

**ATTACHMENT 4 - EXHIBIT A  
GENERAL PLAN AMENDMENT  
TO ENSURE CONSISTENCY WITH THE BAYHILL SPECIFIC PLAN**

The following is a list of amendments to the General Plan:

<b>GENERAL PLAN AMENDMENT</b>	
<b>1.0 INTRODUCTION AND OVERVIEW</b>	
<b>1.</b>	<p><b>1-7. RELATIONSHIP WITH OTHER PLANS AND AGENCIES. Page 1-15.</b> Add the following paragraph describing the Bayhill Specific Plan:</p> <p>The 92.2-acre Bayhill Specific Plan area includes the Bayhill Office Park and Bayhill Shopping Center, and abuts the City’s adopted Transit Corridors Specific Plan area located to the east. The Bayhill Office Park is San Bruno’s largest employment center, providing space for tenants including YouTube, Walmart.com, the Kaiser Foundation, The Police Credit Union, and others. YouTube is the primary property owner within the Specific Plan area. To accommodate YouTube’s expansion needs in a high quality setting that benefits Bayhill’s other property owners, as well as the broader San Bruno community, the City prepared the Bayhill Specific Plan. The Specific Plan is a regulatory mechanism that identifies and establishes allowable development intensities, densities, and design standards, along with a full range of infrastructure and circulation improvements in order to guide new development within the Specific Plan area. Full build-out of the Bayhill Specific Plan is anticipated to occur by 2040.</p>
<b>2.0 LAND USE ELEMENT:</b>	
<b>2.</b>	<p><b>Table 2-1. Density and Intensity Standards. Page 2-6.</b></p> <p>Add the Bayhill Regional Office General Plan Land Use Designation to Table 2-1 and include the following data:</p> <ul style="list-style-type: none"> <li>• Residential Density (hu/acre) column: add “Up to 205 housing units are allowed within the 6.06 acre housing overlay at 801-851 Traeger. Up to 158 housing units are allowed within the 3.95 acre housing overlay at 1111 Bayhill Drive.</li> <li>• Floor Area Ratio (FAR; combined for all uses, including residential) column: add “2.0”</li> <li>• Discretionary Off-Site Improvement and Design Amenities FAR/Density Bonus* column: add “-”</li> </ul> <p>Add the Bayhill Neighborhood Commercial General Plan Land Use Designation to Table 2-1 and include the following data:</p> <ul style="list-style-type: none"> <li>• Residential Density (hu/acre) column: add “Up to 210 housing units are allowed within the 10.53 acre mixed use overlay at 851/899 Cherry Avenue.”</li> <li>• Floor Area Ratio (FAR; combined for all uses, including residential) column: add “-”</li> <li>• Discretionary Off-Site Improvement and Design Amenities <i>FAR/Density Bonus* column: add “-</i></li> </ul>
<b>3.</b>	<p><b>Figure 2.1. Land Use Diagram. Page 2-7.</b> Revise Figure 2-1, General Plan Land Use Diagram by changing the following land use classifications, as referenced in Exhibit B:</p> <ul style="list-style-type: none"> <li>• Change 14 parcels from “Regional Office” to “Bayhill Regional Office”</li> <li>• Change 2 parcels from “Neighborhood Commercial” to “Bayhill Neighborhood Commercial”</li> </ul>
<b>4.</b>	<p><b>Land Use Classifications. Page 2-9.</b> Bayhill Neighborhood Commercial and Bayhill Regional Office: Add the following “Bayhill Neighborhood Commercial” &amp; “Bayhill Regional Office” General Plan Land Use Descriptions:</p> <p><b>Bayhill Neighborhood Commercial</b></p> <p>Permits convenience and retail commercial uses, including but not limited to: retail sales and services, restaurants, personal services, business services, health and exercise clubs, and offices. Horizontal or vertical mixed-use residential and commercial development is permitted by a mixed-use overlay, so housing may be provided at the ground floor level or on top of commercial uses;</p>

