



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: October 11, 2022

TO: Honorable Mayor and Members of the City Council

FROM: Jovan D. Grogan, City Manager

PREPARED BY: Darcy Smith, Assistant City Manager

SUBJECT: Development Town Hall Update

BACKGROUND: At the City Council meeting on September 11, 2022, the City Council considered an agenda item placed on the City Council agenda to discuss directing staff to schedule an in person townhall style meeting in October of 2022 with a focus on development projects, including the timeline for the Recreation and Aquatics Center, for the San Bruno Community. At the September 11th meeting, the City Council directed staff to evaluate the hosting of a Development Town Hall. The purpose of this Town Hall would be to share information with the public about the current status of major private development projects in the city.

DISCUSSION: The City of San Bruno has approved a number of private development projects in the City including residential, commercial, and mixed-use projects over the past few years. These major projects include the following, as shown in Attachment 1:

- 1178 El Camino Real. Temporary Car Dealership.
- Glenview Terrace: 29 Single family dwelling units.
- 500 Sylvan Avenue. Nine multi-family housing units.
- Mills Park Center. Mixed-use project with 427 multi-family housing units and 7,947 square foot commercial space.
- 300 El Camino Real. Renovation and conversion of an existing 8,758 square feet retail space into a private preschool operated by the Stratford School.
- 160 El Camino Real. Hotel with 28 guestrooms.
- 271 El Camino Real Residential Project. 23 multi family dwelling units.
- 820 El Camino Real. Conversion of an existing duplex into a triplex.
- 1400 to 1450 Bayhill Drive. Development of two office buildings estimated at 287,000 square feet with a 5-level subterranean parking garage.
- 1300 Bayhill Drive and 1350 Grundy Lane. Development of two office buildings estimated at 440,000 square feet with associated parking and other site and street improvements.

These projects are in various stages of activity. Many projects have been approved by the City Planning Commission and/or City Council but building permits have not been submitted for review. Construction has commenced on YouTube office construction. The City provides project status updates about these projects on the City Planning Division website.

The Development Town Hall is proposed as an in-person event at the Senior Center. At the Town Hall, the City Planning Division staff will provide a presentation that would include

information about each private development project that has been approved by the City. The staff presentation would serve to educate the community about each development project and provide time for questions and answers. The City currently has a vacancy in the position of Community and Economic Development Director. Given this Director oversees these major development projects, staff recommends this Town Hall be held once this position is filled. Staff will also need adequate time to plan for this in-person event, and provide adequate notice of the event to the community. Therefore, staff recommends the Development Town Hall be scheduled for January or February 2023.

FISCAL IMPACT: There is no fiscal impact from the discussion of the Development Town Hall. There are sufficient funds appropriated in the current Planning Division operational budget to hold the Town Hall.

ENVIRONMENTAL IMPACT: The discussion of a Development Town Hall does not have the potential for creation of a significant environmental impact pursuant to the California Environmental Quality Act (CEQA), and as such are exempt from further environmental consideration per CEQA Guidelines Section 15061(b)(3).

RECOMMENDATION: That the City Council receive this informational report on a future Development Town Hall and address any questions or comments to staff.

ATTACHMENTS: 1. Summary of Major Development Projects