







## Proposed 300 Piedmont Avenue Single Family Home Community Former Crestmoor High School Site



**Artist Illustration of Proposed Community**

	<p><b>Create 155 single family detached homes compatible with the surrounding Crestmoor neighborhood</b></p> <ul style="list-style-type: none"> <li>• 131 market rate homes, all 4-bedroom floor plans.</li> <li>• 24 below market rate homes, all 4-bedroom floor plans, affordable to Low and Moderate income families.</li> <li>• 7 unique 4-bedroom floorplans ranging in size from approx. 2,150– 2,700 sq. ft. in a variety of configurations.</li> <li>• 2-car garage and 2-car driveway apron per house, plus on-street parking on one side of each street.</li> <li>• No development is proposed on the undeveloped sloped hillside between the existing school use areas and Madison Avenue or Rosewood Drive.</li> </ul>
  	<p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• 20.73 acres (50%) of the site will be preserved as open space including 18.72 acres that will be publicly accessible.</li> <li>• 6.4 acres of the site are proposed to be dedicated to the City of San Bruno suitable for development of public playing fields, parking, trails, playground, or other recreational uses.</li> <li>• 14.33 acres of the site are proposed as private open space to be owned and maintained by the project's homeowner's association:             <ul style="list-style-type: none"> <li>○ 12.32 of the acres will be publicly accessible with a public access easement.</li> <li>○ Private recreational amenities for use by residents include a neighborhood tot lot park parcel within the residential community with play elements serving a range of 2 to 12 years of age; and second, smaller private pocket park parcel is also included featuring a passive use design.</li> </ul> </li> </ul> <p><b>City of San Bruno Crestmoor Park Master Planning Process</b></p> <ul style="list-style-type: none"> <li>• Separate from the process to review SummerHill's Project, the City has retained the park master planning consulting firm of Callender Associates to work with the community to design the public multi-use fields and other public amenities envisioned for the 6.4 acre site through a park master planning process.</li> <li>• The master plan could include a large multi-use turf area suitable for multiple simultaneous youth soccer games, walking paths, restrooms, and associated parking.</li> </ul>

	<p><b>Sustainability</b></p> <ul style="list-style-type: none"> <li>• The community will be an environmentally sustainable all-electric residential community.</li> <li>• Each home will include solar panels, energy efficient electric appliances, windows, insulation, and heating systems. Water heating systems will be electric as well.</li> <li>• The community will include drought tolerant and/or native landscaping, water-conserving irrigation systems including climate-sensitive controllers in common areas, and biological treatment of stormwater runoff.</li> <li>• Each garage will have one Level 2 Electric Vehicle (EV) Ready space, one Level 1 EV Ready space, and space for bicycle parking to allow an alternative mode of transit for residents.</li> </ul>
	<p><b>Impact Fees &amp; Public Benefits</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Fund approximately \$4.6 million in Development Impact Fees to the City of San Bruno.</li> <li>• Fund approximately \$1.5 million in school impact fees to the San Bruno Park School District and San Mateo Union High School District.</li> <li>• Proceeds from the sale of the 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.</li> </ul>
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**PROJECT OVERVIEW**

SummerHill Homes (SummerHill) 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 Project includes two neighborhoods totaling 155 single-family detached homes, including a total of 24 four-bedroom homes affordable to low and moderate income families. 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.

SummerHill proposes to dedicate approximately 6.4 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 set aside for the development of homes.

The property currently contains the former Crestmoor/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.

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, which has 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. We develop high-quality, architecturally distinctive communities that address housing needs while also ensuring that each development has a positive impact on the community.

## RESIDENTIAL & PROJECT DESIGN

### **Q: What will the homes and community be like?**

A: The community includes seven 2-story four-bedroom floor plans in two neighborhoods with distinctive architecture and varying lot sizes. One neighborhood will include 4-bedroom homes ranging in size from approximately 1,900 to 2,300 SF of living space with typical lot sizes of 3,000 SF. The second neighborhood will include 4-bedroom homes ranging in size from approximately 2,100 SF to 2,700 SF of living space with typical lot sizes of 2,800 and 3,300 SF. Each home will include front yard landscaping with decorative lattice fencing facing public views and solid wood fencing between private lots.

### **Q: What are the details about the below market rate homes?**

A: SummerHill proposes to construct (24) 4-bedroom, 2.5 or 3 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.

### **Q: Why aren't you providing more housing or a higher density?**

A: We think that single-family detached residences are the most appropriate use for the area. That said, we studied the City of San Bruno's existing land use designation for the site that would allow higher density products (townhomes, duets), but found that single family detached residences were the best proposed residential use for the existing neighborhood, San Bruno's housing stock, and value for the District. If townhomes were built, they could likely result in over 300+ housing units, which does not match the scale or character of the surrounding neighborhood.

