



## City Council Agenda Item Staff Report

CITY OF SAN BRUNO

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**DATE:** March 14, 2023

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

**FROM:** Jovan D. Grogan, City Manager

**PREPARED BY:** Peter Gilli, Community and Economic Development Director

**SUBJECT:** Receive the 2022 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 requires that all cities and counties present an Annual Progress Report (APR) on the status of the progress of its General Plan implementation to their legislative bodies, and then submit the report to the Governor's Office of Planning and Research (OPR) and the State's Housing and Community Development (HCD) Department by April 1 of each year, though there are no penalties for submitting after this date. The purpose of the 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. San Bruno's General Plan was adopted in 2009 and this is the City's first Annual Progress Report that will be submitted to OPR and HCD.

The requirement for local agencies to produce 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 2022, the City Council adopted the 2023-2031 Housing Element, in the process amending the General Plan and specifically amending General Plan policy HS-40 to acknowledge the Airport Land Use Commission override process.

#### **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, continued, or were completed in 2022 that furthered the implementation of the General Plan. Activities are categorized by Department.

#### *Community and Economic Development*

**Parklet Ordinance.** Under the Governor's COVID-19 State of Emergency, the City Manager, acting as the Director of Emergency Services, issued Executive Order No. 20-01 allowing temporary outdoor dining on public and private property. Executive Order No. 20-02 provided a revised program for temporary outdoor business regulations in San Bruno for those for businesses that were not allowed to operate indoor dining or have restrictions on indoor capacity/operations during the pandemic. The outdoor business program, as it applies to restaurants, has been well received by the community, including by both residents and businesses, and has added vibrancy to the City's downtown area. Per Council direction, the Public Works Department in collaboration with the Planning Division, Building Division, Fire and Police Departments initiated draft parklet regulations 2022. The parklet ordinance promotes policy ED-21 to emphasize downtown as San Bruno's center by establishing a focused revitalization strategy.

**Housing Element Update.** Throughout 2022, the city was hard at work updating its Housing Element for the 2023-2031 cycle. The plan accommodates more than 3,165 new housing units in the city and identifies new policies and programs to make housing more accessible to all residents. The city adopted the updated document in January, 2023 and forwarded it to the California Department of Housing and Community Development for review.

**Crestmoor High School Redevelopment.** In August 2022, the City commenced reviewing a planning application to construct a residential subdivision of 155 single-family homes at the former Crestmoor High School site, furthering policy LUD-1, to redevelop former school sites with housing. As part of the development review process, the City engaged in discussions to preserve the existing recreation fields at the site, furthering General Plan policies LUD-1 and OSR-8 to preserve the existing playing fields for recreational use during redevelopment of the site.

**Reach Codes.** In October 2022, the city adopted Reach Codes to reduce greenhouse gas emissions (GHGs) by reducing the city's reliance on natural gas and gasoline through refocusing energy consumption towards electrification. The adoption of Reach Codes addresses the goal of policies ERC-31 and ERC-32 to take feasible actions to reduce GHGs and control air pollutants.

**Tanforan Redevelopment.** In October 2022, the city received a preliminary planning application for the redevelopment of Tanforan. In response to receipt of the application, the City launched public engagement efforts to include the public in the planning process. These actions are 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.

**Hyundai and Genesis Dealership at the Crossing.** In 2022, the city received an application for the development of a car dealership on city-owned property located at 1010 Admiral Court. Hearings for the project will occur in 2023. The development furthers policy LUD-45 to develop property at the Crossing site. The city will benefit financially from the sale of the property, property tax generated by the new building and sales tax generated by auto sales further policy ED-C to broaden retail opportunities in the city.

#### *Public Works*

**Streetlight Replacement.** In late 2021, the city began experiencing streetlight outages in the lights within several neighborhoods which are on a Regulated Output (RO) circuit that is powered by a transformer, which sends a higher voltage to all the streetlights within the circuit. The City currently has 294 streetlights on eight (8) RO circuits. Due to the condition and service life of the antiquated RO system and the lack of any manufacturers for the transformer, in 2022, the City initiated the Regulated Output Streetlight Replacement project which involves designing for the replacement of the City's existing RO circuit to a parallel circuit, assessment and replacement of defective streetlight poles within the RO circuit, coordination with PG&E for construction of new power sources, developing specifications for construction bidding, and providing support during the bidding and construction process. Streetlight replacement implements policy PFS-2, to implement a street lighting and sidewalk maintenance program for residential neighborhoods throughout the city.

