



## City Council Agenda Item Staff Report

CITY OF SAN BRUNO

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**DATE:** June 28, 2022

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Jovan Grogan, City Manager

**PREPARED BY:** Pamela Wu, Director

**SUBJECT:** Hold Public Hearing and Take the Following Actions to Approve the Glenview Terrace Residential Subdivision Project:

- Adopt a Resolution Approving the Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program, Pursuant to CEQA Guidelines §15074; and
- Adopt a Resolution Amending the General Plan Land Use Designation for APN: 019-042-170 From Low Density Residential to Medium Density Residential; and
- Introduce, Read by Title Only, and Waive Further Reading of an Ordinance Amending the Zoning Ordinance to Rezone APN: 019-042-170 From Low-Density Residential (R-1) to Planned Development (P-D). And Amend an Existing P-D District for APNs: 019-042-150 and 019-042-160 to Conform to the Proposed Project, and Approve a Development Plan, Pursuant to Sections 12.96.020 and 12.96.190.K and Chapter 12.136 of the San Bruno Municipal Code; and
- Adopt a Resolution Approving a Vesting Tentative Tract Map
- Adopt a Resolution Approving a Planned Development Permit and an Architectural Review Permit to Allow the Construction of 29 Single-family Homes at the Corner of San Bruno and Glenview Drive, Pursuant to Sections 12.96.190 and 12.108.010 of the San Bruno Municipal Code; and Pursuant to Chapter 12.38 of the San Bruno Municipal Code; and
- Adopt a Resolution Approving an Affordable Housing Plan, Pursuant to Chapter 12.230 of the San Bruno Municipal Code; and
- Adopt a Resolution Authorizing a New Four-way Stop at the Intersection of San Bruno Ave. W. and Glenview Drive; and,
- Introduce, Read by Title Only, and Waive Further Reading of an Ordinance Approving a Development Agreement Pursuant to City Resolution 1986-77.

**BACKGROUND:** A residential project was entitled for 2880 and 2890 San Bruno Avenue W. in 2006. The approval was for the construction of 16 townhomes within three separate buildings on a 1.08-acre portion of the site (APNs: 019-042-150 and 019-042-160). The site was formerly developed with a gasoline service station and auto repair and service building that were removed in 2003. The entitled project also required the General Plan designation for the site to be amended from Neighborhood Commercial to Medium Density Residential and changed the zoning for APNs: 019-042-150 and 019-042-160 from Neighborhood Commercial District to

Planned Development District. However, the approved project was never built, and the associated approvals have since expired though the P-D zoning remains in place.

### **Existing Conditions**

The existing site consists of three parcels (APNs: 019-042-150, 019-042-160, and 019-042-170), bounded to the south by San Bruno Avenue W. and to the west by Glenview Drive. The southern portion of the site fronting on San Bruno Avenue W., known as 2880 and 2890 San Bruno Avenue W., was formerly developed with a gasoline service station, is the portion of the site that was approved for townhomes in 2006. This portion of the site remains undeveloped. The northern portion of the site, known as 850 Glenview Drive, is currently developed with a vacant church building and associated vacant parsonage (house).

The site slopes down gradually to the east before sloping down more steeply in the northeast corner of the site with the elevation ranging from approximately 475 feet in the southwestern corner to approximately 402 feet in the northeastern corner. The site is primarily covered by low weedy grasses with heavier brush and mature trees concentrated in the northeast portion of the site.

### **Project Description**

The proposed project includes the demolition of existing on-site structures (church and parsonage at 850 Glenview Drive) and redevelopment of the entire 3.28-acre project site into 29 residential lots in addition to five utility and open space lots and two minimum 22-foot wide private streets (street A and street B) serving the new residential development. The five utility and open spaces lots would be utilized for access, utility easement, storm drain and open space purposes and would be owned and maintained by the homeowner's association. Proposed homes would be two-story with six homes along the eastern edge of the site abutting Crestmoor Canyon having walk-out basements integrated into to the downslope. The homes will range in size from 1,727 to 2,613 square feet of habitable space, with an average of 2,019 square feet of habitable space and 3-4 bedrooms. All homes will have a 420 square foot, attached two-car garage with private rear yards honoring 4'-0" side setbacks, and 15'-0" front setbacks. Proposed lot sizes range from 2,339 to 4,133 sq. ft., with an average lot size of 3,070 square feet and a .80 average floor area ratio (FAR). Each home would have two covered parking spaces and a driveway that accommodates two additional cars. Nineteen additional on-street guest parking spaces along the internal circulation street will be included to serve the new residential development. Four homes would be deed restricted affordable units for low- and moderate-income households to comply with the requirements of Chapter 12.230 of the Code. The applicant has submitted the requisite Affordable Housing Plan for the project.

