



Zoning Code Update 2015

The City is in the process of updating its Zoning Code to implement the San Bruno General Plan approved in 2009. The Zoning Code controls land use activity within the City and is the primary day-to-day planning guide. While small revisions have been made over time to this Code, the last comprehensive Zoning Code update occurred 30 years ago. The current update to the Zoning Code will reflect new policies within the recently adopted Transit Corridors Plan (TCP).

The goals of the overall Zoning Code update process are to modernize, simplify, and streamline the Code. It is intended that this updated Code be easily understood and accessible online. This update includes integration of current City Council policy, modern construction practices, State and Federal law, sustainability goals, and best practices within the planning profession. City staff is working with an outside consultant that specializes in drafting Zoning Codes in this effort.

So far, the City Council and Planning Commission have held two study sessions to review specific topics within the Zoning Code. Additional study sessions will be held in the coming months, including one specifically addressing the Transit Corridor Plan area. After that, the City's Planning Commission and City Council will be reviewing the Draft Zoning Code in public meetings. Updates on the process and draft documents will be posted online at the City's website: http://www.sanbruno.ca.gov/comdev_zoning.html.

What is a Zoning Code again?

The General Plan and any adopted Specific Plans lay out the vision and goals for the community and the Zoning Code is the tool used to implement that vision. The principles of the General Plan and Specific Plans are translated into site-specific regulations in the Zoning Code. (The City has two Specific Plans, the recently approved Transit Corridors Plan and the Navy Site Specific Plan used to create The Crossing.) The Zoning Code is part of the overall City of San Bruno Municipal Code. It contains regulations for land uses (which types of uses can be located where), development standards (such as height, setback, and landscaping), parking requirements, and a description of the process to approve projects.

How does the Zoning Code relate to the Transit Corridors Plan?

The Transit Corridors Plan (TCP) is a Specific Plan, which was adopted by the City Council in February 2013. The TCP includes a vision and policies for the area generally located around the new Caltrain Station, San Bruno Avenue, El Camino Real, and San Mateo Avenue. The TCP creates the general policies and basic development standards for this area. The Zoning Code will take this vision to the next step and include detailed

regulations that will be required for every project. The Zoning Code will also outline the public noticing and application process for development projects within the TCP area.

How will the Zoning Code Update affect my single-family home?

The proposed changes to the existing single-family residential zoning district are very limited. The vast majority of the development standards would remain unchanged, but they might be re-worded to be easier to understand. Small items are proposed to be added or updated, like regulations for accessory structures or composting bins. The Home-Based business section will be updated to be more consistent with modern businesses and help reduce impacts on neighbors. The Code will likely establish standards for landscaping that would require more native, water-conserving plant species. Additionally, there might be limitations on development on very steeply sloped lots.

How does the Zoning Code address sustainability?

Zoning codes, historically, have not done a good job of promoting environmental sustainability goals. However, as laws and policies have changed, more and more cities are incorporating sustainability goals into zoning codes. Because of this, the City decided that it would be valuable to prepare a detailed analysis of how the updated Zoning Code might best implement the sustainability goals outlined in the 2009 General Plan. A Sustainability Audit was prepared, with the results of this analysis to help guide the preparation of a Zoning Code that fully implements General Plan policies relating to sustainability. The Sustainability Audit is available online at http://www.sanbruno.ca.gov/comdev_zoning.html.

Have questions or want to get involved?

Please call us at (650) 616-7074, visit our website www.sanbruno.ca.gov/comdev_zoning.html, email us at planning@sanbruno.ca.gov, or come by the Planning Division at City Hall.