



Bayhill Specific Plan Frequently Asked Questions

What is a Specific Plan?

A Specific Plan is a long-range plan and implementation program for a limited geographic area within a city where growth is expected to occur. Specific Plans are similar to zoning ordinances in that they address project implementation through development regulations; however, Specific Plans offer greater flexibility and the opportunity to tailor development standards toward the goals of a particular area. Specific Plans will typically consider a range of topics, including land use distribution, future development programs, infrastructure needs, parking management strategies, streetscape improvements, phasing, and financing strategies.

Why is a Specific Plan being prepared for the Bayhill Office Park area?

YouTube approached the City and shared a long-term plan to fulfill some of the firm's future workforce needs over the next 20-year period within the Bayhill Office Park. To accommodate this anticipated long-term employment growth, YouTube is interested in presenting a plan for phased development and redevelopment of some of its properties within the Bayhill Office Park to add office space and create a campus environment. City staff informed YouTube representatives that other property owners' interests, as well as the City and broader community interests would need to be considered in the context of the firms' proposed expansion within the Bayhill Office Park. Given these objectives, the City is requiring that YouTube fund the preparation of a comprehensive plan for the future development and redevelopment of the Bayhill Office Park area. This more comprehensive plan is referred to as a Specific Plan. The City will administer and manage the preparation of the Specific Plan.

The Bayhill Specific Plan will outline a cohesive, long-term, community-driven vision for this key district in San Bruno that is home to the largest cluster of offices in the city, including the headquarters of YouTube. In addition to the Specific Plan, a full Environmental Impact Report (EIR) will be prepared to consider and address potential environmental impacts associated with the implementation of the Specific Plan. Preparation of the Specific Plan will also require an economic analysis to study potential economic and fiscal impacts of YouTube's proposed development/redevelopment upon the greater Bayhill Office Park and the City of San Bruno. Additionally, an in-depth public participating program is proposed, which includes an online internet based survey and two community workshops.

What are the anticipated boundaries of the Specific Plan?

The overall Planning Area will encompass the entire Bayhill Office Park and Shopping Center, which are generally bounded by Interstate 380 to the north, El Camino Real to the east, San Bruno Avenue West to the south, and Interstate 280 to the west. Nearby, there are a total of five adjoining properties adjacent

to the existing Bayhill Office Park (four of which that front El Camino Real, and the other which fronts onto San Bruno Avenue West) that are located within the City's Adopted Transit Corridors Specific Plan Area. These five adjoining parcels have been incorporated into the Bayhill Specific Plan Study Area.

Who will prepare the Specific Plan and how were they selected?

Staff distributed a Request for Proposals (RFP) to six firms that specialize in urban design and planning and, specifically, preparation of specific plans and strategic plans related to the proposed scope of work for this project. The city received proposals from three different firms. An interview team consisting of the Community Development Director, City Attorney, and an Associate Planner conducted interviews with all three firms. Based on their approach and understanding of the project, local knowledge, ability to meet schedule expectations, and relevant experience, staff recommended that the City select Dyett & Bhatia, Urban Planning and Design Consultants, located in the City of San Francisco. The City Council authorized the City Manager to execute a contract in an Amount Not to Exceed \$785,000 with Dyett & Bhatia for the preparation of the Bayhill Specific Plan at their May 23, 2017 meeting.

Who will pay for the preparation of the Specific Plan?

There will be no direct fiscal impact to the City for the preparation of the Bayhill Specific Plan. YouTube will reimburse the City of San Bruno for the entire amount (\$785,000) specified in Dyett & Bhatia's contract. YouTube will also reimburse the City of San Bruno for all employee staff time and related consultant services time. The City will administer the preparation of all the studies and work products associated with the Bayhill Specific Plan.

Will the community be able to provide any input?

The development of the Bayhill Specific Plan is a collaborative planning process that will help to create a cohesive and attractive district that offers a vibrant and creative environment for workers, while integrating into and providing benefits for the broader San Bruno community. To ensure that the Plan achieves these objectives, it is imperative that members of the Bayhill Office Park community as well as members of the larger public have ample opportunities to provide input through the Specific Plan process.

The first of two community workshops for the Bayhill Specific Plan was held on August 30, 2017 at the Senior Center. Approximately 45 residents, community organization leaders, business owners, and property owners met to help craft a vision for the area and to share their ideas regarding a variety of topics, including, future land uses, potential streetscape & open space enhancements, and potential transportation improvements. The second Community Workshop will be held in late 2017/early 2018. An online survey will also be launched in late 2017/early 2018.

How long will the Specific Plan process take?

Dyett & Bhatia has proposed a schedule of 15 months to complete the Specific Plan, with the goal of Specific Plan adoption by August 2018.

What about traffic? Will issues related to traffic and overall circulation be analyzed?

An Environmental Impact Report (EIR) will be prepared for the Bayhill Specific Plan. An EIR is the most detailed level of review called for under the California Environmental Quality Act (CEQA). Under State law, an EIR must identify and analyze potential impacts related to a range of issues, including aesthetics, air quality, climate change, cultural resources, hazards, hydrology/water quality, land use, noise, population/housing, public services utilities and transportation (including traffic). Measures will be identified to mitigate potential traffic impacts associated with the Bayhill Specific Plan.

What will happen to the Bayhill Shopping Center?

Existing commercial activities found at the Bayhill Shopping Center are not anticipated to change as part of the Bayhill Specific Plan planning effort. The retail, service and other commercial uses at the Bayhill Shopping Center support people residing and working the surrounding areas. The City's Planning Commission recently approved a Planned Development Permit, Architectural Review Permit, and a Sign Permit to allow a variety of architectural changes and site improvements to enhance and maintain the Center at the Commission's September 19, 2017 meeting. Additional information regarding the Bayhill Shopping Center project can be found [here](#).