

RESOLUTION NO. 2022 - __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO
APPROVING AN ARCHITECTURAL REVIEW PERMIT
AND PLANNED DEVELOPMENT PERMIT
PURSUANT TO SECTION 12.96.190.K
AND CHAPTER 12.108 OF THE ZONING CODE
FOR THE GLENVIEW TERRACE RESIDENTIAL SUBDIVISION PROJECT
(APNs: 019-042-150, 019-042-160, AND 019-042-170)
(AR13-002, PDP12-001)**

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"); and

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

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, on April 19, 2022, the Planning Commission adopted Resolution 2022-05 recommending that the San Bruno City Council approve the Architectural Review Permit and Planned Development Permit for the project; and

WHEREAS, in Resolution Nos. 2022-03, and 2022-04, the Planning Commission recommended that the City Council amend the General Plan and Zoning Ordinance and approve the Development Plan and Vesting Tentative Tract Map (VTM), as proposed by Applicant; and

WHEREAS, the City Council held a Public Hearing on the Project on June 28, 2022 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- [REDACTED] 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:

1. With respect to the Planned Development Permit, the City Council hereby finds that the proposed Planned Development Permit is consistent with the Development Plan, as recommended for approval because 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.
2. The City Council hereby approves the Planned Development Permit.
3. With respect to the Architectural Review Permit, the City Council hereby finds that the proposed Project:
 - a. 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 because 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.
 - b. The site for the proposed development is adequate in size and shape to accommodate proposed building site plan and landscaping because 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.

- c. 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 because 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.

- d. The development will not be detrimental to public health, safety, or welfare, because 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.
- e. 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 because 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.

4. The City Council hereby approves the Architectural Review Permit.
5. The Planned Development Permit and Architectural Review Permit shall not become effective until the effective date of the companion General Plan and Zoning Code Amendment and the Vesting Tentative Map approvals.
6. Upon the effective date, the Planned Development Permit and Architectural Review Permit approval shall be valid for a period of two years.

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