

**RESOLUTION NO. 2022 - 03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BRUNO  
RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN  
AMENDMENT, A ZONING ORDINANCE AMENDMENT, AND APPROVE A  
DEVELOPMENT PLAN RELATED TO THE PROPOSED  
GLENVIEW TERRACE RESIDENTIAL PROJECT  
(APNs: 019-042-150, 019-042-160, AND 019-042-170)  
(GPA21-001, PD13-001)**

**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; (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**, Applicant submitted a Development Plan in accordance with the provisions of San Bruno Municipal Code Section 12.96.190(F), the proposed standards of which are summarized in Exhibit B attached hereto;

**WHEREAS**, in Resolution No. 2022-02, the Planning Commission recommended that the City Council adopt a Mitigated Negative Declaration for the development of the Project, including the General Plan and Zoning Code amendments and Development Plan;

**WHEREAS**, to achieve consistency between the General Plan and the proposed project, the General Plan must be amended to change the land use classification of Assessor's Parcel Number 019-042-170 from Low Density Residential to Medium Density Residential; and

**WHEREAS**, to achieve consistency between the Zoning Code, the General Plan and the proposed project, the Zoning Code must be amended to change the designation of the entire development site from R-1 (Single Family Residential) and P-D (Planned Development) to P-D (Planned Development), and the existing P-D must be amended to allow small lot single family residential uses on the entire project site; and

**WHEREAS**, the General Plan Amendment maintains internal consistency with the 2009 General Plan by advancing Housing Element programs: Program 1-B. Maintain and expand the supply of small lots and Implementing Policy LUD 5, to allow small-lot single-family housing in new and existing neighborhoods to serve as efficient and compact infill development and as further summarized in Exhibit C; and

**WHEREAS**, the P-D Development Plan standards for the project are summarized in Exhibit B; and

**WHEREAS**, the P-D District and Development Plan will not become effective until the effective date of the ordinance adopted by the City Council; and

**WHEREAS**, on April 19, 2022, the Planning Commission adopted Resolution 2022-01 recommending that the San Bruno City Council adopt an Initial Study and Mitigated Negative Declaration (IS/MND), dated April 2021, and Mitigation Monitoring Program prepared by Raney Planning and Management, Inc. to analyze the environmental effects of the proposed project and, based on the type and intensity of land uses identified with the proposed project and the information contained in IS/MND, the project would not have a significant adverse effect on the environment that would not be mitigated by the proposed mitigation measures; and

**WHEREAS**, a Notice of Public Hearing was mailed on April 7, 2022, and duly posted in the *San Mateo Times* on Saturday, April 9, 2022, for consideration of a Planned Development Permit and Tentative Map; and

**WHEREAS**, the Planning Commission held a Public Hearing on the Vesting Tentative Map on April 19, 2022 and on said date, the Public Hearing was opened, held and closed.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission 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 General Plan and Zoning Ordinance amendments, the Planning Commission hereby finds:
  - a. The General Plan Amendment is internally consistent with the 2009 General Plan.
  - b. The public interest and necessity, convenience and general welfare require adoption of the proposed amendments.
2. With respect to the Development Plan, the Planning Commission hereby finds:
  - a. The proposed P-D district can substantially be completed within the time schedule submitted by the Developer.
  - b. Each unit of development, as well as the total development, can exist as an independent development capable of creating an environment of sustained desirability and stability.

- c. 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.
  - d. 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.
  - e. Any exceptions from the standard district requirements are warranted by the design of the Project and amenities incorporated in the Development Plan.
  - f. 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, if amended as recommended in this resolution.
3. The Planning Commission hereby recommends that the San Bruno City Council amend 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.
  4. The Planning Commission hereby recommends that the San Bruno City Council amend the Zoning Map, as described in San Bruno Municipal Code Section 12.136.030, to change the zoning district for the entire development site from R-1 (Single Family Residential) to P-D (Planned Development), and to amend the existing P-D (Planned Development District), to allow small lot single family residential development on the entire project site, consistent with the project's development plan.
  5. The Planning Commission hereby recommends that the San Bruno City Council approve the Development Plan subject to the development standards in Exhibit A.

