

RESOLUTION NO. 2022 - __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO
APPROVING AN AFFORDABLE HOUSING PLAN
PURSUANT TO SECTION 12.230.070
OF THE ZONING CODE
FOR THE GLENVIEW TERRACE RESIDENTIAL SUBDIVISION PROJECT
(APNs: 019-042-150, 019-042-160, AND 019-042-170)**

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 Affordable Housing Plan; and

WHEREAS, pursuant to Chapter 12.230 of the Zoning Code, all new residential development projects of five or more units shall include at least fifteen percent of the total units as affordable housing units; and

WHEREAS, for for-sale units, five percent shall be affordable and restricted to occupancy by low-income households and ten percent shall be affordable and restricted to occupancy by moderate-income households; and

WHEREAS, no application for approval of a residential project which includes the provision of affordable housing units may be approved without an affordable housing plan that is processed concurrently with all other permits required for the residential or nonresidential development project; and

WHEREAS, if the affordable housing plan is approved, a condition shall be attached to the project approval requiring recordation of an affordable housing agreement, prior to the approval of any final or parcel map or building permit for the residential project; and

WHEREAS, the Applicant has submitted an Affordable Housing Plan for the project to provide four below market rate units in the Project, one unit restricted to occupancy by low-income households and three units restricted to occupancy by moderate-income households, and a partial in-lieu fee payment for .45 low-income unit; and

WHEREAS, the Applicant's Affordable Housing Plan, attached hereto as Exhibit A, is consistent with Municipal Code Chapter 12.230 "Affordable Housing Program." The developer will make fifteen percent (15%) of the residential units in the project available at below-market rates to qualifying occupants as further specified in the Affordable Housing Plan. The developer has the right to operate the affordable units as rental units or as for-sale units. If the developer elects to operate the affordable units as rental units, that is an Alternative pursuant to Municipal Code Section 12.230.030 and therefore the Planning Commission recommends that the City Council determine, based on substantial evidence, that: a) the proposed alternative supports adopted Housing Element policies and goals and assists the city in meeting state housing requirements; b) the proposed affordable units comply with the standards in Municipal Code Section 12.230.080, including, without limitation, compliance with Municipal Code Section 12.230.080(B) requiring that the affordable units be made available for occupancy concurrently with the market-rate units; and c) The affordable units will help mitigate the impact of the project on the need for affordable housing.

WHEREAS, on April 19, 2022, the Planning Commission reviewed the Affordable Housing Plan and adopted Resolution 2022-06 recommending that the San Bruno City Council approve the Affordable Housing Plan for the project; 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- 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 Affordable Housing Plan, the City Council hereby finds that the proposed Plan is consistent with the requirements of Section 12.230.070 of the Zoning Code, as recommended for approval.

2. The City Council hereby finds that the Affordable Housing Plan's proposed inclusion of on-site affordable units supports adopted policies and goals of the City's General Plan Housing Element and assists the City in meeting state housing requirements.
3. The City Council hereby finds that the on-site production of affordable units pursuant to the proposed Affordable Housing Plan complies with the standards in Municipal Code section 12.230.080, including but not limited to compliance with Section 12.230.080(B) which requires that affordable units be made available for occupancy concurrently with market-rate units, and will help mitigate the impact of the Project on the need for affordable housing in the City.
4. The City Council hereby approves the Affordable Housing Plan.

Dated: June 28, 2022

-o0o-

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

Glenview Terrace Affordable Housing Plan

GLENVIEW TERRACE SAN BRUNO, CA

PROPOSED AFFORDABLE HOUSING UNITS



AFFORDABLE HOUSING PLAN

NEW SHIDAI LLC.
PANKO ARCHITECTS

MAY 8, 2021

REVISED JULY 22, 2021



Stanley E. Panko
AIA
Principal
July 2021

Architecture
Planning
Interior Design

GLENVIEW TERRACE AFFORDABLE HOUSING PLAN

1.0 PROJECT DESCRIPTION

GLENVIEW TERRACE is a for-sale residential project consisting of 29 two-story homes located on the Northeast corner of San Bruno Avenue and Glenview Drive. The proposed project is on three combined parcels consisting of two previous service station sites (now vacant) facing San Bruno Avenue and one Church site with Church, Pastor residence and parking area, all to be removed, facing Glenview Drive.

