

**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.

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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 (\$)							
<u>Income Category</u>	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**

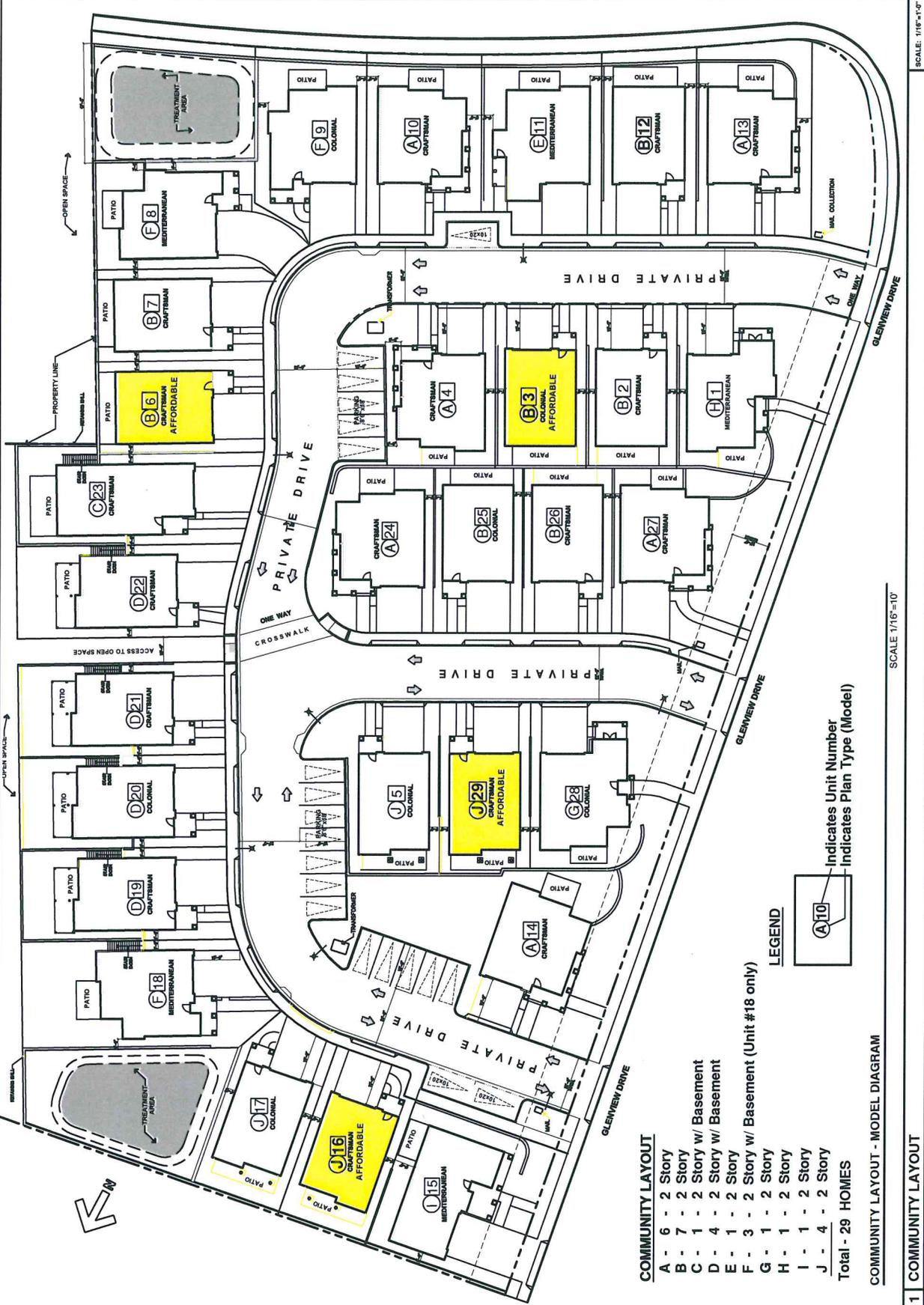
The developer does not anticipate project phasing at this time. If phasing is required due to economic conditions, a phasing plan will be set up to include the required affordable units for each phase per item #2 above.