The three existing lots would be merged into one development site then re-subdivided into 29 single-family lots, right-of-way, amenity space, defensible space, and landscaped detention basins for the project. A homeowners' association would be created to maintain all streets and the six common area lots.

The project would include the construction of internal roadways for circulation and connection to Glenview Drive at three entry points. Two entry points would provide two-way circulation for site ingress and egress, the southernmost entry point nearest San Bruno Ave. would be ingress only. The proposed internal rights-of-way would range in width from 22 to 24 feet and include a sidewalk on one side of the street. On-site parking would be restricted to the private garages and driveways provided for each new home and 19 additional guest parking spaces.

In addition to the 29 residential lots, six common area lots that will be owned and maintained by HOA are proposed. Lots B, D, E, and F are proposed areas for public use and defensible space. Lots A and C are proposed areas for stormwater treatment and hydromodification. The northern stormwater treatment area (Lot C) would be approximately 3,180 sf, while the stormwater treatment area (Lot A) would be approximately 3,046 sf. An 1,801 square foot private recreational area is proposed (Lot B) which includes picnic tables, grills, and benches. Adjacent to Lots 18 to 23, Lot D, approximately 18,883 square feet in size, would also include a 30-foot defensible space area in which existing vegetation would be cut back and maintained to a maximum height of one-foot six-inches. Lot E is a 1,754 square foot landscaped open space located at the southwest corner of the development. The street, stormwater detention areas, and all defensible space would be owned and maintained by the proposed homeowner's association.

**Project Summary Table**

Topic	Proposed Project
APNs	019-042-150, 019-042-160, and 019-042-170
Site Area	142,877 sq ft (3.28 acres)
Project Design / Characteristics	29 Single-family Detached Homes 8.8 units per acre 2 stories (32 feet max) Building lot coverage: 44.2%
Land Use Designation	Change the Land-Use designation of APN: 019-042-170 (a.k.a. 850 Glenview Drive) from Low Density Residential to Medium Density Residential
Zoning	Rezone APN: 019-042-170 (a.k.a. 850 Glenview Drive) from R-1 (Single-Family Residential to P-D (Planned Development District)
Floor Area	<ul style="list-style-type: none"><li>• 56,499 sq. ft. habitable</li><li>• 12,275 sq. ft. non-habitable</li><li>• 68,774 sq. ft. gross</li></ul>
Open Space	<ul style="list-style-type: none"><li>• One private amenity area, Lot B (1,801 sq. ft.)</li><li>• General open space area (27,071 sq. ft.)</li></ul>
Vehicular Access and Circulation	Three new street entrances from Glenview Drive to a new private internal roadway network.
Parking	58 private garage spaces 58 private driveway spaces 19 on-street guest spaces 136 total parking space
Pedestrian Access	New 5' sidewalk on one side of the internal street.

### ***Public Outreach***

Public notice for the City Council meeting was mailed on June 16, 2022. Staff has received no comments as of the completion of this staff report. Over the course of staff's review, the applicant held two noticed neighborhood meetings for the project. Notices for neighborhood meetings were mailed to occupants and owners of the entire Crestmoor neighborhood.

In total, the applicant hosted three neighborhood meetings for the project. The first two meetings were in-person and held on February 2, 2014 and March 24, 2014. A virtual neighborhood meeting was held more recently on May 20, 2021. Feedback obtained from the first two meetings was considered as the formal project plans were developed. Comments included a request for a traffic signal at San Bruno Ave. and Glenview Drive, concerns regarding potential view impacts, compatibility of the proposed three-story homes in the subdivision, overall density, traffic, parking for larger vehicles, and privacy.

At the more recent virtual neighborhood meeting the applicant presented the changes to the project that were made in response to neighbors' comments at the two earlier meetings. Most notably, the project was revised so that all of the homes were two-stories above street level. Secondly, the meeting attendees were advised that the San Bruno Ave. and Glenview Drive intersection did not warrant a signal light based on traffic engineering standards and that an all-way stop with improved pedestrian crossings were being proposed for the intersection. Summaries of the three meetings are attached to this staff report.