The site is adjacent to the Glenview neighborhood consisting of one and two story homes to North, San Bruno Creek Canyon to the East (owned by City of San Bruno), Lunardi's Market across San Bruno Avenue to the South, and Earland Glenview Park (undeveloped) to the West. It is located approximately 2 miles west of the El Camino Real transit corridor.

The 29 homes, each with 2 car-garages, are two story in height. 5 homes will have partial daylight basements overlooking the canyon. Sizes range from 1727 sq. ft., 3 BR. 2 ½ bath to 2613 sq. ft., 5 Br. 4 Bath. The average size is approximately 1900 sq. ft., 3 Br., 2 ½ bath.

The Exterior designs are a mix of 17 Craftsman, 7 Colonial and 5 Mediterranean styles. All have pitched composition shingle roofs with solar systems. Exterior finishes consist of fiber cement siding, shingles and trim. Stucco, cultured stone and brick are also used as siding.

2.0 AFFORDABLE HOUSING PLAN

The following affordable House Plan covers the Below Market Rate obligations for this single family, for sale, residential development in San Bruno. There are no rental units proposed. The Plan includes five residences at different levels of affordability and income limits based on the 2020 (or later) San Mateo County income limits per family size.

The year 2021, the City of San Bruno Affordable Housing Requirements for a project of this type are five percent of the total development be set aside for Low Income households and 10% set aside for Moderate income households.

The base term for sale homes shall be 45 years.

311 Seventh Avenue, Suite 1
San Mateo, CA 94401
Phone 650.558.0100
Fax 650.558.0113
pa@pankoarchitects.com
www.pankoarchitects.com

Low income households: 5% X 29 units = 1.45 or 1 unit with 0.45 developer Impact fee
 Moderate Income households: 10% X 29 units= 2.90 or 3 units

Therefore four units will be set aside for Low and moderate income households with 0.45 payment of the affordable housing impact fee. Payment will be made to the City of San Bruno.

See chart below for income units by Family Size per year 2020. Low and Moderate Income households. Year 2021, 2022, etc. may vary.

2020 SAN MATEO COUNTY INCOME LIMITS

| | Income Limits by Family size (\$) | | | | | | | |
|---------------------|-----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Income Category | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Low (80% AMI) | \$97,440 | \$111,360 | \$125,280 | \$139,200 | \$150,400 | \$161,520 | \$172,640 | \$183,760 |
| Moderate (120% AMI) | \$146,160 | \$167,040 | \$187,920 | \$208,800 | \$225,600 | \$242,280 | \$258,960 | \$275,640 |

Effective 4/27/2020 Area median income \$174,000 based on household of 4

3. PROPOSED LOCATION AND DESCRIPTION OF AFFORDABLE HOUSE UNITS

The affordable housing units (Craftsman and Colonial) are located throughout the site. See site plan attached for location.

The specific unit descriptions are as follows:

A. LOW INCOME LEVEL

- 1) Unit #3, 2-story, 3 Br., 2 ½ Bath, 1727 sq. ft., Colonial Style, 2-car attached garage, roof installed solar system. See attached Floor Plans.