5/2/2022

Date

DocuSigned by:

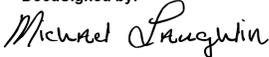


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Planning Commission Chair

**ATTEST**

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5/3/2022

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Planning Commission Secretary

**APPROVED AS TO FORM**

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5/3/2022

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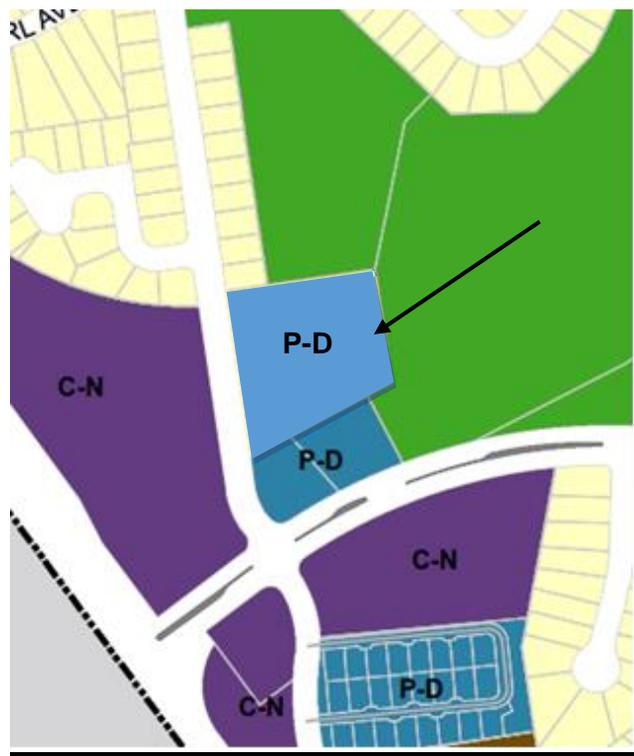
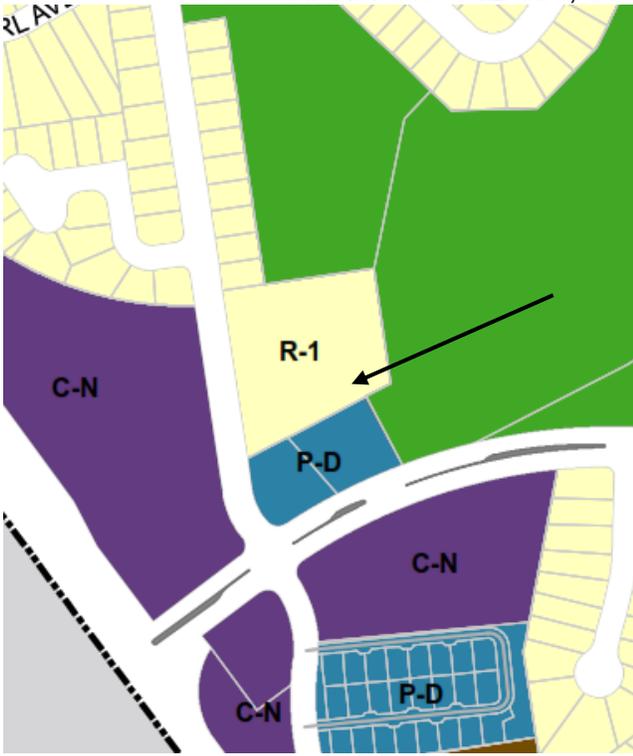
City Attorney



**Exhibit A**

Glenview Terrace Residential Project  
Proposed Zoning Ordinance Amendment  
(GPA21-001, PD13-001)

Current Zoning: (R-1) Low-Density Residential  
Proposed New Zoning: (P-D) Planned Development District  
APNs: 019-042-170, 019-042-160, and 019-042-150



**Exhibit B**  
**Summary of Development Standards**

**Proposed Land Use/Zoning:**

Medium-Density Residential / Planned Development District (P-D)

**Permitted Uses:**

Single-family dwellings

All other permitted uses in the City's R-1 Zoning District (Per SBMC §12.96.060)

**Development Standards:**

DEVELOPMENT STANDARDS	
Minimum site area	2,300 square feet
Typical lot dimensions	35 feet x 70 feet
Maximum coverage	Per SBMC §12.96.060
Maximum coverage by impervious surface	Per SBMC §12.96.060
Maximum Floor Area Ratio	.80
Average percent of slope	per SBMC §12.96.060
Minimum Setbacks	
Front	15 feet 9 feet to porch 18 feet to garage
Exterior Side	4 feet
Interior Side	4 feet
Rear	10 feet
Maximum Height	35 feet and 2 stories
Impervious surface	80% of lot area
Required Parking	2 garage spaces 2 driveway spaces

## **Exhibit C**

### Findings of General Plan Consistency

The proposed land use and zoning designation of the Glenview Terrace Project is based on the goals, programs and policies found in the City's General Plan, with development standards tailored to the project, as described in the site plans. The proposed land use and zoning designation meets the intent of the following goals, programs and policies set forth in the City's General Plan:

#### **LAND USE ELEMENT**

##### **Policies and Implementing Actions – Residential**

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

#### **HOUSING ELEMENT**

##### **Program 1-B: Maintain and expand the supply of small lots.**

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

##### **Program 2-C: Support identified housing opportunities.**

Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components.