

RESOLUTION NO. 2022 – 05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN
BRUNO RECOMMENDING THAT THE CITY COUNCIL APPROVE AN
ARCHITECTURAL REVIEW PERMIT AND PLANNED DEVELOPMENT PERMIT
FOR THE GLENVIEW TERRACE PROJECT (AR13-002, PDP12-001)
(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; (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, on April 19, 2022, the Planning Commission adopted Resolution 2022-02 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, 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, a Notice of Public Hearing was mailed on April 47 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 Planned Development Permit and 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 Planned Development Permit, the Planning Commission hereby finds that the proposed Planned Development Permit is consistent with the Development Plan, as recommended for approval.
2. The Planning Commission hereby recommends that the City Council approve the Planned Development Permit.
3. This Planned Development Permit shall not become effective until the effective date of the companion General Plan and Zoning Code Amendment and the Vesting Tentative Map approvals.
4. Upon the effective date, this Planned Development Permit approval shall be valid for a period of two years.

5/2/2022

Date

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Planning Commission Chair

ATTEST

DocuSigned by:

Michael Laughlin

5/3/2022

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Planning Commission Secretary

APPROVED AS TO FORM

DocuSigned by:

Marc Zaffirano

5/3/2022

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City Attorney

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I, Michael P. Laughlin, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of San Bruno this 19th day of April 2022 by the following vote:

AYES	Commissioners:	<u>Harman, Biasotti, Johnson, Lethin, Morgan</u>
NOES	Commissioners:	<u></u>
ABSENT	Commissioners:	<u>Madden, Durazo</u>
RECUSED	Commissioners	<u></u>