

RESOLUTION NO. 2018 - 97

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO  
RECOMMENDING APPROVAL OF A PLANNED DEVELOPMENT PERMIT AND  
ARCHITECTURAL REVIEW PERMIT FOR THE PROPOSED MIXED-USE  
BUILDING LOCATED AT 111 SAN BRUNO AVENUE  
AND 761 – 767 HUNTINGTON AVENUE  
(APNS: 020-121-360, 020-121-350)

**WHEREAS**, on March 1, 2017, representatives on behalf of San Bruno Development, LLC. and Welch Family Partnership ("Applicants"), submitted an application to construct a five-story mixed-use building at 111 San Bruno Avenue and 761 – 767 Huntington Avenue ("Project"), on two parcels totaling 28,180 square feet in area (Assessor's Parcel Nos. 020-121-360, 020-121-350); and

**WHEREAS**, in order to develop the Project, the Applicant has submitted an application to the City of San Bruno for approval of the following: an amendment to the San Bruno Zoning Map to change the zoning for the Property from General Commercial (C) to Planned Development (P-D), a Planned Development Permit (P-D-P), a Specific Plan Amendment, an Architectural Review Permit, and a Tentative Parcel Map; and

**WHEREAS**, a planned development permit is required prior to the issuance of a building permit in any parcel zoned P-D; and

**WHEREAS**, applicant submitted a Development Plan in accordance with the provision of San Bruno Municipal Code Section 12.96.190(F); and

**WHEREAS**, on March 15, 2018, the Architectural Review Committee reviewed the application and provided a favorable recommendation for the Project with comments that were forwarded to the Planning Commission; and

**WHEREAS**, on August 21, 2018, the Planning Commission held a public hearing to consider the above-described Planned Development Permit and Architectural Review Permit and adopted Resolution 2018-05 recommending that the City Council approve PDP-18-002, AR-18-003; and

**WHEREAS**, on October 23, 2018, the City Council adopted a Municipal Code Amendment PD17-001 to change the zoning district of lots 020-121-360, 020-121-350 from Commercial (C) to Planned Development (P-D) allowing a mixed-use development with residential uses; and

**WHEREAS**, the Project has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq., hereafter the "CEQA Guidelines"). The amendments do not require any further CEQA review because an Initial Study/Environmental Checklist was prepared to confirm that the proposed Project would not result in any new or substantially more significant environmental effects than those analyzed in the San Bruno Transit Corridors Plan (TCP) Certified Environmental Impact Report (EIR) that was adopted by the City Council on February 12, 2013, pursuant to CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15168 (Program EIR). All applicable mitigations in the TCP EIR will be required as conditions of approval for the proposed Project.

**WHEREAS**, on October 23, 2018, the City Council approved Vesting Tentative Map TM-18-001 to merge Assessor's Parcel Nos. 020-121-360, 020-121-350 and create commercial and residential condominiums for the Project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of San Bruno, based on facts in the staff reports, written and oral testimony, and exhibits presented:

1. With respect to the Planned Development Permit, the City Council hereby finds:
  - a. The City Council hereby finds that the proposed Planned Development Permit is consistent with the P-D Development Plan and the City's Residential Design Guidelines.
  - b. The City Council approves Planned Development Permit PDP17-001, subject to the conditions of approval attached hereto as Exhibit A and according to the project plans attached as Attachment 3 to the staff report.
  - c. This Planned Development Permit shall not become effective until the effective date of the companion General Plan and Zoning Code Amendment and the Vesting Tentative Map approvals.
  - d. Upon the effective date, this Planned Development Permit approval shall be valid for a period of one year.
  
2. With respect to the Architectural Review Permit, the City Council hereby finds:
  - a. That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood; and
  - b. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses; and
  - c. That sufficient landscape areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking areas from the street and adjoining building areas from paved areas and to provide access from buildings to open areas. In addition, that adequate guarantees are made, such as the filing of a performance bond, to insure maintenance of landscaped areas; and
  - d. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood; and
  - e. That the improvement of any commercial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district;
  - f. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site; and
  - g. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood; and
  - h. That the proposed development is consistent with the general plan.

