will be attained.

6. *The land uses proposed will not be detrimental to the present or potential surrounding uses but will have a beneficial effect which would not be achieved through other districts.*

Basis for finding: The site layout was designed to avoid development on the steep slope on the eastern portion of the project site and be compatible with the surrounding Glenview residential neighborhoods. Most of the homes are sited to create a distinct internally oriented residential neighborhood. The homes along Glenview Drive are oriented to create an attractive edge that responds to the Crestmoor neighborhood which has homes fronting Glenview Drive.

The installation of an all-way stop sign at the intersection of San Bruno Avenue W. and Glenview Drive and the new entrance to the proposed residential project will slow traffic and increase pedestrian and vehicular safety for all residents of the Crestmoor neighborhood to access the Lunardi's supermarket on the south side of San Bruno Avenue W.

The development has been designed to adapt to the challenging topography and configuration of this long-vacant site. Several homes along the eastern edge of the site will have basements that are not visible from the street, thus maintaining the two-story scale of the development for compatibility with the surrounding neighborhood.

New street trees will be planted throughout the project site, and along edge of Glenview Drive and San Bruno Avenue W. The project will utilize a variety of drought tolerant and native vegetation, ranging from flowering trees, small evergreen trees, a variety of different shrubs, grasses, vines, and ground cover. Common areas and the frontage along San Bruno Avenue W. will include landscaped bio-retention areas providing storm water treatment. Landscaping at the San Bruno Avenue West street frontage will provide an attractive boundary that softens the appearance of the development and provides a needed sound barrier between the development and street traffic. Therefore, the land uses proposed will not be detrimental to the present or potential surrounding uses but will have a beneficial effect which would not be achieved through other districts.

7. *The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P-D district.*

Basis for finding: The Initial Study and Mitigated Negative Declaration found that the project impacts on traffic would be less than significant. The project will include three driveway access points to Glenview Drive, with stop signs at each driveway access point. A four-way stop is proposed at the intersection of San Bruno Avenue W. and Glenview Drive to make it

safer for pedestrian access across San Bruno Avenue W. and facilitate southbound traffic coming from Glenview Drive. The Transportation Safety and Parking Committee supports the proposed intersection improvements.

The single-family homes are arranged along both sides of a 22'-0" wide loop street, with sidewalks on one side of the street and 19 guest parking spaces in designated areas. To maintain emergency vehicle access, parking on the street would not be allowed. Therefore, the streets and proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic to overload the street network outside the P-D district.

8. *Any exceptions from the standard district requirements are warranted by the design of the project and amenities incorporated in the development plan.*

Basis for finding: The exceptions from the standard district requirements include smaller single-family lot sizes, reduced setbacks (front and side), and reduced rear yards not typically allowed in single-family neighborhoods. The smaller lot sizes and reduced setbacks are comparable to similar single-family residential developments approved in San Bruno in recent years, including Skyline Ridge (40 units), Merimont (70 units), Marisol (105 units), Cedar Mills (14 units), and Skycrest (24 units). Smaller single-family lot sizes have become increasingly favored by homeowners who don't need or use large yard areas and it is useful for increasing dwelling density while still providing a detached single-family home which is favored by consumers. The single-family project establishes a subdivision with landscaping, stormwater treatment areas, defensible space, an internal private street that adapts to the challenging site topography and presents an attractive outward appearance. Therefore, exceptions from standard zoning district requirements are warranted to allow the project in the Development Plan.

9. *The area surrounding the development can be planned and zoned in coordination and substantial compatibility with the proposed development and the P-D district uses proposed are in conformance with the general plan of the city.*

Basis for Finding: As stated above, the development is consistent with the General Plan designation for medium density residential uses and meets the dwelling unit density standards. The proposed single-family homes are compatible with the adjacent Crestmoor neighborhood.

With respect to the **Vesting Tentative Map**, pursuant SBMC 12.36.220, the City Council finds:

10. *The proposed tract map, together with the provisions for its design and improvement, is consistent with the general plan, as amended pursuant to the City Council's recommendation, and any specific plan as specified in Section 65451 of the Government Code.*

Basis for Finding: The lotting plans of the Vesting Tentative Map support the project given the proposed density and lot coverage for the Medium Density Residential General Plan

land use designation. The overall project is consistent with the General Plan policy to “allow small-lot single-family housing in new and existing neighborhoods to serve as efficient and compact infill development” (LUD-5).

- 11. *The real property to be subdivided, and each lot or parcel to be created, is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.***

Basis for Finding: The conditions of approval include mitigation measures requiring compliance with the site-specific recommendations in the geotechnical study for permanent erosion control measures and the requirement for all grading and foundation plans to be prepared by a civil engineer and reviewed by the Director of Public Works and/or Chief Building Official. Conditions of approval have also been included to comply with the Fire Department and Public Works Department requirements. Including conditions requiring all structures to be built according to Wildland Urban Interface (WUI) standards. These mitigation measures and conditions of approval will ensure that each lot to be created can be safely developed without danger to health from fire, geologic hazard and ground contamination. Therefore, no danger to health or peril from fire, flood, geologic hazard or other menace is likely to occur.

- 12. *Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning code, as amended pursuant to the City Council's recommendation.***

Basis for Finding: The Vesting Tentative Map will create legal individual parcels, with unique assessor parcel numbers for each single-family home site. The parcels are designed to accommodate the proposed development plan, and therefore each parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the proposed development plan.