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	<p>however, the current square footage of neighborhood commercial uses shall be maintained as a condition of any residential/mixed use development. A maximum of 210 housing units are permitted.</p> <p><b>Bayhill Regional Office</b></p> <p>Allows a 2.0 maximum FAR. Permits regional office development located in a campus-style setting (Bayhill Office Park) and hotels. Retail sales and services, health and exercise clubs, personal services, business services, and restaurants would be permitted as ancillary uses. A residential overlay provides for residential development on two properties along San Bruno Avenue (801-851 Traeger Avenue and a portion of 1111 Bayhill Drive). Up to 205 residential units are allowed at 801-851 Traeger Avenue and up to 158 residential units are allowed at 1111 Bayhill Drive.</p>
5.	<p><b>Land Use Classifications: Page 2-9.</b> Eliminate the reference to the “Bayhill Office Park” in the “Regional Office” General Plan Land Use description and add the following text and the end of the Regional Office description:</p> <p>“This does not apply to the Bayhill Office Park, which is subject to the separate Bayhill Regional Office designation.”</p>
6.	<p><b>Table 2-2, Potential General Plan Buildout (2025). Pages 2-10.</b> Include the following note at the bottom of Table 2-2:</p> <p>“The development statistics by Land Use Classification identified above are based on projections from 2009 when the General Plan was adopted. The numbers identified above are projections and are not setting a maximum cap on development. The Bayhill Specific Plan contains statistics for anticipated development throughout the Specific Plan Area. Any development anticipated under the Bayhill Specific Plan through 2025 would fall under the projections in Table 2-2.”</p>
7.	<p><b>2-4 General Plan Buildout. Page 2-11.</b> Include the following note at the bottom of Table 2-3: Additional Development by Land Use Classification:</p> <p>“The development statistics by Land Use Classification identified above are based on projections from 2009 when the General Plan was adopted. The numbers identified above are projections and are not setting a maximum cap on development. The Bayhill Specific Plan contains statistics for anticipated development throughout the Specific Plan Area. Any development anticipated under the Bayhill Specific Plan through 2025 would fall under the projections in Table 2-2.”</p>
8.	<p><b>2-5 Urban Design. Page 2-12.</b> Add the Bayhill Office Park to the list of areas with potential for intensification.</p>
9.	<p><b>Land Use and Urban Design Policies. Page 2-19.</b> Replace Guiding Policy LUD-G with the following text:</p> <p>“Infill in the Bayhill Office Park with new regional offices, residential and hotel uses in accordance with the Bayhill Specific Plan.”</p>
10.	<p><b>Land Use and Urban Design Policies. Page 2-28.</b> Replace the first sentence of LUD-51 with the following text:</p> <p>“Promote construction of regional professional and administrative offices, residential and hotel uses on existing surface parking lots in the Bayhill Office Park in accordance with the Bayhill Specific Plan.</p>
	<p><b>4.0 TRANSPORTATION ELEMENT</b></p>
12.	<p><b>4.2 CIRCULATION AND TRAFFIC ANALYSIS, Page 4-5.</b> At the end of the second paragraph, add the following text:</p>

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	<p>“Information related to future (2040) LOS traffic impacts can be found in the Bayhill Specific Plan. The Bayhill Specific Plan does not change the conclusions outlined in this General Plan.”</p>
<b>13.</b>	<p><b>Table 4-4. Page, Intersection Future Conditions LOS Summary. Page 4-7.</b> Include the following at the bottom of Table 4-4:</p> <p>“Information related to future (2040) LOS conditions can be found in the Bayhill Specific Plan. The Bayhill Specific Plan does not change the conclusions outlined in this General Plan.”</p>
<b>14.</b>	<p><b>Shuttle Services. Page 4-13.</b> Replace the first sentence with the following text:</p> <p>“Walmart, in partnership with Commute.org, BART, and Caltrain, operates a publicly accessible shuttle service between the Bayhill Specific Plan Area and the San Bruno BART and Caltrain stations during weekday mornings and early evenings.”</p>
<b>15.</b>	<p><b>Implementing Policies, Street Network. Page 4-20.</b> Add the following sentence to Implementing Policy T-6:</p> <p>“Within the Bayhill Specific Plan area, the City will monitor actual traffic conditions over time and adjust the exact project parameters of specific intersection improvements and timing as applications for future phases of development are submitted.”</p>
<b>16.</b>	<p><b>Table 4-8 Intersection Improvements. Page 4-22.</b> Add the following text at the bottom on Table 4-8:</p> <p>“See the Bayhill Specific Plan for recommended intersection improvements related to future development in the Specific Plan area.”</p>