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I hereby certify that foregoing **Resolution No. 2018 - 97**  
was introduced and adopted by the San Bruno City Council at a regular meeting on  
October 23, 2018, by the following vote:

AYES: Councilmembers: Davis, M. Medina, O'Connell, Salazar, Mayor R. Medina

NOES: Councilmembers: None

ABSENT: Councilmembers: None

  
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Melissa Thurman, CMC  
City Clerk

**Exhibit A**  
**Conditions of Approval**  
**111 San Bruno Avenue and 761 – 767 Huntington Avenue**

**General Conditions**

1. Applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within thirty (30) days of City Council approval. Until such time as the Summary is filed, these permits shall not be valid for any purpose. These permits shall expire one (1) year from the date of City Council approval unless a building permit is issued.
2. All conditions of approval herein shall apply to the project in its entirety, regardless of the individual department under which the condition is listed. These conditions of approval and any other conditions associated with any further approvals of The Plaza project shall run with the land, and any and all successors in interest of the property shall comply with all conditions of said approval.
3. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.

**Community Development Department**

4. The project shall be built according to plans reviewed by the Planning Commission on August 21, 2018 and approved by the City Council on October 23, 2018 labeled "111 San Bruno Avenue", except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require review and approval by the Community Development Director.
5. The applicant shall obtain a City of San Bruno Building Permit before construction can proceed.
6. The project shall comply with all aspects of the 2016 California Building Code.
7. A detailed recycling and garbage plan shall be approved by the Community Development Director, the Building Department, the Fire Marshal, and San Bruno Garbage prior to issuance of a building permit. Prior to the issuance of the first certificate of occupancy, Applicant shall submit documentation to the Building Department that the materials have been recycled in accordance with the approved plan.
8. Prior to Final Inspection, all pertinent Conditions of Approval and all improvements shall be completed to the satisfaction of the City of San Bruno
9. The signed copy of the Conditions of Approval shall be photocopied and included as a full size page in the Building Division set of drawings.
10. A Master Sign Program shall be created for the entire development and for each use within the development. All proposed business identification signs shall require prior city approval in accordance with Chapter 12.104 of the Municipal Code.

11. The applicant shall meet with staff and Recology regarding regularly schedule trash, recycling, and compost collection. All trash, recycling, and composting bins shall remain inside of the trash room located within the building until the time of collection. At no time shall trash, recycling, or composting bins be stored within the public right-of-way, or be visible from the public right-of-way.
12. The applicant shall provide regular cleaning of debris and litter on the property.
13. Applicant shall comply with all requirements of San Bruno Municipal Code Chapter 5.16 regarding procedures for regulating and abating graffiti. Applicant shall install measures reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti, including, without limitation, the following:
  - Applicant or owner shall immediately remove any graffiti at the property;
  - Right of access by City forces to remove graffiti;
  - Application, installation and/or use of anti-graffiti materials to the surface or structure such as anti-etching films or anti-graffiti paints;
  - Installation and use of landscaping so as to screen or to provide a barrier to the surface or structure;
  - Installation and use of additional lighting;
  - Building design modifications or changes to surface or structure; and
  - Applicant or permittee shall supply the City with sufficient matching paint and/or antigraffiti material on demand for use in the abatement of graffiti by City forces.
14. A plan showing the location of any temporary contractor's storage yard or construction trailer on the property, including security fencing and lighting, shall be submitted to the Community Development Director for approval prior to installation and prior to building permit issuance.. Applicant shall provide interim landscaping as required by the Community Development Director.
15. All tenants shall be prohibited from using balconies as storage.
16. Applicant shall implement the Transportation Demand Management (TDM) Plan dated May 22, 2017 that was prepared for the project by Hexagon Transportation Consultants, Inc. To ensure compliance and to evaluate the effectiveness of the proposed TDM measures, the tenant shall provide annual reports to the Community Development Department for the first five years, and every other year thereafter, describing the on-going implementation of the TDM measures selected for the project.
17. The applicant shall obtain a tree removal permit for the removal of the trees along the southern border of the 111 San Bruno Avenue property.
18. A restaurant use shall not be permitted within the ground floor commercial space because the Project does not have enough off-street parking to meet the demands of the use.

### **Building**

19. **Accessible Means of Egress** – CBC 1009.2.1 requires elevators to be part of the accessible means of egress in buildings where a required accessible floor is four or more stories above the level of exit discharge. Further, CBC 1009.4 requires standby power for the elevators. Design shall show compliance with these code sections or the exceptions to these code sections.

