



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
www.sanbruno.ca.gov

STAFF

David Woltering, AICP, *Community Development Director*
Mark Sullivan, AICP, *Long Range Planning Manager*
Laura Russell, AICP, *Senior Planner*
Matt Neuebaumer, *Associate Planner*
Marc Zafferano, *City Attorney*

PLANNING COMMISSION

Perry Petersen, *Chair*
Mary Lou Johnson, *Vice
Chair*
Kevin Chase
Joe Sammut
Sujendra Mishra
Rick Biasotti

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 6.B
November 18, 2014**

EXHIBITS

- A Location Map
- B Resolution 2014-08
- C General Plan available online at: http://www.sanbruno.ca.gov/comdev_generalPlan.html

REQUEST

Adopt a Resolution confirming review for conformance with the San Bruno General Plan of the acquisition of property at 324 Florida Avenue (APNs 020-366-050, 020-366-060, 020-366-070, 020-366-080 and 020-366-090) by the City of San Bruno.

ENVIRONMENTAL REVIEW

The proposed action is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3), 15303 and 15316 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387.

BACKGROUND

Over the past several months, the City has been negotiating to purchase property owned by Mary Clayton at 324 Florida Avenue. The property, consisting of eight small underlying lots on five Assessor's Parcels, is bounded by Florida Avenue, Taylor Avenue, Martin Place and North San Anselmo Avenue. Collectively, the property is approximately 15,000 square feet (0.34 acres) in size. The property contains a 1,600 square residence, a residential duplex, garage and workshop. The residences are vacant and the windows boarded, as the buildings have fallen into significant disrepair over several years. The structures have not been occupied for more than 25 years.

The City Council conducted a previous closed session discussion regarding purchase of this property for possible future use as public open space, pocket park or other use. Consistent with prior direction from the City Council in closed session, the City obtained an appraisal, and also conducted an investigation into the condition of the soil and buildings, including a historical assessment of the structures. Based on that information, the parties have agreed on a purchase price of \$600,000, to be funded primarily by the City's Park In-Lieu Fund. It is anticipated that escrow will close before the end of 2014. The demolition and removal of the existing structures on the property would follow soon after. The City anticipates that some of the building materials will be salvaged for re-use from this property.

Government Code Section 65402 requires the local planning agency (the Planning Commission) to report upon the conformity of such a sale for development with the jurisdiction's General Plan.

ANALYSIS

The subject property at 324 Florida Avenue is designated Low Density Residential in the City's General Plan. This land use designation primarily allows for single family residential uses, as well as single family attached housing (i.e., duplex and townhomes) where clustering results in additional open space, provided that each dwelling unit has ground-floor living area and private open space. The permitted density range is 2.1 to 8.0 units per acre. The property is zoned R-2, Low Density Residential, which permits single- and two-family dwellings, and requires a use permit for apartments.

City Council has identified possible use of the property as open space or a pocket park, though no precise use plan has been identified. This General Plan consistency evaluation also considers possible residential use of the property based on its existing Low Density Residential General Plan land use designation and corollary R-2 zoning.

Open Space/Neighborhood Park Use:

Acquisition of this property by the City for the possible purpose of using the land for open space or as a neighborhood park would be in conformity with the San Bruno General Plan. Key General Plan policies include:

- OSR-A: Develop and maintain parks and recreation facilities for a wide variety of ages, abilities, and interests. Ensure that parks are ADA accessible, safe, and well maintained.
- OSR-C: Provide sufficient public open spaces and landscaped areas within Downtown, Bayhill Office Park, Tanforan District, El Camino Real, and Montgomery Street, as well as residential neighborhoods.
- OSR-F: Generate awareness through public discussion of the importance of open space that will guide both public and private actions. Recognize that open space fulfills basic human needs—psychological, physical, social, educational, and safety—and establish a firm commitment to fulfill those needs for this and future generations.
- OSR-1: Maintain a parkland dedication/in-lieu fee standard of 4.5 acres/1,000 residents.
- OSR-4: Undertake a program to add 20 acres of parkland to the City system over the next 20 years. Seize opportunities to develop and/or maintain parks and recreation facilities within existing residential neighborhoods through acquisition or preservation of former school facilities.
- OSR-5: Strive to locate neighborhood park facilities within 1/3-mile walking distance of all residences in San Bruno. If limited in some neighborhoods, coordinate with local school districts to allow use of playgrounds and sports facilities after school hours.

- OSR-6: Provide small public parks and/or plazas within BART and Caltrain station areas, within Downtown, and along El Camino Real. Provide benches, water fountains, and trees to serve as resting areas for pedestrians, commuters, and shoppers.

