



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: March 22, 2022

TO: Honorable Mayor and Members of the City Council

FROM: Jovan D. Grogan, City Manager

PREPARED BY: Pamela Wu, Community and Economic Development Director

SUBJECT: Receive the 2021 General Plan Annual Progress Report and Authorize Transmittal to the California Department of Housing and Community Development and Governor's Office of Planning and Research

BACKGROUND:

Government Code Section 65400 and 65700 mandates that all cities and counties submit an Annual Progress Report (APR) on the status of their General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 of each year. Contrary to the Housing Element Annual Progress Report requirement, there is neither a standardized form or reporting template provided by OPR nor penalties for a late submittal.

The purpose of the General Plan Annual Progress Report is to provide local legislative bodies and the public with information regarding the implementation of the General Plan for their city or county. Annual Progress Reports also inform the public of the progress in meeting the community's goals. The 2021 General Plan APR provides a summary of the City's implementation effort in the last 12-month reporting period. Although San Bruno's General Plan was adopted in 2009, this would be the City's first APR submittal. In the past, this unfunded mandate was not able to be completed with other competing requirements. Through additional staffing resources approved in the FY 21-22 department budget, San Bruno will be submitting its APR along with other cities, such as Brisbane, Town of Colma and Redwood City, to fulfill the requirement.

The requirement for local agencies to submit an Annual Progress Report for their General Plan allows OPR to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies. Annual Progress Reports may also inform future modifications to OPR's *General Plan Guidelines*. In addition, OPR can track progress on a local jurisdiction's comprehensive General Plan update using the information provided in the Annual Progress Report.

A general plan is a long-range policy document intended to guide physical, economic, and environmental growth. San Bruno's General Plan, which was adopted in 2009, expresses the

City's vision for the future and serves as the roadmap for achieving the community's desired quality of life. It is an assessment of current and future needs, and the resources required to implement the established goals and policies. As the needs of the City change, the Planning Division – with extensive citizen input, and review and recommendation by the Planning Commission – makes recommendations to the City Council to amend the General Plan to reflect the direction for the future.

The San Bruno General Plan contains a total of 413 implementation policies within seven elements that include the Land Use & Urban Design Element, Economic Development Element, Transportation Element, Open Space and Recreation Element, Environmental Resources and Conservation Element, Health and Safety Element, and Public Facilities and Services Element. The annual progress report on the Housing Element is being presented to City Council separately. A list of all General Plan implementing policies can be found in Attachment 1 to this staff report. The full General Plan document is available on the City's website. The policies within the General Plan provide specific direction on how to achieve goals, commitments to specific actions, procedures, programs, or techniques.

State law allows the city to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act. In 2021, the City Council adopted one resolution to amend the General Plan aligning policies with the newly adopted Bayhill Specific Plan.

DISCUSSION:

This General Plan Annual Progress Report was prepared by the Community and Economic Department, Planning Division, with input from various City Departments including Public Works, Public Services, Fire, Police, Library Services, Maintenance Services, and the City Manager's Office. What follows is a summary of programs, initiatives, and projects that commenced or were completed in 2021 that furthered the implementation of the General Plan. Activities are categorized by Department.

Community and Economic Development

Zoning Code Update. In March of 2021, the City updated its zoning code for consistency with both the General Plan and the Transit Corridors Plan. The update brought some needed updates which align zoning code requirements with State statutes regarding density bonus, accessory dwelling units, and below market rate housing units. The zoning code update aligned areas that were designated in the City's Transit Corridors Plan to allow transit-oriented zoning district surrounding the BART and Caltrain stations, and along the El Camino Real and San Bruno Avenue transit corridor. Within the district, development intensities are adjusted to be in keeping with the intent of the Transit Corridors Plan to create a denser urban environment that places more housing in and near jobs, commercial amenities, and high-quality transit. Further information about the zoning code update can be found in the Housing Element Annual Progress Report. This update furthers Land Use and Urban Design Element Guiding Policies LUD-A and LUD-C to promote El Camino Real as a series of districts and to stimulate reuse and intensification for multi-use development along corridors.