20. **Means of Egress** - Operable windows with openings less than 36" above the finished floor are provided with fall protection pursuant to CBC 1015.8. Coordinate this with requirement for emergency escape and rescue openings (CBC 1030) and natural light and ventilation requirements (1203.5 and 1205.2).
21. **Balcony & Decks** - Balconies and decks floor framing shall be provided with ventilation with equipped with fire sprinklers on the underside pursuant to CBC 1406.3 Exception 3.
22. **Accessible Route** - At the garage level, an accessible route from the retail accessible parking spaces to the retail spaces shall be added pursuant to CBC 11B-206.2.
23. **Accessible Parking**
- a. The number of accessible parking spaces shall be provided for each type of parking (assigned, unassigned and visitor, and commercial parking per CBC 1109A.3, 1109A.4, 1109A.5, and 11B-208).
  - b. Accessible parking configuration shall be such that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. CBC 1109A.6 and 11B-502.7.1.
  - c. Advisory: The column located in the access aisle which is not permitted. Coordinate with the engineer of record to ensure columns are not located in the accessible parking space or access aisles. CBC 11B-502.
24. **Accessible Electric Vehicle Parking** – Accessible electric vehicle charging stations shall be provided in accordance with CBC 11B-228.3.
25. **Handrail Extensions** - Handrail extensions turned due to hazards are an exception for alterations and does not apply to new construction per CBC 11B-505.10 and 1123A.6.2.3. Please review handrail configurations at stairs and ramps as it has significant impact to the overall building design.
26. **Gurney Sized Elevators** – The elevator car shall be designed to accommodate an ambulance stretcher, 24" x 84", pursuant to CBC 3002.4 and 3002.4a.
27. **Parking Garage Exhaust** – Garage exhaust design shall comply with CMC 401.
28. **Grease Ducts** – Food establishments shall include provisions for grease duct shafts in accordance with CBC 707.
29. **Electrical Service** – Electrical equipment located on the ground floor shall be elevated, 12" minimum, due to proximity to surge flood events.
30. **Sand Oil Separate** – A sand oil separator shall be provided in the parking garage in accordance with CPC 1016.0.
31. **Grease Interceptor** – A grease interceptor shall be provided for commercial kitchen as required by CPC 1014.0.
32. **Green Building**
- a. The proposed building shall comply with the current California Green Building Standards Code Mandatory Measures.
  - b. EV parking spaces shall be provided for the multifamily dwelling units pursuant to CGBSC 4.106.4.2 and for the retail space pursuant CGBSC 5.106.5.3.
33. **Solar Ready Buildings** - The building shall be solar ready per CEnergyC 110.10

**34. Story Drift** – The proposed building shall be designed to account for story drift in accordance with ASCE 7-10 Section 12.12.

### **Cable**

35. The applicant shall provide labor and materials in laying the conduits as well as the installation of the pull rope. The conduits shall be two SCH40 2-inch conduits connecting the main MPOE to the outside underground B36 utility box intercepting the existing San Bruno Cable TV infrastructure. All conduit sweeps shall be no less than 36 inches and horizontal entry points into the underground utility box. San Bruno Cable TV will provide the distribution fiber optic cable from the outside into the MPOE.
36. The Project shall include conduit risers in the building's demarcation point (MPOE).
37. The Project shall provide an area of 4 feet by 4 feet by ¾ inch plywood mounted on a wall inside the MPOE along with a 115 VAC duplex electrical outlet.
38. The Project shall provide an area of 4 feet by 4 feet by ¾ inch plywood mounted on a wall inside all IDF rooms where all distribution fiber drops for the individual units terminate and a 115 VAC duplex electrical outlet.
39. The Project shall provide a grounded wire for attachment to the cable system at the demarcation point in the MPOE and IDF rooms with a minimum gauge of 14.
40. The Project shall provide connectivity between the MPOE and additional IDF rooms with distribution optical fiber and a conduit system with pull ropes inside.
41. The Project shall provide connectivity between the IDF rooms and to all Wireless Access points throughout the building using Ethernet Cat6 communication wires or better.
42. The Project shall provide individual fiber service drops for each unit to the IDF utility closets using singlemode distribution drop fiber.
43. The Project shall provide internal wiring that will consist of three transport mediums including singlemode optical fiber, RG6 (77% braid Trishield) and Cat6 Ethernet cable (not to exceed 100m lengths) and routed in homerun design for each outlet. Additional outlets shall be wired homerun from the double gang box and double wall plate to the main unit's internal panel along with a 115 VAC duplex electrical outlet. Each residential unit shall have a main outlet in the living room and additional outlets in each bedroom. Straight through splicing of cables within the units is not permitted. All cables shall conform to cable department's requirements and terminated with a single optical fiber connector, RG6 F-connector, Cat6 RJ45 plugin jacks at each double wall plate outlet.
44. Developer/Contractor shall install an internal main gang box or unit's internal panel located inside each individual unit with a minimum internal size of 12"x16"x3-1/2". An electrical 115 AC duplex receptacle will be needed in the panel for San Bruno Cable TV's GPON ONT and/or RFOG micro node.
45. The applicant shall be responsible for individual service drops, the internal wiring (singlemode optical fiber, RG6 Coax and Cat6 Ethernet cables), additional outlets and all termination connectors/plugin modules along with double wall plates to each unit and shall conform to the type and installation practice recommended by San Bruno Cable. The developer/contractor shall proof and test all conduits, optical fibers, Ethernet wires and coax cables after completion.