PROJECT NO. 20-000  
 DATE: 06-25-20  
 SCALE: AS SHOWN  
 DRAWN: PFP/PT  
 JOB NO. 130107  
 DATE: 06-25-20  
 SCALE: AS SHOWN  
 DRAWN: PFP/PT  
 JOB NO. 130107



**GLENVIEW TERRACE**  
**SAN BRUNO**  
 29 UNIT SINGLE FAMILY DEVELOPMENT  
 2880 SAN BRUNO AVENUE, SAN BRUNO, CA 94065

THESE COMMUNITY STYLE DIAGRAMS  
 CHECKED: SEP  
 DATE: 06-25-20  
 SCALE: AS SHOWN  
 DRAWN: PFP/PT  
 JOB NO. 130107  
 DATE: 06-25-20  
 SCALE: AS SHOWN  
 DRAWN: PFP/PT  
 JOB NO. 130107  
**A-0.1**  
 SHEET - OF -



SCALE: 1/16"=1'-0"

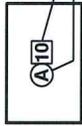
SCALE: 1/16"=1'-0"

1 COMMUNITY LAYOUT

**COMMUNITY LAYOUT**

A	6	2	Story
B	7	2	Story
C	1	2	Story w/ Basement
D	4	2	Story w/ Basement
E	1	2	Story
F	3	2	Story w/ Basement (Unit #18 only)
G	1	2	Story
H	1	2	Story
I	1	2	Story
J	4	2	Story
<b>Total - 29 HOMES</b>			

**LEGEND**



Indicates Unit Number  
 Indicates Plan Type (Model)

COMMUNITY LAYOUT - MODEL DIAGRAM

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

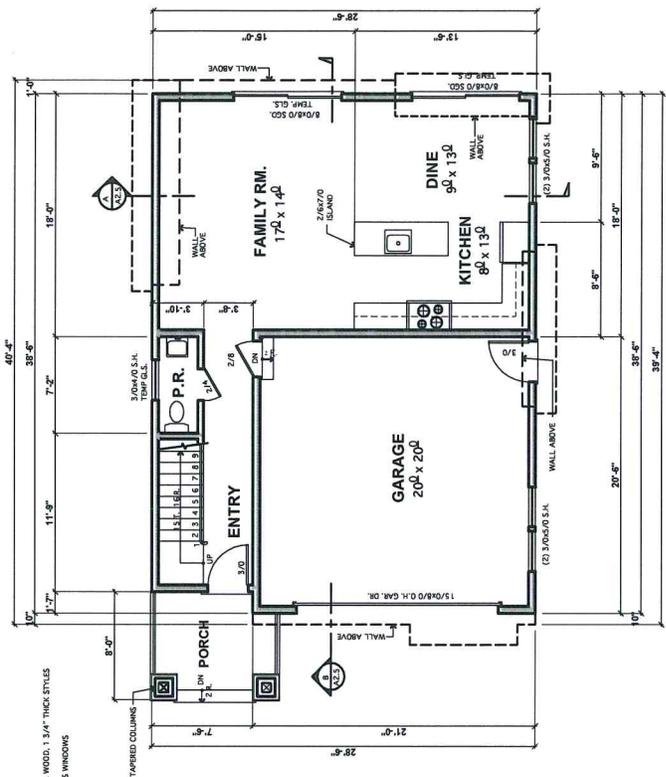
2880 SAN BRUNO AVENUE, SAN BRUNO, CA 94066  
 29 UNIT SINGLE FAMILY DEVELOPMENT  
 SAN BRUNO  
 GLENVIEW TERRACE



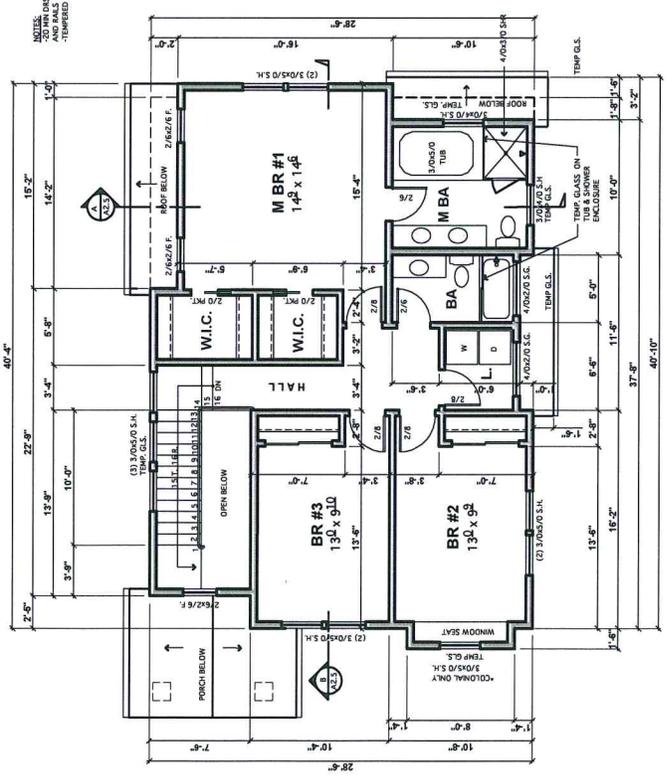
DATE	6-25-20
DESIGNER	SEP
SCALE	AS SHOWN
CONTRACT	PR/PR
APP NO.	130107
SHEET	- 8 -