B. MODERATE INCOME LEVEL

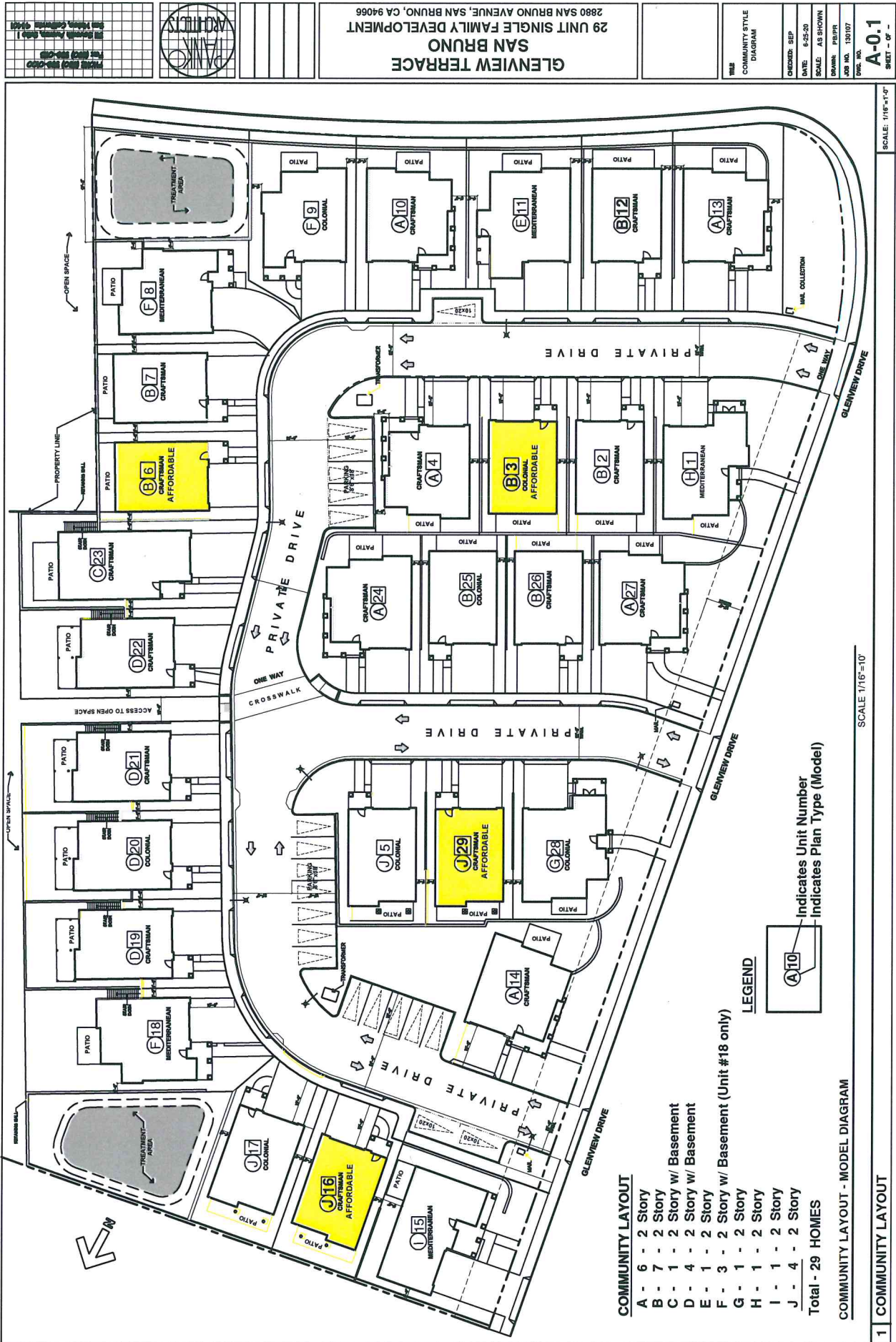
- 1) Unit #6, 2-story, 3 Br., 2 ½ bath., 1727 Sq. Ft. Craftsman Style, 2-Car garage attached, roof installed solar system, see attached floor plan.
- 2) Unit #16, 2-story, 3 Br., Den, 2 ½ Ba., 1786 sq. ft. Craftsman Style, 2-car garage attached, roof installed solar system, see attached Floor Plans.
- 3) Unit #29, 2-story, 3 Br., 2 ½ Ba., 1727 sq. ft., craftsman style, 2-car garage attached, roof installed solar system, see attached Floor Plan