## **Fire**

45. More information about the fire sprinkler system protection design for garage/car stacker proposal is needed. Ordinary Hazard Group 1 will not be considered sufficient for protection for automobile parking stacking system. If current water system is not capable of supplying demand, a fire pump may be required.
46. The proposed building must comply with roof access design pursuant to either 2013 CFC 1009.16 or 2016 CFC 1011.12.
47. Plans must indicate the proposed location for FDC manifold for combination standpipe/fire sprinkler system for purposes of evaluating access.
48. Parking garage gates and building entrance lobbies must have Knox Box key access.

## **Police**

49. The address number for the business must be displayed on the front of the business and must be at least 6" high on a contrasting background that is easily visible when approaching the business.
50. It is recommended that the applicant consider installing a robbery/burglary alarm system that is monitored by an offsite alarm company.
51. It is highly recommended that the applicant consider installing a video surveillance system capable of recording and saving any crimes that are committed on the premises.
52. The applicant is responsible to submit emergency contact information to the Police Department for after hour's emergency contact.
53. I recommend that the interior/exterior/parking garage stairways be constructed in an open air manner or of glass to allow natural surveillance. If necessary to have the stairway enclosed I recommend that cameras be included with in the stairway to help prevent any criminal activity.
54. Stairwell landings should allow for a sixty-inch turning radius for use by the police and fire departments.
55. I recommend that bushes/shrubbery be no taller than two feet tall and that the lowest branch of any tree be no shorter than six feet tall. This is to allow natural surveillance around the exterior of the building, and to deter criminal activity and loitering. I recommend that all landscaping be continuously maintained to meet this standard.
56. Security planting materials are encouraged along fences and property lines and under vulnerable windows. Landscaping shall not conceal doors or windows from view, obstruct visibility, or provide access to the roof.
57. Parking garage, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to building shall be provided with lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness.

58. All exterior doors shall have their own light source which will adequately illuminate entry/exit areas at all hours in order to: Make any person on the premises clearly visible and provide adequate illumination for persons entering and exiting the building.
59. Metal halide, or other bright white light source, And a light, highly reflective paint color should be utilized throughout the building so that no dark areas exist inside the structure.
60. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns and other open construction should be utilized over a solid wall design.
61. When, by necessity, a stairwell is enclosed, convex mirrors should be placed at each stairwell landing, and the stairwell doors should employ as much transparent material as fire code allows. Convex mirrors should be placed inside elevator cabs.
62. Bars or grating should be utilized to impede pedestrian access to the structure from ground-level openings. Landscaping contiguous to this grating should be the type that does not block natural light fenestration into the garage.
63. Access control must be utilized for vehicular and pedestrian traffic.
64. Clearly marked, hands-free emergency phones/panic alarms should be placed throughout the structure.
65. CCTV surveillance should be utilized throughout the structure.
66. Panic alarms should be utilized throughout the parking structure and be connected with an off-site security monitoring company.
67. All entrances to the parking garage shall be posted with appropriate signs per 22658(a) CVC, to assist in removal of vehicles at the property owners/managers request.
68. All handicap parking stalls shall be appropriately painted and marked as per the California Vehicle Code.
69. Compact-parking spaces shall be clearly marked on the pavement.
70. Designated fire lanes shall be properly painted and signage that reflects the red zone is a fire lane, for proper enforcement purposes.

### **Recology**

72. The trash room enclosure will need to allow for the following bins:
  - a) 2 x 4 yard bins (1 for garbage and 1 for recycling) Each 4 yd bin measures 55" deep x 81" wide x 66" height
  - b) 2 x 2 yard bins for organics. Each 2 yard measures 39" deep x 81" wide x 52" height.
73. Each commercial tenant shall have their own carts for service that can only be placed curbside on service days.

End Conditions