



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: September 27, 2022

TO: Honorable Mayor and Members of the City Council

FROM: Jovan Grogan, City Manager

PREPARED BY: Darcy Smith, Assistant City Manager

SUBJECT: Waive Second Reading and Adopt an Ordinance Amending Chapter 11.40 to Title 11 (Buildings, Construction and Fire Protection) of the San Bruno Municipal Code Establishing Floodplain Management Requirements

BACKGROUND: On March 8, 2022, staff presented recommended amendments to the City's Floodplain Management Requirements Ordinance to City Council at a Study Session. City Council provided direction to staff on the amendments to bring the City's current regulations in compliance with FEMA requirements and best practices. Since the Study Session, staff worked with FEMA to finalize the amendments to meet FEMA's requirements.

On September 13, 2022, the City Council waived the first reading and introduced an Ordinance amending Chapter 11.40 to Title 11 (Buildings, Construction and Fire Protection) of the San Bruno Municipal Code establishing Floodplain Management Requirements Ordinance.

The purpose of this consent item is to serve as a second reading and action for adoption of the ordinance. No changes have been made to this ordinance since its introduction. The ordinance is presented as Attachment 1.

DISCUSSION: As presented on September 13, 2022, FEMA requires the City to adopt a comprehensive Floodplain Management Ordinance that meets the minimum National Flood Insurance Program (NFIP) criteria, which generally consist of an overall community program to the public health, safety, and general welfare through required preventive measures to minimize future public and private losses due to flood conditions. FEMA reviewed the original ordinance adopted by the City Council on March 12, 2019 and provided the City a list of recommended minor modifications. These modifications are based on the California Noncoastal Model Ordinance updates. They are required to meet the minimum NFIP requirements. There are no updates to the Flood Insurance Rate Maps, which were effective on April 5, 2019. FEMA requested that the City amend the ordinance to include a few key items that are not currently in the ordinance:

- Add language to require drainage paths around structures on slopes to guide water away from structures in Zone AH;
- Add language to require that manufactured homes to be placed or substantially; and, improved in an existing manufactured home park or subdivision within Zone AH and AE
- Add additional clarifying definitions.

Should the Council waive the second reading and adopt the ordinance, the ordinance would go into effect 30 days after the second reading. After adoption, the City will submit the Ordinance to the FEMA Regional Office for final review and approval.

FISCAL IMPACT: There is no fiscal impact from the adoption of the ordinance.

ENVIRONMENTAL IMPACT: The action is not a project subject to CEQA. City Council's action is not considered a "Project" per CEQA Guidelines and therefore no further environmental analysis is required.

RECOMMENDATION: Waive Second Reading and Adopt an Ordinance Amending Chapter 11.40 to Title 11 (Buildings, Construction and Fire Protection) of the San Bruno Municipal Code Establishing Floodplain Management Requirements

ALTERNATIVES: Direct staff to make modifications to the Ordinance; substantive modifications will require re-introduction at a subsequent meeting.

ATTACHMENTS: 1. Floodplain Management Requirements Ordinance