4. ASSURANCE THAT THE UNITS REMAIN AFFORDABLE

Resale and rental restrictions will be put on the property at time of sale. The Deed Restrictions will be recorded at the County and be placed on title with references to the latest income limits as required by the County of San Mateo at time of proposed sale. If owners continue to hold title and lease property to others, San Mateo County Rental Rates at time of rental shall apply.

5. PROJECT PHASING

The developer does not anticipate project phasing at this time. If phasing is required due to economic conditions, a phasing plan will be set up to include the required affordable units for each phase per item #2 above.



AFFORDABLE UNITS #3, 6, 16 & 29 **SITE LOCATION PLAN**

2880 SAN BRUNO AVENUE, SAN BRUNO, CA 94066
 29 UNIT SINGLE FAMILY DEVELOPMENT
 SAN BRUNO
 GLENVIEW TERRACE



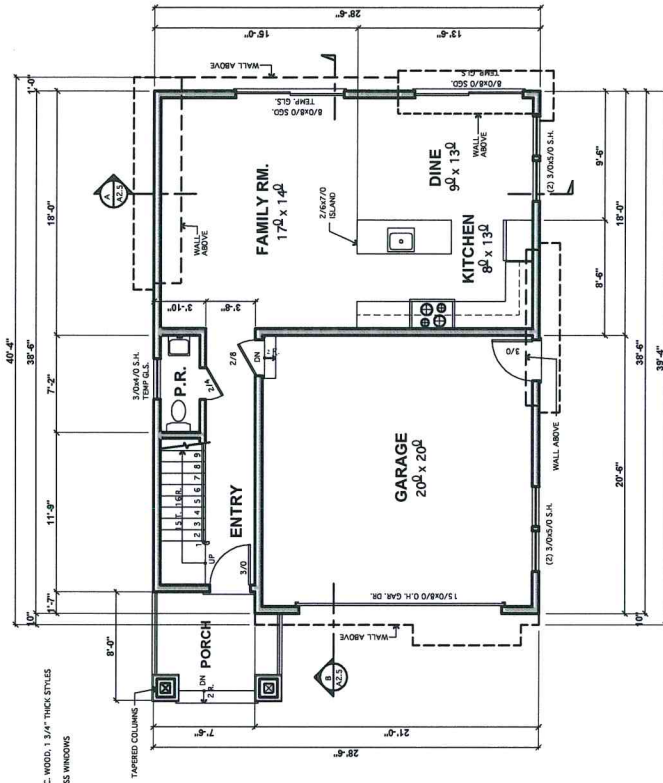
| | |
|----------|--------------|
| DATE | 6-25-20 |
| SCALE | AS SHOWN |
| REVISION | PR/PPR |
| DATE | 1-30-17 |
| SCALE | 1/4" = 1'-0" |