- 13. *The site is physically suitable for the type and proposed density of development.***

Basis for Finding: The overall site area is approximately 3.28-acres. Twenty-nine (29) homes and common area are proposed site, resulting in a density of 8.84 units per acre which is at the low end of the Medium Density Residential General Plan designation which permits 8.1 to 24.0 dwellings per acre. Each home would have setbacks and yards comparable to other recently approved residential subdivisions while leaving the hillside on the eastern portion of the site undeveloped. Therefore, the site is physically suitable for the type and proposed density of development.

- 14. *The design of the subdivision and improvements, and the type of improvements, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems.***

Basis for Finding: The Mitigation Monitoring and Reporting Program (MMRP) includes mitigation measures requiring the applicant to incorporate erosion control measures to reduce storm water runoff and compliance with the Regional Water Quality Control Board

requirements; to minimize temporary construction dust impacts to an acceptable level; to implement measures to avoid disturbing birds and bats or their habitat, and to avoid tree removal. Compliance with the MMRP is required as a condition of approval, therefore, substantial environmental damage and harm to wildlife is not likely to occur.

- 15. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.***

Basis for Finding: Existing public utility easements on the property, held by PG&E, are no longer in use and will be abandoned as part of the project. As conditioned, the final map must show a public utility easement to provide city access to all infrastructure. There are no public access easements on the property, therefore, the design of the subdivision and improvements will not conflict with any existing public use of or through the subject property.

With respect to the **Planned Development Permit**, pursuant SBMC 12.96.190, the City Council finds:

- 16. *The proposed planned development permit is consistent with the previously approved development plan and that any proposed single-family or two-family dwellings conform to the basic design principles of the residential design guidelines as approved by resolution by the city council and as may be revised from time to time.***

Basis for Finding: The subdivision project was designed in parallel with P-D Development Plan. The City's peer review architect and staff reviewed the project plans and found that the proposed single-family homes meet the basic design principles of the City's Residential Design Guidelines. The City's architectural peer review analysis of the project is attached to this staff report. Most of the peer review recommendations have been incorporated into the project, therefore, the planned development permit is consistent with the development plan and the Residential Design Guidelines.

With respect to the **Architectural Review Permit**, pursuant SBMC 12.108.030, the City Council finds:

- 17. *The proposed buildings, site plan, and landscaping are in substantial conformance with the goals, policies, and objective development standards of the zoning code, General Plan, and applicable specific plans.***

Basis for Finding: The proposed site plan consists of small lot single-family development which fully utilizes the portion of the lot with the least amount of slope, leaving the steeply sloped portion undeveloped, allowing for a defensible space between the development and the canyon. Each house would be set back from the street and incorporate side setbacks, thus maintaining the traditional development pattern of a single-family neighborhood. The development's Glenview Drive frontage is appropriately landscaped and includes a number of homes which are oriented towards Glenview Drive thus reinforcing the development of the existing Crestmoor neighborhood to the north.

18. *The site for the proposed development is adequate in size and shape to accommodate proposed building site plan and landscaping.*

Basis for Finding: The density of the proposed development is well below the maximum density permitted by the proposed medium-density land use designation. The overall site area is approximately 3.28-acres. Twenty-nine homes and common area are proposed on the site resulting in a density of 8.8 units per acre which is consistent with the General Plan Medium Density Residential designation of up to 24 units per acre. Furthermore, twenty-nine homes can be accommodated on the site while maintaining a defensible space and two landscaped stormwater detention basins and streets within the development would be a minimum of 22'-0" in width, with turning radii that can accommodate emergency vehicles, therefore demonstrating the site can accommodate the proposed development.

19. *The design of the building site plan, landscaping, and streetscape, including street trees, lighting, and street furnishings, is consistent with the character of the surrounding area, and would not create an adverse visual impact on the surrounding area.*

The site layout was designed to be compatible with surrounding residential neighborhoods, in particular, the Skycrest development on the south side of San Bruno Avenue and the homes on Glenview Drive immediately north of the site. The single-family homes are sited to create a distinct internally oriented residential neighborhood with an attractive edge as viewed from the exterior with several homes oriented towards Glenview Drive.

The development has been designed to adapt to the challenging topography and configuration of this long-vacant site, making efficient use of the flatter portion of the site.

New street trees will be planted throughout the development, and along edge of Glenview Drive. The project will utilize a variety of drought tolerant and native vegetation, ranging from flowering trees, small evergreen trees, a variety of different shrubs, grasses, vines, and ground cover. Landscaped bio-retention areas providing storm water treatment are proposed at the northeast and southeast corners of the site. Landscaping and wall treatments would complement the streetscape on Glenview Drive with similar to frame the entry scene to the college campus. Therefore, the land uses proposed will not *create an adverse visual impact on the surrounding area*.

20. *The development will not be detrimental to public health, safety, or welfare.*

As stated above, there is a Mitigation Monitoring and Reporting Program (MMRP) associated with the project that must be adhered to before and during project construction. Compliance with the MMRP will ensure the project is not detrimental to public health, safety, or welfare.

21. *The proposed development contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures within a unifying context that encourages increased*

pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

The project will include three different architectural styles (Craftsman, Colonial, and Mediterranean) and three different exterior color and material schemes within each style for a total of 12 different exterior elevations. The different elevations will be dispersed throughout the development to ensure a visually interesting streetscape. All of the designs include bay windows, porches, wood trim detail, planter boxes, window shutters and touches of brick or stone accents are provided to give the development architectural character. The home at the northwest corner of the site fronts on Glenview Drive and is larger and on a wider lot than most of the homes in an effort to provide a transition between the small-lot development of the project and the larger lots of the adjacent Crestmoor neighborhood to the north. To promote pedestrian activity, the sidewalks along San Bruno Avenue and Glenview Drive will be replaced and a new four-way Stop Sign and pedestrian crossings will be installed at the intersection to make it safer to walk to the nearby grocery store.