### **Q: How will the project manage wildfire prevention?**

A: A wildfire and vegetation management plan will be implemented on the site (excluding the area dedicated to the City) as part of the community. The community's Homeowners Association will be responsible for managing this plan on an ongoing basis, including the 14.33 acres of privately owned publicly accessible open space containing wooded slopes.

## PARKS & OPEN SPACE

- 20.73 acres (50%) of the site will be preserved as open space including 18.72 acres that will be publicly accessible.
- SummerHill will dedicate 6.4 acres of land to the City for public open space. Prior to the transfer of title, the dedicated land will be rough graded and private stormwater treatment areas and storm drain lines to serve the through the land proposed for dedication will be constructed. The dedicated public open space will be improved, owned, and maintained by the City for uses that will be determined by the City of San Bruno, which could include soccer fields.
- In addition to the 6.4 acres of dedicated public open space, the Project includes an additional 14.33 acres of private open space including 12.32 acres that will be publicly accessible open space for recreation along with western slope of the Project Site, private parks within the new home community, and open space east of Courtland.

### **Q: On the diagram of the proposed development, there are 2 types of open space listed: "Open space dedicated to City of San Bruno" and "PUP Open space". Please clarify what is PUP open space and how is this different from the former?**

A: "PUP Open Space" is private open space that will be preserved and maintained by the community's Homeowners Association consistent with the City's Planned Unit Permit Ordinance. The "Open Space Dedicated to City of San Bruno" is proposed to be owned and maintained by the City of San Bruno.

### **Q: Why are there no soccer fields show in the site plan?**

A: Separate from the process to review SummerHill's application, the City has retained an outside park master planning consulting firm to work with the community to design the public multi-use fields and other public amenities envisioned for the 6.4 acre site through a park master planning process. Be on the lookout for additional information and opportunities to participate in the master planning process. Updates will also be posted to the City's website.

### **Q: Where will kids play soccer until the project is completed?**

A: The City of San Bruno, the San Bruno Park School District, and the SMUHSD will work together with the soccer groups to accommodate play in the interim by allowing the rental of other fields.

### **Q: What are you going to do with the slopes? Existing trees, vegetation? Fire hazard?**

A: We are working with geotechnical, civil, and structural engineers with experience in the area. We are also working with a fire management consultant, arborist, and landscape architect to ensure that we comply with regulations to remove the necessary vegetation and to ensure the

hillside is maintained in an attractive manner consistent with the fire department regulations. Wildfire and vegetation management will be implemented on the site (excluding the area dedicated to the City) as part of the Project. The community's Homeowners Association will be responsible for managing this plan on an ongoing basis, including the 12.32 acres of privately owned publicly accessible open space containing wooded slopes.

## TRAFFIC AND PARKING

Vehicular circulation is provided to the community from Piedmont Avenue at the southern entrance and Courtland Drive at its northern entrance. The community's design includes a "ring" road that provides circulation around the project's perimeter with east/west drives throughout. Each home will have an attached private two-car side-by-side garage and a two-car driveway apron.

The community will provide private streets, including sidewalks on both sides, and parking on one side. The community's Homeowners Association will have rules requiring that residents and guest use garages and driveways for parking before any vehicles are parked on the street.

### **Q: How will you study and mitigate traffic?**

A: As part of the project's review, the City will hire a traffic engineer to conduct operations analyses at key intersections identified by the City for study in the area. The engineer will take traffic measurements, observe traffic operations, and look at historical data to make recommendations for any changes to reduce impacts potentially created by the project.

### **Q: What about parking for visitors, domestic workers, and delivery trucks?**

A: Each house includes a 2-car garage and 2-car driveway apron. The community's private streets include street parking on one side. The land proposed for dedication to the City includes space that could conceptually accommodate well over 100 parking stalls, including on-street parking on the north side of Street "A" to serve the dedicated land.

## UTILITIES, PUBLIC SERVICES AND STORMWATER MANAGEMENT

- Domestic water service will connect to existing public water mains in Piedmont Avenue and Courtland Drive.
- Sanitary sewer service will connect to an existing sanitary sewer main located in Courtland Drive near the northern entrance to the Project Site.
- Electric, cable, and telephone service is anticipated to connect to existing service lines in Courtland Drive.
- Garbage, composting, and recycling service will be provided by Recology of San Bruno.
- Stormwater will be treated on site as required to meet municipal stormwater permit requirements.

## SAN MATEO UNION HIGH SCHOOL DISTRICT

### **Q: Why is the High School District selling the land?**

A: The Crestmoor High School closed in 1980, and the most recent occupant of the site was the Peninsula Alternative High School which was relocated in 2019. District officials have stated that proceeds from the sale of the site are anticipated to fund off-site workforce housing for its teachers and staff.

**NOTE:** *SummerHill has an active application on file, but separately, the San Mateo Union High School District entered into a settlement agreement with the City of San Bruno in which it agreed to have the City consider a modified version of what is on file to address the City's objectives for the project site. This summary addresses the modified version.*

February 27, 2023