2880 SAN BRUNO AVENUE, SAN BRUNO, CA 94066
 29 UNIT SINGLE FAMILY DEVELOPMENT
 SAN BRUNO
 GLENVIEW TERRACE

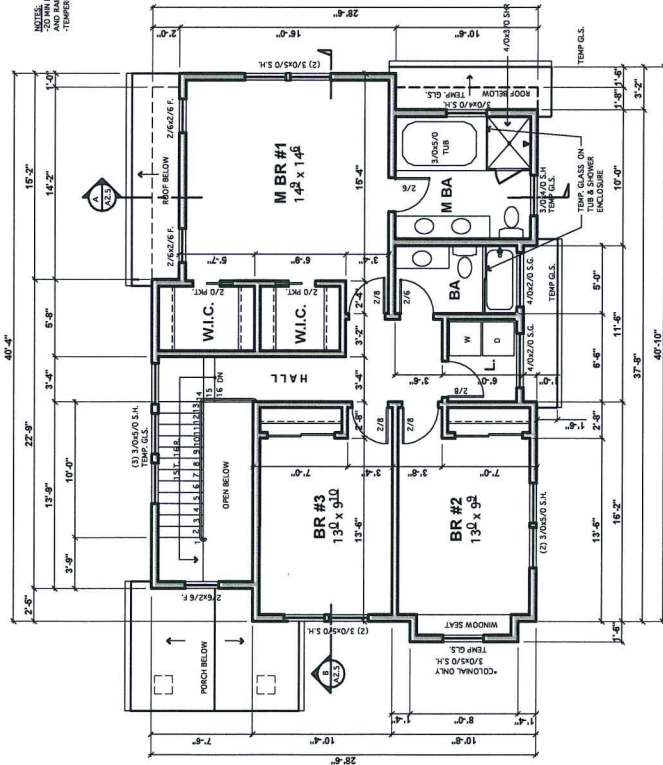
2880 SAN BRUNO AVENUE, SAN BRUNO, CA 94066
 29 UNIT SINGLE FAMILY DEVELOPMENT
 SAN BRUNO
 GLENVIEW TERRACE

| | |
|----------|--------------|
| DATE | 6-25-20 |
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2880 SAN BRUNO AVENUE, SAN BRUNO, CA 94066
 29 UNIT SINGLE FAMILY DEVELOPMENT
 SAN BRUNO
 GLENVIEW TERRACE



FIRST FLOOR - PLAN B - UNIT #2, 3, 7, 25
 GARAGE: 421 SQ.FT. SCALE: 1/4"=1'-0"