**Caltrain Grade Separation Project.** The Scott Street Grade Separation project is to grade separate the railroad crossing at Scott Street, the last remaining at-grade crossing in San Bruno. San Mateo County Transportation Authority (TA) conducted a Grade Separation Footprint Study to examine six alternatives for separation and track configuration variations grade separation. Due to the close proximity of the Scott Street crossing with the South Linden Avenue at-grade rail crossing in the City of South San Francisco, the at-grade crossings cannot be eliminated without affecting the other. The Conceptual Design Project Study Report (PSR) phase commenced in 2016 when the TA awarded \$650,000 in Measure A funds to this project, with \$250,000 allocated to the South Linden Avenue crossing and \$400,000 allocated to the Scott Street crossing. With Caltrain adopting its Business Plan in September 2020 and High-Speed Rail, the number of trains is expected to increase leading to increased gate down times at crossings. As part of the PSR, the city contributed local funding for the preparation of a traffic study. The PSR was completed in April 2021 with the City selecting to close Scott Street to vehicular traffic, raise the railroad tracks, and install a pedestrian/bicycle undercrossing at Scott

Street. In March 2022, the TA awarded \$4.95 million toward the next phase of the project, the Preliminary Engineering/Environmental Clearance (PE/EC) phase. The Cities of San Bruno and South San Francisco are required to contribute a combined 10% of the total phase costs as local match. The City's CIP budget funding will be used to complete the PE/EC phase. The Caltrain Grade Separation Project addresses policy T-46 to create pedestrian safety measures, such as under crossings as rail capacity increases.

**Water Supply.** In 2022, the city replaced water mains within the neighborhood bounded by El Camino Real, Kains Avenue, San Mateo Avenue, and Jenevein Avenue and the neighborhood bounded by Huntington Avenue, San Felipe Avenue, El Camino Real, Taylor Avenue, and Florida Avenue. Replacement of water mains implements policies PFS-9 and PFS-10, to upgrade and replace the city's aging water system to meet current and anticipated water needs.

**Wastewater System.** In 2022, the City replaced sewer mains within the neighborhood bounded by El Camino Real, Kains Avenue, San Mateo Avenue, and Jenevein Avenue and the neighborhood bounded by Huntington Avenue, San Felipe Avenue, El Camino Real, Taylor Avenue, and Florida Avenue. These wastewater improvements advance policy PFS-21 to upgrade and replace sewer lines to accommodate current and anticipated flows.

**Safe Routes to School Plan.** Furthering City's policy to prioritize pedestrian connections adjacent to public schools, the City drafted a Safe Routes to School Plan in 2022. The Plan is a collaboration between the City, 12 schools across San Bruno, and the community, and provides school specific summaries that describe existing conditions and a list of prioritized projects, in addition to training, resources, and customized support to schools. Once implemented, the Plan will benefit students via increased physical activity and associated wellness and learning outcomes, as well as concurrently benefitting students and the community via safety enhancements, reduced vehicle traffic, and reduced air pollution near schools. Development of a comprehensive Safe Route to School Plan advances policy T-9 to prioritize pedestrian improvements near schools.

**Local Road Safety Plan.** A Local Roadway Safety Plan (LRSP) is a comprehensive plan that creates a framework to systematically identify and analyze traffic safety related issues and recommend proactive projects and countermeasures to enhance safety for all modes of transportation. It aims to reduce fatal and severe injury collisions through a prioritized list of improvements that can enhance safety for all modes of transportation on local roadways. The City started a LRSP in 2021 which continued through 2022 and is anticipated for adoption in 2023. The development of a prioritized list of roadway safety countermeasures advances policy T-81 to provide for public safety and efficient operation in the planning, construction, and maintenance of transportation facilities.

