

**ORDINANCE NO. 2022-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO  
APPROVING AN AMENDMENT TO THE ZONING ORDINANCE  
TO REZONE APN: 019-042-170 FROM SINGLE-FAMILY RESIDENTIAL DISTRICT  
(R-1) TO PLANNED DEVELOPMENT DISTRICT (P-D), AMENDING AN EXISTING  
P-D DISTRICT FOR APNS: 019-042-150 AND 019-042-160, AND APPROVING A  
DEVELOPMENT PLAN, PURSUANT TO SECTION 12.96.020 AND CHAPTER 12.136  
OF THE SAN BRUNO MUNICIPAL CODE SECTION,  
FOR THE PROPOSED  
GLENVIEW TERRACE RESIDENTIAL SUBDIVISION PROJECT  
(APNS: 019-042-150, 019-042-160, AND 019-042-170)  
(PD13-001)**

The City Council of the City of San Bruno **ORDAINS** as follows:

**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 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**, 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**, to achieve consistency between the Zoning Code and the project, the zoning district for Assessor's Parcel Number 019-042-170 must be changed from R-1 (Single-Family Residential) 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 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**, the Planning Commission held a Public Hearing for the project on April 19, 2022 and on said date, adopted a resolution recommending the City Council approve the rezoning and amend the existing P-D district; 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**, a Notice of Public Hearing for the project was mailed on June 17, 2022, and duly posted in the *San Mateo Daily Journal* on Saturday, June 18, 2022; and

**WHEREAS**, the City Council held a Public Hearing for 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:

With respect to the **Zoning Ordinance Amendment**, pursuant to SBMC 12.136.030 and 12.96.190.H, the City Council finds:

**That said amendment is in general conformance with the general plan and that the public necessity, convenience and general welfare require adoption**

**of the proposed amendment.**

*Basis for Finding:* The Zoning Code Amendment would change the zoning of a 2.2-acre portion of the development site (APN: 019-042-170) from R-1 (Low Density Residential District) to P-D (Planned Development District), which would establish consistency with the proposed project and the general plan land use designation, as required by state law (Gov. Code §65860). Additionally, the existing P-D District for APNs 019-042-150 and 019-042-160 would be amended so the density of the new Development Plan is consistent with the project and consistent across the development site. The P-D District would allow medium density residential use on the entire project site and establish development standards adapted to the unique site characteristics and consistent with existing standards for small lot, single-family residential development which is encouraged by Program 1-B. of the General Plan. Therefore, the amendment is in conformance with the General Plan.

With respect to the **Development Plan**, pursuant to SBMC 12.96.190.H, the City Council finds:

**The proposed P-D district can substantially be completed within the time schedule submitted by the applicant.**

*Basis for Finding:* As a condition of approval, Planned Development Permit PDP12-001 and Vesting Tentative Tract Map TM13-001 shall become null and void if a building permit has not been secured within the timeframe specified within two years from project approval as specified within conditions of approval though the Development Agreement allows the Director to extend the timeframe with reasonable discretion. Therefore, the P-D can be substantially completed within the time schedule submitted by the developer.

**Each unit of the development, as well as the total development, can exist as an independent development capable of creating an environment of sustained desirability and stability or adequate assurance that such objective will be attained.**

*Basis for finding:* The entire project has been designed to create a cohesive and distinct residential community of 29 single-family housing units, with internal roadways, common open space, defensible space, and extensive landscaping. The condition of approval ensures that the necessary water, sewer and storm drain infrastructure is installed to serve the project with minimal disturbance to the surrounding neighborhoods. The single-family homes will be well integrated into the existing neighborhood with home oriented towards Glenview Drive, creating an integrated and attractive edge as viewed from the exterior. The project has been designed to adapt to the challenging topography and configuration of this long-vacant site with development concentrated on the flatter portion of the site and the steep hillside left undeveloped. Therefore, each unit of the development, as well as the total development, can exist as an independent development capable of

creating an environment of sustained desirability and stability or adequate assurance that such objective will be attained.

**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.**

*Basis for finding:* The site layout was designed to avoid development on the steep slope on the eastern portion of the project site and be compatible with the surrounding Glenview residential neighborhoods. Most of the homes are sited to create a distinct internally oriented residential neighborhood. The homes along Glenview Drive are oriented to create an attractive edge that responds to the Crestmoor neighborhood which has homes fronting Glenview Drive.

The installation of an all-way stop sign at the intersection of San Bruno Avenue W. and Glenview Drive and the new entrance to the proposed residential project will slow traffic and increase pedestrian and vehicular safety for all residents of the Crestmoor neighborhood to access the Lunardi's supermarket on the south side of San Bruno Avenue W.

The development has been designed to adapt to the challenging topography and configuration of this long-vacant site. Several homes along the eastern edge of the site will have basements that are not visible from the street, thus maintaining the two-story scale of the development for compatibility with the surrounding neighborhood.

New street trees will be planted throughout the project site, and along edge of Glenview Drive and San Bruno Avenue W. 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. Common areas and the frontage along San Bruno Avenue W. will include landscaped bio-retention areas providing storm water treatment. Landscaping at the San Bruno Avenue West street frontage will provide an attractive boundary that softens the appearance of the development and provides a needed sound barrier between the development and street traffic. Therefore, 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.

**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.**

*Basis for finding:* The Initial Study and Mitigated Negative Declaration found that the project impacts on traffic would be less than significant. The project will include three driveway access points to Glenview Drive, with stop signs at each driveway access point. A four-way stop is proposed at the intersection of San Bruno Avenue W. and Glenview Drive to make it safer for pedestrian access across San Bruno

Avenue W. and facilitate southbound traffic coming from Glenview Drive. The Transportation Safety and Parking Committee supports the proposed intersection improvements.