### ***PC Meeting Summary***

The Planning Commission reviewed all aspects of the project at its April 19, 2022 meeting and unanimously adopted all resolutions recommending City Council approval of all entitlements associated with the project. Four members of the public spoke at the meeting, their questions and concerns are included in the following summary, followed by staff's responses as warranted and shown in *italics*:

- How will the project impact existing street parking on Glenview Drive?

*The project will result in a net increase of two on-street parking spaces for each new residence on Glenview Drive in addition to guest parking.*

- Will the amenity space be available for non-residents?

*The amenity space is only for residents of the new development and will be maintained by the project HOA.*

- The project construction follows nine years of construction following the Crestmoor rebuild, which will be disruptive to residents.

- Not much information could be found about the applicant/developer.

- The adjacent property owner supports the project.

- The project will help the city meet its RHNA.

- Landscape must be wind resistant.

- The project will impact rush hour traffic on San Bruno Ave. W. and Glenview Drive.

- What hauling route will be used for construction vehicles to access the site?

*Prior to building permit issuance, staff will work with the applicant to develop a hauling route that utilizes San Bruno Ave. W. as the only way to access the site. The proposed hauling route will be reviewed by Public Works staff during the improvement and final map review process.*

### ***Entitlement Process and Applicable Findings***

The proposed project requires approval of a General Plan Amendment, Zoning Ordinance Amendment, Planned Development Permit, Architectural Review Permit, Vesting Tentative

Map, Affordable Housing Plan, and Development Agreement for the construction of 29 new single-family residences. The General Plan Amendment is a legislative approval adopted by resolution, and the Zoning Amendment and Development Agreement are legislative approvals which require City Council's approval by ordinance. The Planning Commission reviewed all aspects of the project scope and made recommendations for approval on all aforementioned entitlements to the City Council. The required planning approvals are outlined below:

*General Plan Amendment.* The project requires amending 2.2-acre northern portion of the site (APN:019-042-170), from the current General Plan land use designation of Low Density Residential to Medium Density Residential. The new General Plan land use designation would allow up to 24.0 dwellings per acre to match the remaining 1.08-acre portion of that is on the south of the development site. The General Plan land use designation for the 1.08-acre site has been previously amended to medium-density, as a result of the 2006 townhome project approval. The proposed project is within the density permitted by the medium-density designation.

*Zoning Ordinance Amendment.* The project requires amending the Zoning Ordinance to change the zoning district for APN: 019-042-170 from R-1 to Planned Development District (P-D). The P-D (APNs: 019-042-150 and 019-042-160) is a result of the 2006 townhome project approval that was never constructed. As part of the overall proposal, APNs: 019-042-150 and 019-042-160 would be amended to create a consistent zoning for the entire site to implement the project. The amendment to the Planned Development District (P-D) would allow greater flexibility in project design and development standards to accommodate unique site characteristics. The P-D district would designate the site for single-family small lot housing and the Development Plan would establish specific development standards for the project. The zoning amendment would be consistent with the General Plan amendment, as required by state law (Gov. Code § 65860).

*Vesting Tentative Map.* A vesting tentative tract map is proposed to merge the three existing lots (APNs: 019-042-150, 019-042-160, and 019-042-170) into one development site and then subdivide it into 29 residential individual lots in addition to six lots for community use to accommodate open space, stormwater treatment, and recreational space. Two private streets, Street A and Street B, minimum of 22-feet in width will connect the proposed development on Glenview via three entry points. New curb, gutter and sidewalk will be installed along Glenview and San Bruno Avenue.

*Planned Development Permit (PDP).* A Planned Development Permit is required for any parcel zoned P-D, per Section 12.96.190.K, to ensure that the proposed project is consistent with the approved P-D development plan and the City's residential design guidelines.

*Architectural Review Permit.* An Architectural Review Permit is required pursuant to Section 12.108.010 of the San Bruno Municipal Code for any new building that is visible from the public right-of-way.

*Development Agreement.* California Government Code Section 65864, et seq., and City Resolution 1986-77 authorize the City to enter into a binding, long-term development agreement establishing certain development rights for the property. Development Agreements can provide certainty, definition and commitment as to proposed development and as to necessary public improvements required by development. In San Bruno, Development Agreements are common for larger projects that might require multiple years to construct or where an offer of community benefits is being made. For the Glenview Terrace project the developer has offered to provide

the City with a contribution in the amount of \$400,000.00. The contribution amount is based on a “value capture” calculation whereby the City shares in the additional developer profit attributable to the increased allowable development. EPS prepared an analysis that supports the community benefit being offered as within the range of the value being added to the project through the upzoning. The draft development agreement for the project has been reviewed by the developer and is attached to this report.