**A-2.0**

FILE	PR/PR SAN B (UNIT #2, 3, 7, 25)
DATE	6-25-20
DESIGNER	SEP
SCALE	AS SHOWN
CONTRACT	PR/PR
APP NO.	130107
SHEET	- 8 -



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  
 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"
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**LOW INCOME**

**AFFORDABLE UNIT #3**

**1,727 SQ. FT.**





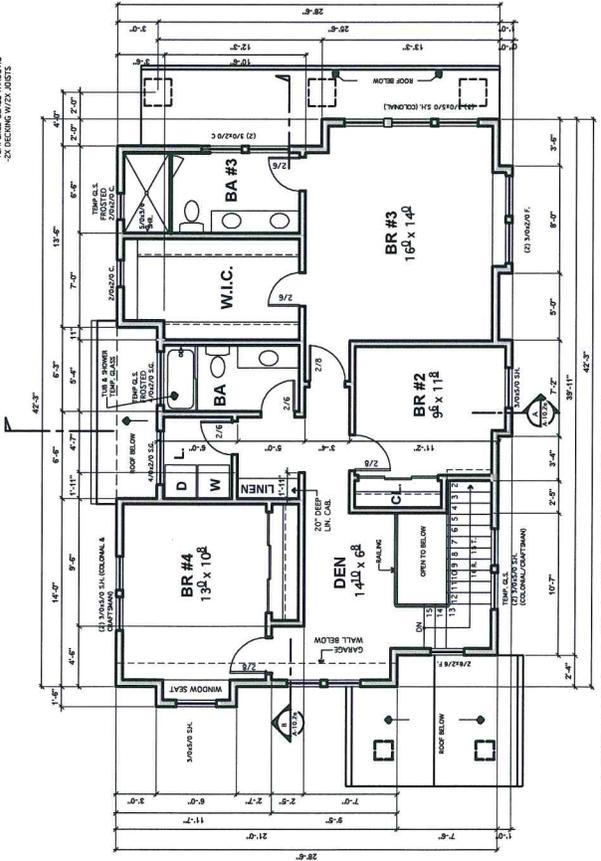
29 UNIT SINGLE FAMILY DEVELOPMENT  
 SAN BRUNO AVENUE, SAN BRUNO, CA 94066



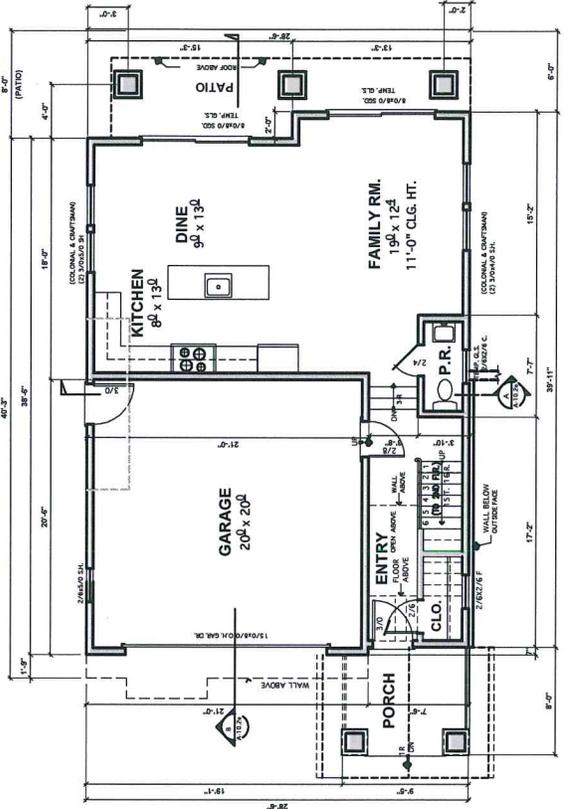
GLENVIEW TERRACE  
 SAN BRUNO  
 29 UNIT SINGLE FAMILY DEVELOPMENT  
 SAN BRUNO AVENUE, SAN BRUNO, CA 94066

FILE NO.	100000 PLAN - (J) (UNIT #29)
CHECKED BY	SEP
DATE	6-25-20
SCALE	AS SHOWN
DRAWN BY	PB/PR
CAD NO.	1301207
UNIT NO.	A-4.6a
SHEET	OF

NOTES: UNIT #29  
 1. OVERHANGING FLOORS AND APPROACHES 5/8" ABOVE FINISH FLOOR LEVEL.  
 2. EXTERIOR COVERING ON THE UNDERSIDE OF THE OVERHANGING FLOORS AND APPROACHES SHALL BE 20 MIN. INS. S.C. WOOD. 1 3/4" THICK STILES AND BRIMS.  
 3. ALL BRIMS SHALL BE 2" CHECKING 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) UNIT #29 (CRAFTSMAN) LIVING AREA = 1,786 S.F. GARAGE AREA = 421 S.F.

MODERATE INCOME  
 AFFORDABLE UNIT #29  
 1,786 SQ. FT.