



300 PIEDMONT AVENUE FACT SHEET – May 2022

SummerHill Homes is proposing a single-family home community consistent with the City of San Bruno’s General Plan at 300 Piedmont Avenue, a 40.2-acre site currently owned by the San Mateo Union High School District (SMUHSD). The 300 Piedmont Avenue project includes two neighborhoods totaling 156 single-family detached homes, including a total of 24 four-bedroom affordable homes. The two proposed neighborhoods create a seamless integration of a variety of single-family home layouts and exterior styles utilizing a variety of roofs and exterior materials. The first neighborhood incorporates a contemporary take on the surrounding traditional styles with exteriors transitioning to a more traditional interpretation within the second neighborhood.

The project also proposes to dedicate approximately 12 acres of open space to the City of San Bruno, including land suitable for the construction of playing fields, parking, and other recreational uses open to all San Bruno residents. Of the Site’s 40.2 acres, approximately 24 acres are suitable for the development of homes.

The property currently contains the former Crestmoor and Peninsula High Schools as well as playing fields, parking lots, SMUHSD maintenance facilities, and natural open space. Proceeds from the sale of the project site by SMUHSD are anticipated to fund much-needed housing offsite for District teachers and staff serving the thousands of students in the District.

Project Summary:

Site Area:	40.2 acres
Residential:	156 For Sale Single-Family Detached Homes <ul style="list-style-type: none">• 132 market rate homes• 24 below market rate homes, affordable to Low and Moderate Income families• 7 unique 4-bedroom floorplans ranging from approx. 1,780 – 2,700 sq. ft. in a variety of configurations with 3 or 4 bedrooms, 2.5 to 3.5 bathrooms
Public Open Space:	12 acres of the site are proposed to be dedicated to the City suitable for development of playing fields, parking, trails, playground, or other recreational uses
Planned Unit Permit Private Open Space:	8 acres of the site are proposed as private open space to be maintained by the project’s homeowners’ association
Parking:	2-car garage and 2-car driveway apron per house, plus on-street parking on one side of each street

City of San Bruno’s General Plan/Zoning Summary:

The project site is designated Low Density Residential by the General Plan and is zoned R-1, Single Family Residential. The project is designed to be consistent with both the General Plan and R-1 Zoning and utilizes the City’s Planned Unit Permit Ordinance which encourages the creative use of land and open space to create new housing. The project application preparation and City review is expected to take 16-20 months.

Current General Plan Designation:	Low Density Residential
Proposed General Plan Designation:	No Change
Current Zoning:	R-1, Single Family Residential
Proposed Area Plan Designation:	No Change
Permitted Density:	2.1-8.0 units/acre (84-321 units)
Proposed Density:	3.9 units/acre



COMMUNITIES OF DISTINCTION

300 Piedmont Avenue Single-Family Development
SummerHill Homes – May 2022

Community Benefits & Impact Fees:

- Create 156 much-needed single family detached homes compatible with the surrounding neighborhood
 - 132 market rate homes of 4-bedroom floor plans
 - 24 below market rate homes, all 4-bedroom floor plans, affordable at Low and Moderate levels to families
- Dedicate 12 acres of public open space to the City of San Bruno, including areas suitable for playing fields, parking, trails, and other recreational amenities.
- **The site currently generates no property taxes.** Once the homes are built, the new neighborhoods will generate significant property taxes to benefit the San Bruno community including the City of San Bruno, San Bruno Park School District, San Mateo Union High School District, and the San Mateo County Community College District.
- Contribute approximately \$4.9 million in Development Impact Fees to the City of San Bruno.
- Contribute approximately \$1.5 million in school impact fees to the San Bruno Park School District and San Mateo Union High School District.
- Proceeds from the sale of the Project site by the San Mateo Union High School District are anticipated to fund much-needed housing offsite for District teachers and staff serving the thousands of students in the District.
- Assist the City in meeting its RHNA obligations for market-rate and affordable housing by providing 156 homes of for-sale housing, including 8 Low-income and 16 Moderate-Income homes.

FREQUENTLY ASKED QUESTIONS

Who is SummerHill?

SummerHill Homes is a privately-owned homebuilder headquartered in San Ramon with its development team based in Palo Alto. We are part of SummerHill Housing Group and have been building award-winning for-sale and rental housing in the Bay Area since 1976. SummerHill has a strong track record of working in San Bruno for almost 20 years, developing the Merimont, Marisol, and Skyline Ridge communities and constructing Merimont and Marisol. We develop high-quality, architecturally distinctive communities that address housing needs while also ensuring that each development has a positive impact on the community.

Will there be playing fields, and if so, how many?

As requested by the City, SummerHill has offered to dedicate 12 acres of open space to the City. The open space will be designed and constructed by the City. Based on conceptual studies prepared by SummerHill, the land proposed for dedication can accommodate two 6U, two 8U, one 10U, and one 12U field as well as parking and facilities. The 10U and 12U fields could also be combined to be used as a full-size field.

Who can buy the below market rate homes?

SummerHill proposes to construct (24) 4-bedroom, 2.5 bath single family homes consistent with the City's Affordable Housing Program Ordinance. Eight homes will be available to households that qualify as Low Income, or up to 80% of San Mateo County's median income, and sixteen homes will be available to households that qualify as Moderate Income, or up to 120% of the County's median income. To the extent permitted by law, preferences will be given to those households where at least one member in the household lives or works in San Bruno or works for a school district serving the residents living in the city and the BMR home sales program will be coordinated through the City of San Bruno.

Contact Information:

Elaine Breeze
Senior Vice President of Development
SummerHill Homes
ebreeze@shhomes.com | 650-842-2404