*Off-Site Street Improvements.* The proposed project includes the installation of a new four-way stop sign and pedestrian improvements at the intersection of San Bruno Avenue W. and Glenview Drive. The new stop signs were recommended by the stop warrant analysis that was prepared as part of the project’s environmental analysis. The proposed improvements were reviewed and recommended favorably by the Traffic Safety and Parking Committee (TSPC) at their June 2, 2021 meeting. The installation of a new four-way stop sign requires approval from City Council. Should the improvements be approved by Council, the traffic improvements will be added to the project’s improvement plans. Staff also recommends requiring pedestrian improvements to the intersection of San Bruno Avenue W. and Glenview Drive.

## **DISCUSSION:**

### *Architectural Peer Review*

Staff has worked very closely with the project applicant and the City’s architectural peer review consultant to review and refine the overall site design and architectural appearance of the project from application submittal to what is shown in the attached plans. Since the original design, several design modifications were made and implemented. Most notably, a recommendation to remove three-story homes was taken into consideration. The revised design also reflected an increasing of the front setback along Glenview Drive, removal of obstructions to increase site lines at the southernmost driveway ingress, and refinements to the overall architectural elevations.

Staff has determined that the current proposal is responsive to the city’s design recommendations. The most recent design analysis for the project is attached to the staff report as Attachment 8. The proposed home designs comply with the Residential Design Guidelines, and staff has prepared Architectural Review Permit findings to support the project as stated below.

### *Site Design*

Proposed lots within the subdivision vary in size from 2,339 to 4,133 square feet. The average lot size within the subdivision is 3,070 sq. ft., 39% smaller than the 5,000 sq. ft. lot required in a R-1 District by San Bruno Municipal Code Section 12.96.060.D. The lot size is far less than the 5,000 square feet required by code but similar to other approved residential subdivisions and is allowed through a P-D development. In addition, the small lot sizes are consistent with the Housing Element Program 1-B to promote small lot development.

The site is laid out to take full advantage of the flatter portion of the site, leaving the steeply sloped eastern portion of the site remain undeveloped which constitutes 13% of the overall site area. Except for one home, the remaining homes are accessed from an internal street with three connection points to Glenview Drive. Each home has a minimum 18'-0" setback, measured from front property line to the face of the garage to allow for off-street parking within the driveway. The one home that fronts on Glenview Drive was specifically sited in this manner to visually

integrate the development with the existing Crestmoor neighborhood which has larger lots and homes that front on Glenview Drive. The internal street was laid out to provide proper street access, measured at 22'-0" in width, to every home within the subdivision. Lastly, the development is pulled back, approximately 30'-0" from the corner of San Bruno Avenue and Glenview Drive to ensure adequate driver visibility when turning right from San Bruno Avenue to Glenview Drive going north.

#### *Architectural Style / Height / Setbacks / Lot Size*

There are 10 different floor plans with three to four bedrooms which range in size from 1,727 to 2,613 square feet of habitable space. The average home has 1,948 square feet of habitable space. All homes have 420+ square foot, two car garages. Most of the houses are two stories in height with some of the larger homes located on the eastern edge of the site being 2 stories over a basement due to the sloping site. All of the homes exceed the .55 FAR permitted in the R-1 District by section 12.96.060 of the San Bruno Municipal Code, with an average FAR of .8, and all homes are less than 34'-0" above the average grade level beneath the homes, measured to the ridgeline, which is below the 50'-0" maximum permitted height limit.

All homes have minimum 4'-0" side setbacks and rear yards range from 6.7' in depth to 23' in depth. These setbacks and yards are similar to Skycrest subdivision, that is located near Lunardi's Market but less than Skyline Ridge, located near Skyline College and less than the 5' side setbacks and 10' rear yards required by the San Bruno Municipal Code Section 12.96.060 within a R-1 District.