**Pavement Management Program.** The City's Pavement Management Program is designed to maximize pavement longevity through repair and preventative maintenance. In 2022, the City extended the life through the preventative maintenance of various roadway surfaces by applying a slurry seal or street rehabilitation as identified through the Pavement Management Program. Streets throughout the city which were beyond repair were instead completely reconstructed. Reconstruction or maintenance of city streets to extend their lifespan implements City's program of street maintenance as specified in policy T-9.

**Spyglass Drive Storm Drain Improvement.** This project will be designed to mitigate flooding issues during intense storm events. Over the years, approximately eight properties within the

Spyglass Drive neighborhood have experienced multiple flooding events including property damage. Project will assess alternatives to mitigate the flooding issues and will provide residents within the Spyglass Drive neighborhood a more reliable storm infrastructure system by preventing future overflows.

#### *Community Services*

**Centennial Plaza.** In 2022, the City secured funding for final design and construction of the Centennial Plaza renovation project. Groundbreaking is anticipated for Summer 2023 with the project completion is anticipated by early 2024.

**Joint Use Agreement (JUA) with School District.** In 2022, the City executed a JUA with San Bruno Park School District as the successor document to the most recent JUA that expired in Q3 (August 31, 2021.) The agreement allows joint use of school facilities for a variety of programming needs, advancing policy OSR-10 to continue the JUA between the City and the District.

**Senior Center Programming.** The Senior Center experienced increased attendance throughout 2022 after its June 2021 post-COVID reopening. All programs were restored, and the daily lunch program has returned to its pre-COVID average of servicing lunch to approximately 100 Seniors per day, addressing policy OSR-14 to continue to support and expand programs and activities for adults 50 years of age and older.

**Recreation and Aquatic Center.** The Recreation and Aquatic Center groundbreaking was in October 2021 and was under construction throughout calendar year 2022. The facility integrates the Swim Center and Veteran's Hall into one multi-programmed recreation and aquatic facility. (Anticipated completion is Fall 2023.) Completion of the center would achieve the City's objective in policy OSR-15, for development of a new multi-programmed Aquatics Facility.

**Community Clean-ups.** The Parks Division supported a number of community clean-ups in 2022 by providing safety vests, pickers, buckets, and bags, and coordinating drop off of debris gathered by volunteers to the Parks Yard. Additionally, Parks supported a volunteer team who cared for the planters located on San Mateo Avenue.

**Americans with Disabilities Act (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 policy OSR-A and Policy OSR-23 to ensure that all parks and recreation facilities have been inspected for compliance with ADA requirements.

#### *CityNet*

**Hybrid City Meetings.** In this fiscal year, a new ARPA funded high definition telecast platform has been brought onstream, with customized integration of Zoom video into the telecast. This has permitted live and ongoing TV coverage of hybrid City Meetings on Channel 1, advancing policy PFS-60, to enhance local origination programming to promote City services and local business.

**CityNet TV.** SBCityNetTV, a new streaming TV platform has been developed as an alternative to the traditional cable TV platform. Due to launch to customers by April 2023, SBCityNetTV will enable San Bruno CityNet to offer its app-based TV service on Roku, Apple, Android and Amazon streaming devices. This project further policy PFS-61, to continue to grow core video business while deploying and promoting new services.

**Fiber to the Home.** In 2022, CityNet completed small scale, underground fiber to the home rollouts to the Marisol, Mira Luna and the Skyline Ridge Condominium neighborhoods. One Gigabit internet speeds are now available to residents in these areas. An underground 100% fiber to the home rollout is now underway to the Spy Glass and Sea Cliff neighborhoods and a plan to rollout fiber to an additional 2,400 San Bruno homes is in advanced development. These projects advance policy PFS-61, to continue to grow core video business while deploying and promoting new services.

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:**

There is no fiscal impact.

**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:**

Receive the General Plan Annual Progress Report for 2022 and Authorize Transmittal to the California Department of Housing and Community Development and Governor's Office of Planning and Research

**ALTERNATIVES:**

Direct revisions to the 2022 General Plan APR prior to submittal to the State Department of Housing and Community Development.

**ATTACHMENTS:**

1. General Plan Guiding Policies and Implementing Policies