Use of the property as a pocket park would meet many of the above-listed objectives for City parks. A pocket park would likely contain youth and tot-lot playground equipment, small open space play areas, picnic tables, landscaping/provision of trees, and similar features. There are no pocket or neighborhood parks in the immediate vicinity of the 324 Florida Avenue site, and provision of a pocket park in this location would provide easy park access to neighborhood residents. The closest City park is Lion's Park, located east of the Sylvan Avenue Caltrain Station and approximately 1,000 feet from the project property, but not readily accessible from west of Huntington Avenue due to presence of the railroad tracks, while San Bruno City Park is located approximately one-half mile to the west, across El Camino Real. In addition to neighborhood residents, a pocket park in this location would also be accessible to patrons and employees in the downtown area. The City currently has five other pocket parks, ranging in size from 0.25 to 0.5 acres and provided with playground equipment, picnic and play areas. Should the City pursue development of the site as a pocket park, the existing structures on the property would be demolished. The City would solicit community input on park design, which would then be reviewed by the Parks and Recreation Commission before action is taken on the Plan by the City Council. Rezoning of the property would also be pursued in order to establish a park, changing the R-2, Low Density Residential designation to R-1, Single Family Residential. The R-1 zone would allow a pocket park, subject to a use permit and public hearing before the Planning Commission.

Low Density Residential Use:

Acquisition of this property by the City for the possible purpose of supporting development of single-family or duplex/townhouse residences would be in conformity with following San Bruno General Plan Land Use Element Policies:

- LUD-E: Ensure that new development, especially in residential neighborhoods, is sensitive to existing uses, and is of the highest quality design and construction.
- LUD-3: During Plan review, protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale.
- LUD-4: Strengthen residential integrity in viable neighborhoods within the City's Redevelopment Area by eliminating incompatible uses and by facilitating upgrading of deteriorated structures.
- LUD-5: Allow small-lot single-family housing in new and existing neighborhoods to serve as efficient and compact infill development.
- LUD-11: When approving single-family construction permits, consider the cumulative impact of additions on water, sewer and other City services.

Acquisition of the property at 324 Florida Avenue would be consistent with the City's Low Density Residential land use designation. The property consists of five Assessor's Parcels; given the narrow and irregular parcel configurations combined with application of City development standards, staff anticipates

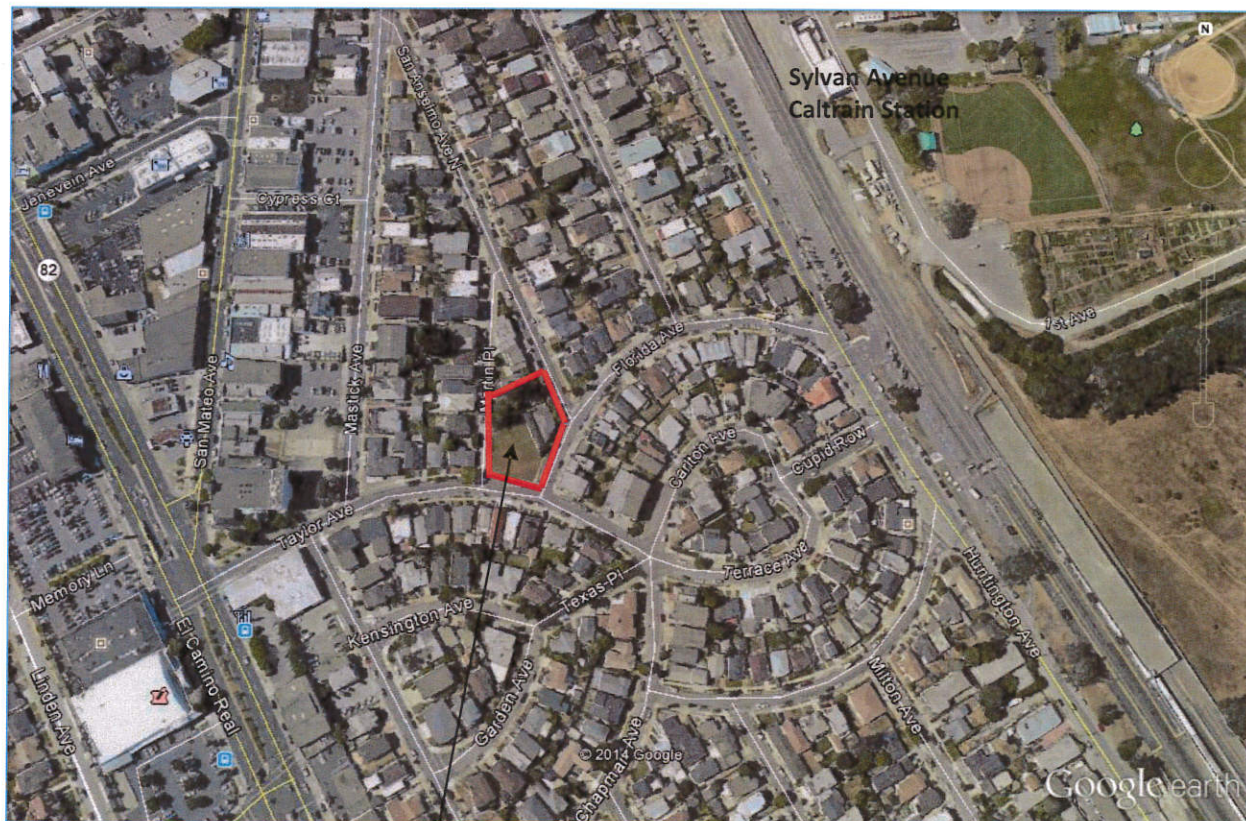
that the property would have a maximum unit yield of four to five residences. The property currently contains three residential units, though these will be demolished due to their being in significant disrepair. City water and sewer services are available to the properties. Construction of new homes would be allowed under the General Plan's Low Density Residential land use designation. Development would be subject to compliance with underlying R-2 (Low Density Residential) and related zoning standards for setbacks, building heights, floor area, lot coverage and similar criteria; should development trigger a use permit (based on proposed home size and similar design considerations, or if a small apartment building is proposed), it would be subject to review by the City's Architectural Review Committee before being considered by the Planning Commission at a noticed public hearing to ensure the design is appropriate for the property in question and the neighborhood. These development standards and City review regulations will ensure compliance with the above-noted Land Use Element Policies.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution 2014-08, for conformance with the San Bruno General Plan of the acquisition of property at 324 Florida Avenue (APNs 020-366-050, 020-366-060, 020-366-070, 020-366-080 and 020-366-090) by the City of San Bruno.