The single-family homes are arranged along both sides of a 22'-0" wide loop street, with sidewalks on one side of the street and 19 guest parking spaces in designated areas. To maintain emergency vehicle access, parking on the street would not be allowed. Therefore, the streets and proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic to overload the street network outside the P-D district.

**Any exceptions from the standard district requirements are warranted by the design of the project and amenities incorporated in the development plan.**

*Basis for finding:* The exceptions from the standard district requirements include smaller single-family lot sizes, reduced setbacks (front and side), and reduced rear yards not typically allowed in single-family neighborhoods. The smaller lot sizes and reduced setbacks are comparable to similar single-family residential developments approved in San Bruno in recent years, including Skyline Ridge (40 units), Merimont (70 units), Marisol (105 units), Cedar Mills (14 units), and Skycrest (24 units). Smaller single-family lot sizes have become increasingly favored by homeowners who don't need or use large yard areas and it is useful for increasing dwelling density while still providing a detached single-family home which is favored by consumers. The single-family project establishes a subdivision with landscaping, stormwater treatment areas, defensible space, an internal private street that adapts to the challenging site topography and presents an attractive outward appearance. Therefore, exceptions from standard zoning district requirements are warranted to allow the project in the Development Plan.

**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 of the city.**

*Basis for Finding:* As stated above, the development is consistent with the General Plan designation for medium density residential uses and meets the dwelling unit density standards. The proposed single-family homes are compatible with the adjacent Crestmoor neighborhood.

1. The San Bruno City Council hereby amends the Zoning Map to change the zoning of Assessor's Parcel Number 019-042-170 from R-1 (Single Family Residential) to P-D (Planned Development), and amends 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, as shown in Exhibit A.

2. The San Bruno City Council hereby approves the Development Plan subject to the development standards in Exhibit B.

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:

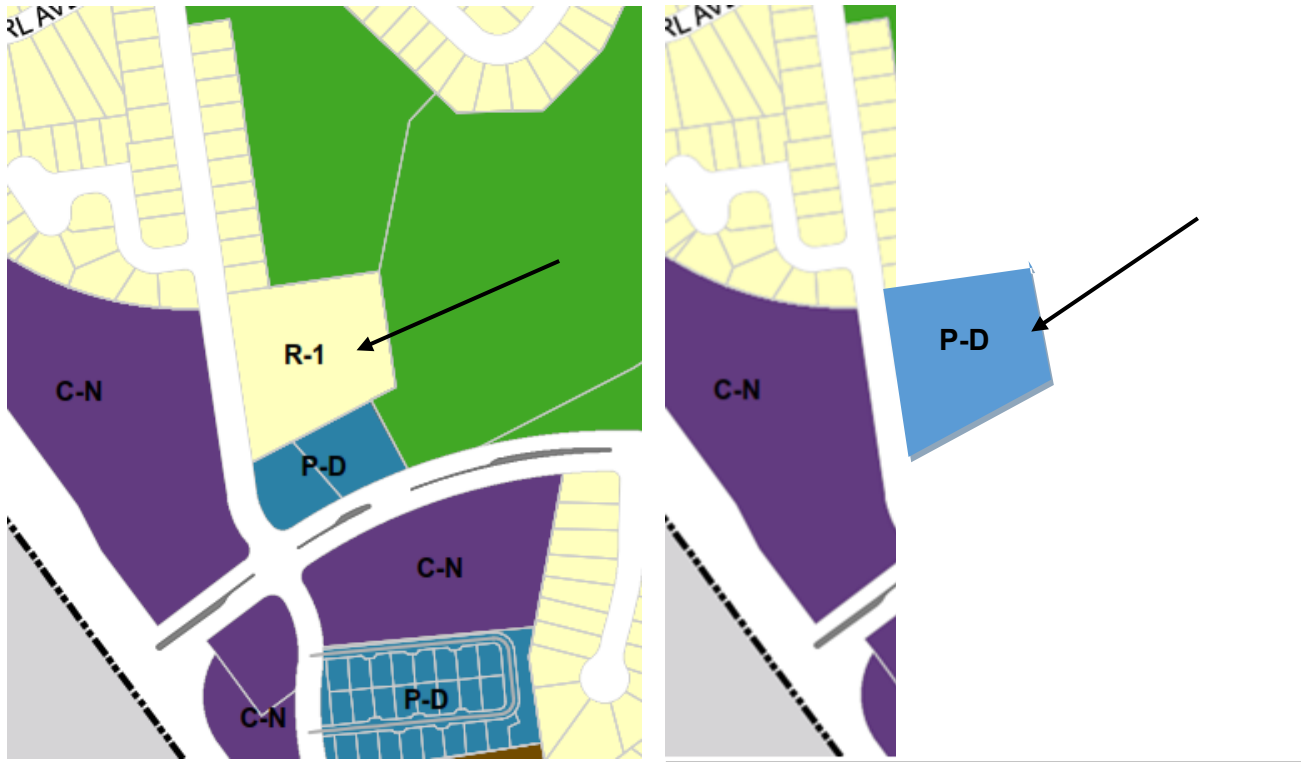
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Vicky Hasha, Deputy City Clerk

**Exhibit A**

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

Current Zoning: (R-1) Single-Family 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

Accessory Dwelling Units

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
Minimum 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.