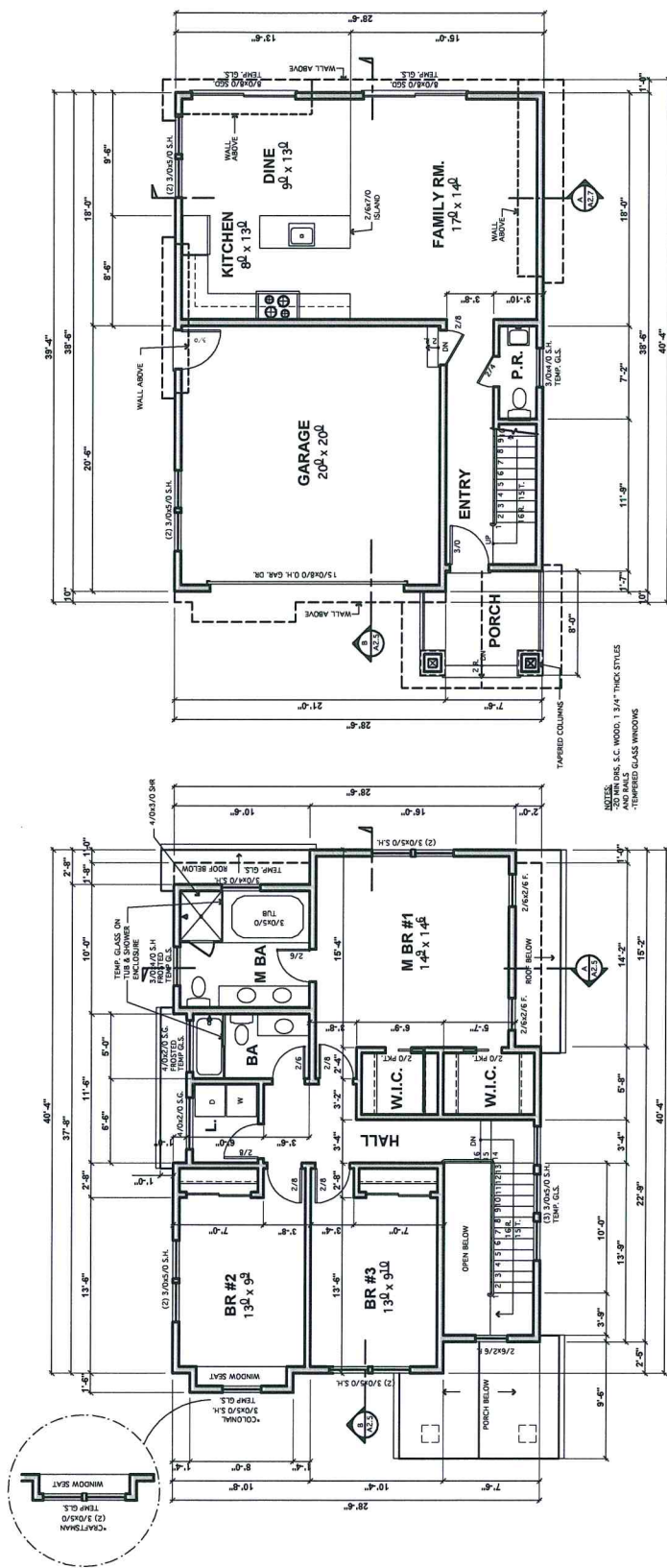


SECOND FLOOR - PLAN B - UNIT #2, 3, 7, 25
 1,062 SQ.FT. SCALE: 1/4"=1'-0"

| | | | |
|--------------------------------------|--------------------------|------------------------|---------------------|
| 1 FLOOR PLAN - B (UNIT #2, 3, 7, 25) | LIVING AREA = 1,727 S.F. | GARAGE AREA = 421 S.F. | SCALE: 1/4" = 1'-0" |
|--------------------------------------|--------------------------|------------------------|---------------------|

AFFORDABLE UNIT #3
 1,727 SQ. FT.

LOW INCOME



FIRST FLOOR - PLAN B(R) - UNITS #6, 12, 26

665 SQ.FT. GARAGE: 421 SQ.FT. SCALE 1/4"=1'-0"

SECOND FLOOR - PLAN B(R) - UNITS #6, 12, 26
1,062 SQ.FT.

| 1 | FLOOR PLAN - B(R) | (UNITS #6, 12, 26) | LIVING AREA = 1,727 S.F. | GARAGE AREA = 421 S.F. | SCALE: 1/4" = 1'-0" |
|---|-------------------|--------------------|--------------------------|------------------------|---------------------|
| | | | | | |

MODERATE INCOME

8

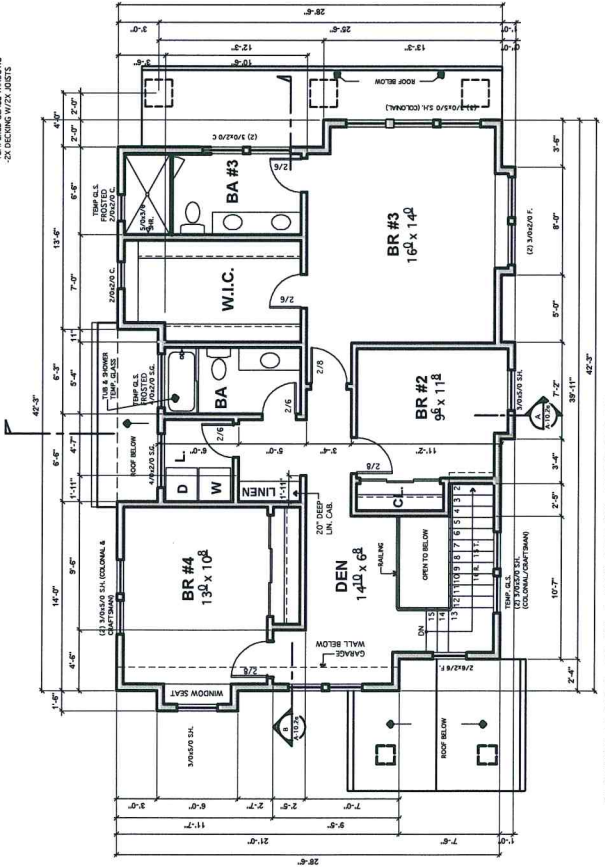
San Bruno
29 Unit Single Family Development
2880 San Bruno Avenue, San Bruno, CA 94066