The proposed homes will have three varying architectural styles: Craftsman, Colonial, and Mediterranean. Within the three architectural styles there are three different exterior color and material schemes for a total of 12 different exterior elevations which will be dispersed throughout the development. The site plan is pre-plotted with each floor plan and elevation type to ensure the intended mix of units on the site is maintained. All of the designs include bay windows, porches, wood trim detail, planter boxes, window shutters and touches of brick or stone accents are provided to give the development architectural character. All materials and construction will be specified for wildfire land areas.

#### *Off Street and On Street Guest Parking*

Chapter 12.100 of the San Bruno Municipal Code requires two parking spaces for each residence and one guest parking space per every 10 units. Each house has a two-car garage that measures 420+ sq. ft. in area with a driveway that measures 18' – 20' in length to accommodate two additional off-street parking spaces. Additionally, the project would provide 19 guest parking spaces where 3 guest spaces are required. Guest parking spaces are dispersed throughout the subdivision. Therefore, the project will exceed the required guest parking requirements.

#### *Open Space and Recreational Space*

There is a small recreational space with a grill, tables, and benches located on lot B which measures 1,801 square feet, located near the guest parking area on the north end of the site. This amenity space is for the residents allowing for small outdoor gatherings and is the only programmed usable amenity space within the development. The other five public use lots are passive open spaces used for defensible space, landscape, and stormwater treatment areas. In total, 25% of the overall site area is devoted to open space, not including the private open space on each lot. These areas will be maintained by the development HOA.

*Residential Density (Dwelling Unit / Acre)*

The project requires a General Plan Amendment to change the land use designation from Low-Density Residential to Medium Density Residential because the project density exceeds the maximum density (26 dwellings) permitted in the Low-Density Residential land use classification.

The Medium Density Residential land use designation permits up to 24.0 dwellings per acre and is intended to allow single-family attached and detached housing, including small lot and zero-lot line development. This land use designation would allow up to 79 dwellings on the subject property where a total of 29 units is proposed, hence, the proposed project would not maximize the buildable density of the proposed land use designation.

*Ordinance 1284*

Among the provisions of Ordinance 1284 is a restriction on density increases within districts which were zoned residential in 1974. The subject parcels were not zoned residential in 1974 and therefore aren't subject to the provisions of Ordinance 1284. In 1974, the southern portion of the property (2880 and 2890 San Bruno Avenue W.) was developed with a gas station and was zoned Neighborhood Commercial (C-N), and the northern portion of the site (850 Glenview Drive) was zoned Open Space (O). Therefore, the density provisions of Ordinance 1284 do not apply to these properties and voter approval is not required to increase the density as proposed.

*Off-Site Street Improvements*

The proposed project includes the installation of a new four-way stop sign at the intersection of San Bruno Avenue W. and Glenview Drive. The new stop signs were recommended by the stop warrant analysis that was prepared as part of the project's environmental analysis. Such installation requires review from the Traffic Safety and Parking Committee (TSPC) and approval from the City Council. The TSPC reviewed this request at their June 2, 2021 meeting and supported staff's recommendation to construct the all-way stop sign intersection and pedestrian improvements. Should the improvements be approved by the City Council, the traffic improvements will be added to the project's improvement plans. Although the Planning Commission is not required to forward a formal recommendation to City Council on this action, the TSPC recommendation in the form of meeting minutes, have been attached to this staff report.

*Affordable Housing*

The proposed project is subject to the City's Affordable Housing Program as outlined in Chapter 12.230 of the San Bruno Municipal Code. The ordinance applies to new for-sale and rental residential developments of five or more units. The ordinance requires new for-sale residential projects to include at least 15 percent of the total units as affordable housing units with five percent of the units restricted for occupancy by low-income households and 10 percent of the units restricted for occupancy by moderate-income households for a period of 45 years. Based on the ordinance requirements, the total on-site obligation is four affordable units, distributed by income level as follows: 3 moderate income units and one low-income unit. With a partial low-income unit payment for a decimal fraction of less than one-half.

Staff has worked with the applicant to formulate an Affordable Housing Plan (Exhibit B to Attachment 7) that satisfies the City's affordable housing requirements. The applicant has agreed to restrict the sale of four units to low- and moderate-income households that would be deed restricted for a period of 45 years starting from the date of certificate of occupancy. In



addition, the applicant would pay an affordable housing in-lieu fee equal to the decimal fraction (.45) multiplied by the affordable housing in-lieu fee per affordable unit established for the project. After City Council's approval and prior to recordation of Final Map, the applicant will complete the final Affordable Housing Agreement to meet these obligations.