Bayhill Specific Plan. The City adopted the Bayhill Specific Plan in September 2021 to ensure cohesive long-term planning for the Bayhill Office Park in the context of YouTube's desire to

expand its campus. The specific plan established a regulatory framework for guiding private and public development within the Bayhill Specific Plan Planning Area over the next 20 years. The plan includes an option for 573 housing units, 210 housing units in the mixed-use overlay, and 363 housing units in the housing overlay. Adoption of the Specific Plan furthers Land Use and Urban Design Guiding Policy LUD-G, to promote infill development of the Bayhill Office Park with new professional offices and hotel uses.

Tanforan Redevelopment. In July 2021, the City released the Reimagining Tanforan document to assist real estate investors and developers as they examine options to “remake” Tanforan and engage and collaborate with interested parties who are considering investing and or developing all or a portion of the site, to review repositioning and redevelopment alternatives. The document is the first step in the overall redevelopment of the Tanforan site, a vision that is consistent with Land Use and Urban Design Element policies LUD-20, LUD-21, and LUD-23 to promote the redevelopment of the Shops at Tanforan. The document envisions a mixed-used development that includes office, retail, and a minimum of 1,000 residential uses. Staff is in the early stages of engaging the new property owner on future development of the site.

Hotel Development. In May 2021, the City approved an entitlement proposal to construct a three-story hotel with 28 guestrooms on a vacant lot located at 160 El Camino Real, advancing Economic Development Element policy ED-3, to encourage high-quality hotels as a form of economic development.

Public Works

Alternative Transportation. In 2021, several City projects were partially funded by a combination of grants and local funding to promote and provide for the efficient, safe, and pleasant movement of bicyclists and pedestrians with some having a focus on improving non-motorized transportation systems adjacent to transit corridors and stations. Projects include the Huntington Avenue Cycle Track, Huntington/San Antonio Bicycle Corridor, San Bruno Avenue Transit Corridors Phase 4 pedestrian improvements, and San Bruno and Cherry traffic signal modifications projects. In 2021, the projects were in design except the San Bruno and Cherry traffic signal modification project, which was awarded for construction. Additionally, the City secured grant funding for the development of the City’s bicycle route network, which will help to develop and maintain a comprehensive bicycle network within San Bruno. (Policy T-A, T-E and T-I, promoting safe and efficient movement for alternative transportation modes, including a comprehensive bicycle network, and focus the efforts adjacent to transit stations and within the Transit Corridors Plan area).

Street Maintenance. City has repaved or reconstructed approximately 7000 lineal feet of streets since 2021, with the most notable project that includes the 900-feet of re-pavement within the Huntington/San Antonio Street Rehabilitation project. Street repaving projects further Implementing Policy T-9 to continue the City’s program of street maintenance every 15 years where necessary and feasible.

San Antonio Street Rehabilitation Project. In 2017, the city received funding from the One Bay Area Grant (OBAG) Local Streets and Roads Program in the amount of \$673,000 to use towards pavement maintenance and rehabilitation on qualifying City collector and arterial streets. These grant funds were utilized to reconstruct San Antonio Avenue between the limits of Santa Inez Avenue to Santa Dominga Avenue. The project scope of work consisted of reconstructing the roadway surface, installation of accessible curb ramps at within the project

vicinity and new traffic striping. The completion of this project reduces the City's deferred maintenance backlog and provides residents with roadway surfaces free of cracked asphalt for motorists to drive on. Street maintenance advances Implementing Policy T-9, to continue the City's program of street maintenance every 15 years where necessary and feasible.

Double Parking Downtown. To reduce double parking in the downtown area, the City installed white passenger zones and short duration green zones on San Mateo Avenue [White Zone - 434 San Mateo Ave (La Petite Baleen), Green - on Angus Avenue adjacent to 600 San Mateo Ave (Grand Leader), Green - 501 San Mateo Ave (Starbucks), Green - 500 and 508 San Mateo Ave (Hon Lin and Dreams)] in 2021, advancing Implementing Policy T-24, which aims to eliminate double parking downtown.

Caltrain Grade Separation Project. The City completed the Project Initiation Document project study report for the Scott Street Grade Separation project, which supported the intent of Health and Safety Element Guiding Policy HS-F that aims to provide efficient traffic movement, increase the safety of bicyclists and pedestrians, and reduce train related noise associated with train horns. Design funding of approximately \$5M was recently approved for this project.

