

RESOLUTION NO. 2022 – __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO
AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF
ASSESSOR'S PARCEL NUMBER 019-042-170 FROM LOW DENSITY RESIDENTIAL
TO MEDIUM DENSITY RESIDENTIAL FOR THE PROPOSED
GLENVIEW TERRACE RESIDENTIAL SUBDIVISION PROJECT
(GPA21-001)**

WHEREAS, New Shidai Development, LLC ("Applicant") is the owner of that certain 3.28 acre site located at 850 Glenview Drive and 2880 and 2890 San Bruno Avenue W. in the City of San Bruno and more particularly described as Assessor's Parcel Numbers 019-042-150, 019-042-160, and 019-042-170 (the "Property");

WHEREAS, Applicant desires to develop on the Property the Glenview Terrace Residential Subdivision Project, which consists of a residential subdivision of 29 single-family homes with associated roadways and infrastructure (the "Project");

WHEREAS, in order to develop the Project, Applicant has submitted an application to the City of San Bruno for approval of the following: (1) an amendment to the San Bruno General Plan to change the land use designation of a portion of the Property from Low Density Residential to Medium Density Residential; (2) an amendment to the Zoning Ordinance to change the zoning district of a portion of the Property from Single Family Residential (R-1) to Planned Development (P-D) and amend the existing P-D District; (3) a Development Plan for the Property; (4) a Planned Development Permit and Architectural Review Permit; (5) a Vesting Tentative Map merging the existing three lots and subdividing the Property into 29 single-family parcels and common area parcels (6) and a Development Agreement; and

WHEREAS, to allow the development at a density over 8.0 units per acre, the General Plan must be amended to change the land use designation of Assessor's Parcel Number 019-042-170 from the existing Low Density Residential designation, which allows up to 8.0 units per acre, to Medium Density Residential, which allows 8.1 to 24.0 units per acre; and

WHEREAS, the change in land used to Medium Density Residential would maintain internal consistency with goals and policies contained within the 2025 General Plan, in accordance with Government Code 65300.5, as described in Exhibit B; and

WHEREAS, on April 19, 2022, the Planning Commission held a public hearing to consider the above-described amendment to the General Plan and adopted Resolution 2022-03 recommending that the City Council approve the General Plan Amendment; and

WHEREAS, on June 28, 2022, the City Council held a duly noticed Public Hearing to consider amending the General Plan, and on said date, the Public Hearing was opened, held and closed; and

WHEREAS, on June 28, 2022, the City Council independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and considered the information contained therein prior to acting upon or approving the Project. Based on all evidence in the administrative record for the Project, the Council adopted Resolution No. 2022- adopting the Initial Study/Mitigated Negative Declaration, which determined the project would not have a significant adverse effect on the environment that would not be mitigated by the proposed mitigation measures which have been summarized in a Mitigation Monitoring and Reporting Program adopted by the City Council and added to the project as conditions of approval.

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 that:

1. The General Plan Amendment changes the land use designation of APN: 019-042-170 from Low Density Residential to Medium Density Residential to allow development on the site over 8.0 units per acre. Pursuant to Government Code §65350.5, the City Council hereby finds the proposed General Plan Amendment is in general conformance with the objectives, policies, general land uses and programs specified in the 2025 General Plan as follows.
- Policy LUD-E: Ensure that new development, especially in residential neighborhoods, is sensitive to existing uses, and is of the highest quality design and construction.

The proposed residential project has undergone extensive design review to ensure that it will be sensitive to existing adjacent residential neighborhoods and is of the high-quality design and construction.

- Policy LUD-5: Allow small-lot single-family housing in new and existing neighborhoods to serve as efficient and compact infill development.

The proposed project will provide small-lot single-family housing adjacent to existing neighborhoods that will serve as efficient and compact infill development.

- Policy LUD-7: Require any subdivision or development involving construction of more than five units, regardless of the number of parcels, to undergo design review. Require provision of open spaces and pedestrian connections within multifamily projects, as well as an active street frontage along arterial roadways.

The proposed project has undergone extensive design review before the Architectural Review Committee, Planning Commission, Traffic Safety and Parking Commission, and City Council.

Housing Element

- Program 1-B: Conserve and expand the city's supply of small residential lots, where compatible with surrounding neighborhood character.

The proposed project will provide small-lot single-family housing adjacent to existing neighborhoods that will serve as efficient and compact infill development.

- Goal-2 and Table 4.2-2: Accommodate regional housing needs through a community-wide variety of residential uses by size, type, tenure, affordability, and location.