GLENVIEW TERRACE
SAN BRUNO
29 UNIT SINGLE FAMILY DEVELOPMENT
2880 SAN BRUNO AVENUE, SAN BRUNO, CA 94066

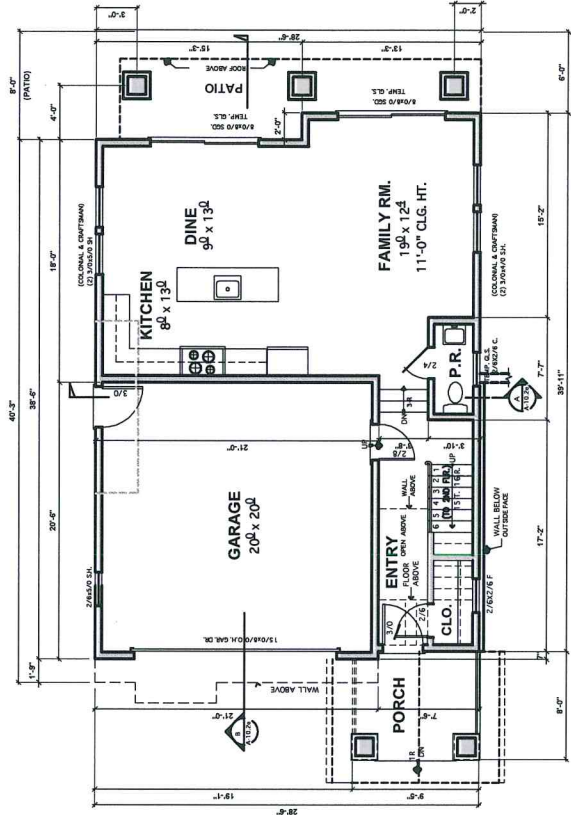
| | |
|---------|---------------------|
| FILE | 29 UNIT PLAN - J(R) |
| PROJECT | (UNIT #29) |
| CHECKED | SEP |
| DATE | 6-25-20 |
| SCALE | AS SHOWN |
| DRAWN | PRP |
| CAD | NO. 134717 |
| DATE | NO. |
| SHEET | A-4.6a |
| SHEET | OF |

NOTES: LINE #17
OVERHANGING FLOORS AND APPROX. 5/8"
THICK CONCRETE SLAB ON GRADE
EXTERIOR COVERING ON THE UNDERSIDE OF THE
SLAB SHALL BE 1/2" THICK CONCRETE
-20 MIN. INS. S.C. WOOD, 1 3/4" THICK STILES
AND BALD
-2X DECKING W/2X JOISTS



SECOND FLOOR - PLAN J - UNIT #29 (R) CRAFTSMAN
1,087 SQ. FT.

SCALE 1/4"=1'-0"



FIRST FLOOR - PLAN J - UNIT #29 (R) CRAFTSMAN
699 SQ. FT.

SCALE 1/4"=1'-0"

| | | | |
|---|--|--------------------------|------------------------|
| 1 | FLOOR PLAN - J(R) UNIT #29 (CRAFTSMAN) | LIVING AREA = 1,786 S.F. | GARAGE AREA = 421 S.F. |
|---|--|--------------------------|------------------------|

SCALE: 1/4" = 1'-0"

MODERATE INCOME

AFFORDABLE UNIT #29
1,786 SQ. FT.