Date of Preparation: November 11, 2014
Prepared by: Brian Millar, Contract Planner

EXHIBIT A 324 FLORIDA AVENUE



Subject Property

RESOLUTION NO. 2014-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BRUNO CONFIRMING REVIEW OF AND FINDING THE ACQUISITION OF PROPERTIES AT 324 FLORIDA AVENUE BY THE CITY OF SAN BRUNO IS IN CONFORMANCE WITH THE GENERAL PLAN

WHEREAS, the City of San Bruno has negotiated the purchase of 324 Florida Avenue (Assessor's Parcel Nos. 020-366-050, 020-366-060, 020-366-070, 020-366-080, and 020-366-009); and

WHEREAS, California Government Code Section 65402 requires the local planning agency to review and report to the City as to the conformity of the proposed acquisition of the properties with the City's adopted General Plan; and

WHEREAS, the San Bruno Planning Commission has reviewed the proposed acquisition for possible use as a pocket park or for residential development, and finds that it is supported by and conforms with San Bruno General Plan Policies as follows:

For possible pocket park use:

- OSR-A: Develop and maintain parks and recreation facilities for a wide variety of ages, abilities, and interests. Ensure that parks are ADA accessible, safe, and well maintained.
- OSR-C: Provide sufficient public open spaces and landscaped areas within Downtown, Bayhill Office Park, Tanforan District, El Camino Real, and Montgomery Street, as well as residential neighborhoods.
- OSR-F: Generate awareness through public discussion of the importance of open space that will guide both public and private actions. Recognize that open space fulfills basic human needs—psychological, physical, social, educational, and safety—and establish a firm commitment to fulfill those needs for this and future generations.
- OSR-1: Maintain a parkland dedication/in-lieu fee standard of 4.5 acres/1,000 residents.
- OSR-4: Undertake a program to add 20 acres of parkland to the City system over the next 20 years. Seize opportunities to develop and/or maintain parks and recreation facilities within existing residential neighborhoods through acquisition or preservation of former school facilities.

- OSR-5: Strive to locate neighborhood park facilities within 1/3-mile walking distance of all residences in San Bruno. If limited in some neighborhoods, coordinate with local school districts to allow use of playgrounds and sports facilities after school hours.
- OSR-6: Provide small public parks and/or plazas within BART and Caltrain station areas, within Downtown, and along El Camino Real. Provide benches, water fountains, and trees to serve as resting areas for pedestrians, commuters, and shoppers.

For possible residential development:

- LUD-E: Ensure that new development, especially in residential neighborhoods, is sensitive to existing uses, and is of the highest quality design and construction.
- LUD-3: During Plan review, protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale.
- LUD-4: Strengthen residential integrity in viable neighborhoods within the City's Redevelopment Area by eliminating incompatible uses and by facilitating upgrading of deteriorated structures.
- LUD-5: Allow small-lot single-family housing in new and existing neighborhoods to serve as efficient and compact infill development.
- LUD-11: When approving single-family construction permits, consider the cumulative impact of additions on water, sewer and other City services; and

WHEREAS, the disposition of the subject property is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3), 15301 and 15316 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387.

NOW, THEREFORE, BE IT RESOLVED by the San Bruno Planning Commission that it has reviewed the acquisition of the property at 324 Florida Avenue for the possible use as a pocket park or residential development, and finds it in conformance with the San Bruno General Plan.

Dated: _____

Planning Commission Chair

ATTEST:

APPROVED AS TO FORM:

Planning Commission Secretary

City Attorney

I, David Woltering, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of San Bruno on this 18th day of November 2014, by the following vote:

AYES: Commissioners: _____

NOES: Commissioners: _____

ABSENT: Commissioners: _____