The proposed project will contribute to meeting the regional housing needs by providing a variety of residential uses by size, type, tenure, affordability, and location. The project will provide 29 for-sale, single-family homes of which four would be sold at below market rate.

- Program 2-F: Ensure compatibility of new housing with neighborhood character. Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character.

The new housing is designed to be compatible with neighborhood character in that the proposed single-family homes are similar in scale and character to adjacent residential neighborhood and the multi-family is located facing the college campus and away from the residential neighborhood. The single-family homes were designed to be compatible with the City's Residential Design Guidelines to ensure compatibility with existing neighborhood character.

- Program 4-E: Encourage drought-resistant landscaping. Implement water conservation and drought-resistant landscaping guidelines and standards.

The landscape has been designed with drought-resistant plants taking into account water conservation and drought-resistant landscaping guidelines and standards.

2. The City Council hereby amends the 2025 General Plan to change the land use designation of Assessor's Parcel Number 019-042-170 from the existing Low Density Residential to Medium Density Residential to ensure consistency between the proposed project and the General Plan.

Dated: June 28, 2022

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I, Vicky Hasha, Deputy City Clerk, do hereby certify that the foregoing Ordinance was duly and regularly passed and adopted by the City Council of the City of San Bruno this 28th day of June 2022 by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____

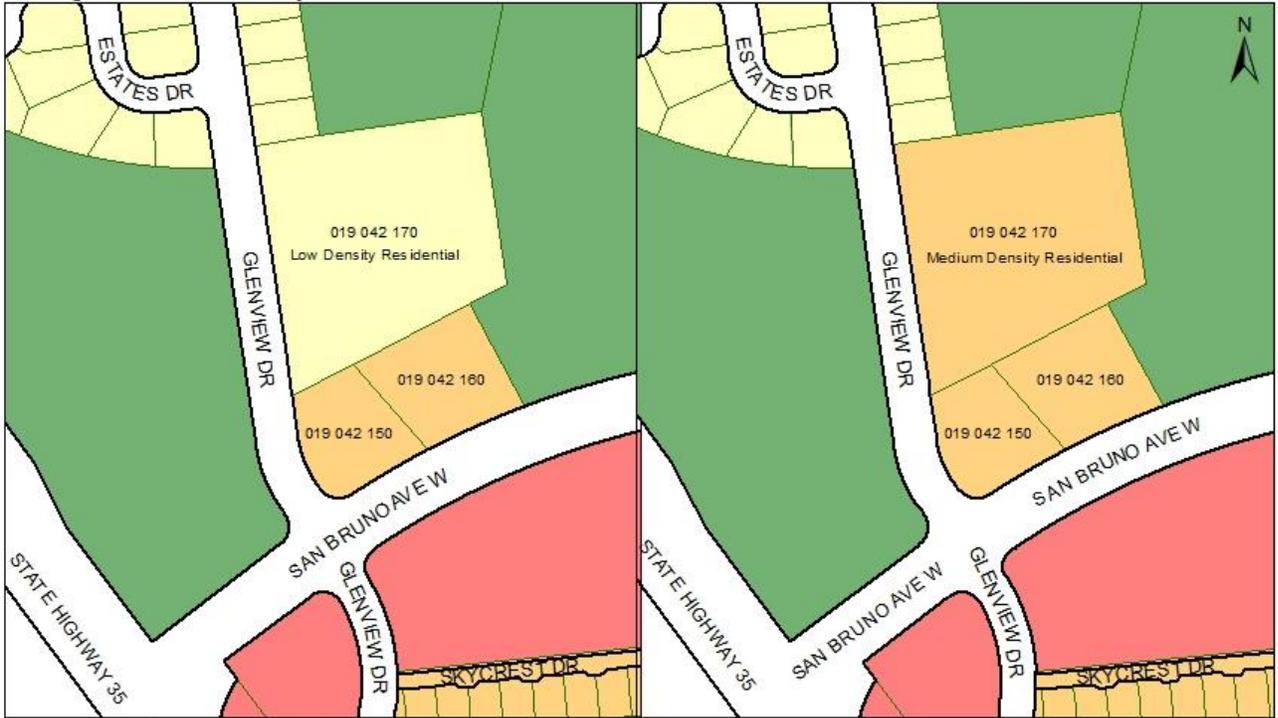
ATTEST:

Vicky Hasha, Deputy City Clerk

Exhibit A
General Plan Amendment
Glenview Terrace Residential Project

Parcel 019-094-170
Existing Land Use: Low Density Residential

Parcel 019-094-170
Proposed Land Use: Medium Density Residential



0 200 400 Feet

Date: 6/11/2022