The Vesting Tentative Map includes a condition of approval requiring the developer to execute and record an Affordable Housing Agreement that documents the project's affordable housing obligations prior to approval of the final map.

#### *Development Agreement*

In conjunction with processing and consideration of the development applications for the Project, the City has negotiated the terms of a Development Agreement attached to this staff report, which provide certain rights and benefits for the developer and certain rights and benefits for the City if the City Council elects to approve the applications for the Project and enter into the Development Agreement.

The proposed four-year term of the Development Agreement provides the Developer with assurance that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval. The Development Agreement specifies the duration of the agreement, includes conditions, terms, restrictions, and requirements that must be met during the course of the development and commits the Developer to two community benefit payments of \$200,000 each (\$400,000 total) with the first payment to be paid upon issuance of the first building permit and the second payment to be paid upon issuance of the building permit for the tenth home.

**FISCAL IMPACT:** The applicant submitted a developer reimbursement agreement deposit to cover staff and consultant costs in processing these applications. Subject to City Council approval, the Developer will execute the Development Agreement that will include a cash payment of up to \$400,000 to the City's General Fund. The City will also obtain other associated permit fees, development impact fees, Public Art Fee, property taxes, water and sewer capacity fees, cable account revenues, other utility connection fees and utility billing revenue associated with the project.

**ENVIRONMENTAL IMPACT:** An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project pursuant to the California Environmental Quality Act (CEQA) to identify and address any potentially significant environmental effects associated with the project itself.

#### *Initial Study/Mitigated Negative Declaration*

The IS/MND (Attachment 3, Exhibit A) identifies the potential environmental impacts associated with the implementation of the proposed project and recommends mitigation measures to reduce potentially significant impacts. All impacts identified would be mitigated to a less-than-significant level with implementation of the recommended mitigation measures, so a Mitigated Negative Declaration was prepared.

Impacts in the following areas would be less than significant:

- Aesthetics

- Agriculture and Forestry Resources
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Impacts in the following areas would be potentially significant but would be reduced to a less-than-significant level by implementation of the recommended mitigation measures.

• **Air Quality** – Construction of the proposed project would exceed the applicable threshold of significance for NO<sub>x</sub>, resulting in a potentially significant impact. Implementation of the BAAQMD's Basic Construction Mitigation Measures would minimize NO<sub>x</sub> construction-related emissions to less-than-significant. Compliance with BAAQMD's Basic Construction Mitigation Measures is included.

• **Cultural Resources** – Cultural Resources could be encountered during construction, so standard mitigation measures related to preserving and protecting cultural resources is included.

• **Geology and Soils** – The project site is located within the Alquist-Priolo fault zone and is susceptible to potentially significant seismic surface rupture and strong seismic ground shaking. In addition, the potential exists for landslides, lateral spreading, slope instability and the loss of topsoil during grading to occur at the project site. To mitigate these impacts the project is required to implement the recommendations of the Geo Technical report and submit an erosion control plan prior to grading activities.

• **Hazards and Hazardous Materials** – The potential presence of asbestos and lead-based paint in on-site structures may present a hazard to workers during demolition of the structures. In addition, the possibility exists to encounter limited contamination in on-site soil during grading and excavation. These represent potentially significant impacts to the public, therefore, mitigation measures have been applied to the project to address them.

• **Noise** – Construction activities have the potential to result in temporary increases in noise levels in the project area that could result in a potentially significant noise impact relative to ambient noise levels in the vicinity of the project. Compliance with the City's noise ordinance would reduce the noise impacts to less-than-significant. This mitigation measure for noise is included.

The IS/MND was made available for a 30-day public review period which commenced on May 3,

2021 and ended June 2, 2021. A notice of intent (NOI) was filed with the State Clearinghouse, circulated to property owners within 300 feet of the project site and the entirety of the Crestmoor neighborhood, and posted on the City's website for the project.

### ***Response to Comments Memo***

During the 30-day comment period, the City received two written comments from members of the public. A Response to Comments Memo (Exhibit C to Attachment 3) was prepared to document responses to comments received on the IS/MND. The Response to Comments document includes the comments that were received on the IS/MND and responses to those comments.