Water Supply. In October 2021, the City adopted the 2020 Urban Water Management Plan and Water Shortage Contingency Plan and updated its Water Master Plan advancing the City's Guiding Policy to ensure the city's water system is adequate to meet present and anticipated water needs as stated in Policy PFS-C.

Wastewater System. The Crestmoor and Lomita sewer lift stations projects were substantially completed in 2020 and accepted for completion by City Council in 2021, advancing Implementing Policy PFS-21 to upgrade and replace sewer lines to accommodate current and anticipated flows. The City also replaced approximately one mile of sewer gravity and force main. The Avenues 2-1 (within 1st Avenue, Pine Street, 7th Avenue and the most southerly limits of 1st through 7th Avenues), Avenue 2-2 (within 1st Avenue, Pine Street, East San Bruno Avenue and 7th Avenue), and Avenue 3-1 projects (within Kains Avenue, El Camino Real, San Mateo Avenue and Sylvan Avenue) were in design phase and will be in construction in 2022.

Water Distribution System. Throughout 2021, the City replaced over 1 mile of water main utilizing Water Enterprise funds, such as The Avenues projects, that further advances Policy PFS-10 that aims to replace the City's aging water distribution system by using enterprise funds. The city is also designing projects that replace a groundwater well, seismic retrofit of Cunningham and Sweeney Ridge water tanks, and replace pump station equipment at Sneath Ln., Lake Dr., and Whitman water pump stations using the Water Enterprise funds.

Waste Reduction/Sustainable Practices. In response to SB 1383, the City updated and adopted ordinances related organics waste recycling and compostable food waste advancing the City's policy to expand recycling services (PFS-23).

Stormwater Fee. In 2021, the City's residents were requested to consider a stormwater fee to raise revenue for stormwater infrastructure improvements (Policy HS-D). The City continued its design of the Spyglass Drive Storm Drain Improvement project, which is funded primarily by a grant from CalOES. The City continues to support OneShoreline and collaborate with them on reducing potential flooding in areas of the City (Policy HS-13).

Safe Routes to School Plan. Furthering City's policy to prioritize pedestrian connections adjacent to public schools, the City issued a Request for Proposal (RFP) in February 2021 for professional consulting services for the development of a comprehensive Safe Route to School Plan. The goal of the plan is to increase the number of students who choose active or shared modes of transportation to school by making it safer and more accessible to walk, bicycle and/or take transit.

Local Road Safety Plan. The City issued a Request for Proposals in February 2021 for professional consulting services for the development and preparation of a Local Roadway Safety Plan (LRSP). The scope of work for the LRSP includes a review of citywide collision and traffic volume data, an analysis of collision trends, the identification of collision-prone locations, the determination of risk factors attributed to past collisions, the development of safety countermeasures targeted at locations, and a prioritized list of safety projects for the City, advancing Implementing Policy LUD-39 to survey the roadway prior to making improvements.

Community Services

Park Maintenance. In 2021, the Parks Division of Community Services provided uninterrupted daily maintenance of the City's Park System consisting of: 18 parks covering 71 acres, 12 baseball fields, 8 soccer fields, 2 football fields, one dog park; approximately 7.3 miles of street medians, and approximately 7,250 trees. In Q4 2021, Community Services received a Prop 68 per Capita Grant to upgrade the pathways at Pacific Heights Park as part of the ADA Transition Plan (Open Space and Recreation Element Policy OSR-23).

Although challenged by the shuttering of in-person programs due to COVID that continued into 2021, recreation continued to innovate a diversity of programs to engage residents. During Q1 and Q2, 2021, Recreation hosted virtual enrichment classes and sports clinics, and led County Recreation agencies in creating the local "Return to Play" guidance to allow sports programs to resume limited activity in March 2021 after a year of suspension. Recreation packaged "Rec-in-a-Box" activities. Staff adapted events to adhere with COVID restrictions by offering You've Been Egged (Q2), Jinxed Joyride (Q4), and Jingle Around the Block (Q4). In-person events resumed with Concerts in the Park in Q3, and a new tree lighting event at Centennial Plaza in Q4 (Guiding Policy OSR-D).