### **REQUIRED LEGAL NOTICE**

1. Notices of Public Hearing were mailed to owners and occupants of property within 600 feet and to the entire Crestmoor neighborhood on June 16, 2022. The same neighborhood notification was also done for the MND review period and the Planning Commission meeting. The expanded notice to the entire Crestmoor neighborhood was offered by staff early in the review process to ensure neighbors that would be most affected by the project were made aware.
2. Advertisement published in the *San Mateo Times*, Saturday, June 18, 2022.

### **RECOMMENDATION:**

Hold Public Hearing and Take the Following Actions to Approve the Glenview Terrace Residential Subdivision Project:

- Affirm the Findings for Approval Including the CEQA Conformity Determination
- Adopt a Resolution Approving the Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program, Pursuant to CEQA Guidelines §15074; and
- Adopt a Resolution Amending the General Plan Land Use Designation for APN: 019-042-170 from Low Density Residential to Medium Density Residential
- Introduce, Read by Title Only, and Waive Further Reading of an Ordinance Amending the Zoning Ordinance to Rezone APN: 019-042-170 From Low-Density Residential (R-1) to Planned Development (P-D). And Amend an Existing P-D District for APNs: 019-042-150 and 019-042-160 to Conform to the Proposed Project, and Approve a Development Plan, Pursuant to Sections 12.96.020 and 12.96.190.K and Chapter 12.136 of the San Bruno Municipal Code; and
- Adopt a Resolution Approving a Vesting Tentative Tract Map, Pursuant to Chapter 12.38 of the San Bruno Municipal Code; and
- Approve a Planned Development Permit and an Architectural Review Permit to Allow the Construction of 29 Single-family Homes at the Corner of San Bruno Ave. W. and Glenview Drive, Pursuant to Sections 12.96.190 and 12.108.010 of the San Bruno Municipal Code; and
- Adopt a Resolution Approving an Affordable Housing Plan
- Adopt a Resolution Authorizing a New Four-way Stop at the Intersection of San Bruno Ave. W. and Glenview Drive; and,
- Introduce, Read by Title Only, and Waive Further Reading of an Ordinance Approving a Development Agreement Pursuant to City Resolution 1986-77.

**ALTERNATIVES:**

1. Do not approve the applications.
2. Request changes to the project as proposed and/or the conditions of approval or Development Agreement.

**ATTACHMENTS:**

1. Findings for Approval Including the CEQA Conformity Determination
2. City Council Resolution Adopting an Initial Study and Mitigated Negative Declaration  
Exhibit A: Initial Study/Mitigated Negative Declaration (appendices available at: Glenview Terrace | San Bruno, CA)  
Exhibit B: Mitigation Monitoring and Reporting Program  
Exhibit C: IS/MND Response to Comments Memo
3. City Council Resolution Approving a General Plan Amendment
4. City Council Ordinance Amending Section 12.96.020 of Title 12 (Land Use) of the San Bruno Municipal Code to Change the Zoning Map from the Single-Family Residential District (R-1) to Planned Development District (P-D) District with a Development Plan for the Project
5. City Council Resolution Approving a Vesting Tentative Tract Map
6. City Council Resolution Approving a Planned Development Permit and Architectural Review Permit
7. City Council Ordinance Approving an Affordable Housing Plan  
Exhibit A: Affordable Housing Plan
8. City Council Resolution Authorizing Off-Site Street Improvements at the Intersection of San Bruno Ave. W. and Glenview Drive
9. City Council Ordinance Approving a Development Agreement  
Exhibit A: Draft Development Agreement
10. Applicant's Project Description and Proposed Construction Schedule
11. Site Location Map and Photographs
12. Reduced Plans Renderings, and Materials Board
13. Planning Commission Resolution No. 2022-02 Recommending that the City Council adopt an Initial Study and Mitigated Negative Declaration
14. Planning Commission Resolution No. 2022-03 Recommending Approval a General Plan Amendment to the Land Use Designation for APN: 019-042-170 to change from Low Density Residential to Medium Density Residential and Approval of an Ordinance amending the Municipal Code Title 12 (Land Use) and Change the Zoning Map from Commercial (C) to Planned Development District (P-D)
15. Planning Commission Resolution No. 2022-04 Recommending Approval of a Vesting Tentative Tract Map
16. Planning Commission Resolution No. 20122-05 Recommending Approval of a Planned Development Permit and Architectural Review Permit
17. Planning Commission Resolution No. 2022-06 Recommending Approval of a Development Agreement and Affordable Housing Plan
18. TSPC meeting minutes
19. Community Meetings Summaries
20. Public Comments