Engvall School Project. In 2021, Community Services engaged in development review and discussions for the Engvall project to discuss satisfying the parkland dedication requirement. (Policy LUD-1, promoting of housing development on school sites while retaining recreation facilities).

Centennial Plaza. Community Services began work in 2021 on renovation of Centennial Plaza that will make it accessible to the public. Work in 2021 included scoping the project and on-boarding Landscape Architect Services, and the start of conceptual design. The project completion is anticipated by year end 2022.

Crestmoor High School playing fields. In 2021, Community Services engaged in development review and discussions regarding the Crestmoor High School Site to preserve playing fields as part of the project. This is still in progress. (Policy LUD-1, promoting of housing development on school sites while retaining recreation facilities).

Joint Use Agreement (JUA) with School District. The City is actively working on renegotiating a JUA with San Bruno Park School District. Work began in Q1 2021 on a successor document to the most recent document that expired in Q3 (August 31, 2021.) Although the document is not yet finalized, both agencies are honoring the expired agreement to allow joint use of facilities for a variety of programming needs (Policy OSR-5).

Senior Center Programming. Although challenged by the shuttering of the Senior Center in March 2020 due to COVID, Staff maintained program delivery by offering creative virtual programs for seniors, hosting drive through events and parking lot dances, and providing grab-and-go and delivery of nutritious meals. The Senior Center reopened in June 2021 to modified programmatic operations (Policy OSR-14).

Recreation and Aquatic Center. In October 2021, the city broke ground on the new Recreation and Aquatic Center, integrating the Swim Center and Veteran's Hall into one multi-programmed recreation and aquatic facility (Guiding Policy OSR-A).

Community Clean-ups. The Parks Division supported a number of community clean-ups in 2021 including: three volunteer organized clean-ups in Q1; one volunteer organized clean-up; an Earth Day tree planting, and a planter renovation at City Hall by a local Daisy Troop in Q2; and one volunteer organized clean-up and two coastal clean-up events in Q3.

ADA Compliant Park Access. The Parks Division of Community Services received a Prop 68 per Capita Grant in Q4 2021 to upgrade the pathways at Pacific Heights Park. This project is part of the ADA Transition Plan and is the final pathway in the park system that has been identified as needing rehabilitation. Work will begin in Q3 2022 and advances Open Space and Recreation Element Guiding Policy OSR-A and Policy OSR-23.

Fire

Crestmoor Canyon debris clearing. In 2021, the City continued its contract with the California Conservation Corps for clearing Crestmoor Canyon of debris fuel, focusing efforts along the existing 0.38-mile fire access road within the Canyon to provide access for emergency vehicles and along pathways that extend from the fire access road. The project furthers Public Facilities and Services Element Policies PFS-37 and 38 to clear fire hazardous materials from the canyon.

Police

Vehicle Emissions. The police department routinely enforces vehicle emission standards, that includes issuing citations for modification of vehicle exhaust systems. In 2021, several San Bruno Police Officers attended a training class specifically targeted at enforcing vehicle exhaust modifications. Following the training, the department purchased sound meters to increase enforcement of modified vehicle exhaust statutes. The efforts advance Health and Safety Element policy HS-47, to enforce vehicle noise emission standards.

Citywide

New website. In December the city launched a redesigned website which serves as a hub for all things San Bruno; while at the same time, it is organized in a way that better engages with the city's residents. It has a modern clean and simple design. In conjunction with the redesigned website the city also commenced with PrimeGov, a new agenda management system that makes it easier for the public to access meeting agenda related information for the

city's boards and commissions. The updated website advances Economic Development Element policy ED-30 to redesign the city's website to make more information readily available to residents.

In conclusion, the city will continue to pursue implementation of the San Bruno General Plan and staff looks forward to annually updating Council on its progress.

FISCAL IMPACT:

Staff time spent preparing the staff report.

ALTERNATIVES:

1. Direct revisions to the 2021 General Plan APR prior to submittal to the State Department of Housing and Community Development.

RECOMMENDATION:

Receive the General Plan Annual Progress Report for 2021 and Authorize Transmittal to the California Department of Housing and Community Development and Governor's Office of Planning and Research

DISTRIBUTION:

None

DATE PREPARED:

March 14, 2022

ATTACHMENT:

1. General Plan Guiding Policies and Implementing Policies