



# FOCUS

FALL 2015

REPORT FROM CITY HALL

## Proposed Crossing Hotel with Event Space Closer to Reality

A high-end hotel at The Crossing in San Bruno that includes a large space for meetings and special events is one step closer to reality.

Last month, the City formally adopted an amendment to the U.S. Navy Site and its Environs Specific Plan (Specific Plan) to support the development of a long-envisioned hotel at The Crossing, once a 20-acre U.S. Naval facility.

The project will provide a signature gateway to the City and help ensure San Bruno's long-term economic vitality. The future hotel at The Crossing would be uniquely tailored to meet this community's needs – and the priorities outlined by Measure E, which voters overwhelmingly approved in 2001. An application for development approval of The Crossing hotel is scheduled to be considered by the Planning Commission and City Council in early 2016. This process will culminate years of planning to develop the small, 1.5-acre vacant site at The Crossing on El Camino at the intersection of Interstate 380.

As outlined by Measure E in 2001, San Bruno's goals for The Crossing hotel are to enhance the City's hospitality offerings. This hotel would provide



long-requested event space to accommodate up to 300 people – and contribute to the City's long-term economic development, creating jobs and adding revenue streams. The City's vision for The Crossing also supports projects that create a vibrant mixed-use district along the El Camino Real corridor.

This project meets these objectives – and more. The proposed hotel would generate \$1 million annually in transient occupancy tax (TOT) revenues for the City, in addition to property and sales tax once the hotel opens for business. The hotel would also complete the very successful development at The Crossing, which now includes 1,063 multi-family housing units, 12,500 square-feet of retail and a fine dining restaurant (Jack's).

The proposed hotel incorporates features that are highly unusual for a hotel of this relatively small size – and are not typically built by a developer – such as a large meeting/banquet space that reduces the potential number of income-generating hotel rooms and an underground parking garage that is costly to construct.

The City anticipated this challenge in 2012 when it acquired the site for \$1.4 million in order to control the quality of development and guarantee that a larger-

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# San Bruno City Council Places Measures R and U on November 3, 2015 Ballot

The San Bruno City Council has placed two measures on the November 3, 2015 ballot. Measure R would make the position of City Treasurer appointive at the end of the incumbent's current term, which expires on December 3, 2017. Measure U would make the position of City Clerk appointive at the end of the incumbent's current term, which also expires on December 3, 2017. Under California law, the City Clerk and City Treasurer of any general law city, such as the City of San Bruno, are elective positions unless made appointive by the voters of the city.

Currently, both the San Bruno City Treasurer and City Clerk are elected to a four-year term. State law establishes two qualifications for these positions: the individual must be at least eighteen years of age and a registered voter of the City. Some of the City Treasurer's duties include prudently investing and managing the City's investment portfolio currently in the approximate amount of \$61 million, adhering to complex local, state and federal regulations governing municipal finance, and creating detailed and accurate investment reports and policies for review and approval by the City Council.

Some of the City Clerk's duties include administering state laws that govern open meetings, conflict of interest codes, public records,



elections, and campaign disclosure. Other duties include creating minutes of City Council meetings, maintaining official City documents and records, printing and distributing City Council agenda packets, and providing legally-required official meeting notices.

The City Council's interest in placing these measures on the ballot is to help ensure that these important positions are occupied by individuals who possess the necessary education, training, and experience to perform their respective duties effectively and eliminate the possibility that individuals whose only qualification is that they are registered voters and adult residents of the City could be elected to assume the important responsibilities for which they are not qualified.

## COMING SOON:

### A New Look for the City Website

The City is completing redesign of the City of San Bruno website to create a new, inviting look, to refresh the website content and to make it easier to access City services online from the home page. Users will have the ability to customize their access to the website to their personal preferences. By creating a "My San Bruno" account when you sign-in, you can make a custom page for calendar items, news feeds, notifications, navigation icons, and your favorite links. Look for the unveiling soon at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov).



### Volunteer Opportunities at the San Bruno Senior Center

Through the programs and services offered at the San Bruno Senior Center located at 1555 Crystal Springs Road, the City and countless volunteers seek to enrich and enhance the lives of the 50+ adult community. Delivery of many of the invaluable programs and services offered at the Center are only possible as a result of the countless dedicated hours devoted by volunteers. If you are interested in volunteering your time and knowledge, please contact (650) 616-7155.

# A Vision of the Future - A Vital and Attractive Transit Village in San Bruno's Downtown

Last fall, San Bruno voters passed Measure N with 64% voting in favor of the measure. Measure N changes certain development standards within the City's adopted Transit Corridors Plan (TCP) area to offer real incentives to property owners and development interests to bring forward new development and redevelopment proposals in this important area of the community. The area is generally around the BART and Caltrain stations, including San Bruno's downtown and extending along portions of Huntington Avenue, San Bruno Avenue, San Mateo Avenue and El Camino Real. With the passage of Measure N, building heights above the citywide maximum of 50 feet or three stories are now allowed. Measure N also allows above-ground, multi-story parking garages, as well as increased residential density within the TCP area.

The TCP, adopted by the San Bruno City Council in February, 2013, describes a new vision for revitalization of the area. It outlines a series of actions necessary to successfully achieve that vision over the next 20 years, and beyond. Its primary goal is to revitalize commercial corridors of the City, transforming the area with exciting architecture, additional housing, shops, offices and an attractive, safe environment for pedestrians, bicyclists, transit users, and automobiles creating a very vital and attractive transit village.

The City is currently updating its zoning regulations to formally incorporate the voter approved changes, the development standards and the design guidelines also recommended in the TCP. These revisions will ensure high quality architectural design and materials with appropriate protections and transitions to surrounding residential neighborhoods within the TCP area.

Another important action to implement the TCP is to establish financing strategies to fund public infrastructure and capital improvements. These improvements include new landscaped public plazas, pedestrian and bicycle corridors, and underground utility upgrades. A range of financing resources and programs will need to be identified and used to ensure successful implementation and to further stimulate private investment and development. This is a top priority to ensure new development pays its fair share for public



improvements and affordable housing. The City is currently researching potential financing alternatives, such as development impact fees, financing districts, and a business improvement district.

As a result of the TCP, Measure N and the improving real estate and development market, the City is receiving a number of inquiries from developers exploring opportunities in the TCP area. One development has already been approved and is moving forward at the vacant former downtown cinema site at the southern end of San Mateo Avenue. That project, called the Plaza, includes 83 units of rental housing and 6,700 square feet of retail space at the highly visible southern gateway to downtown from El Camino Real. Important changes in the TCP, including updated development standards, and parking requirements, not only brought San Bruno development standards current and competitive with other nearby communities, but were instrumental in making the Plaza project possible.

The Plaza will be the most significant new development in the downtown area in many years. The project replaces the long vacant and deteriorating cinema building as well as three adjacent small vacant buildings with a three-four story complex. Located close to several public transit options, the project is intended to contribute to reducing dependency on automobiles in the community.

Demolition of the vacant buildings occurred this summer and site preparation and foundation work will continue through this year. Building construction is expected to begin in 2016 with the first new residents moving in Spring of 2017. *This is a very exciting project and an exciting time for San Bruno!*

# Your Infrastructure Dollars at Work

The City continues to work diligently on the delivery of an aggressive program of water and sewer system infrastructure improvements throughout the community. These projects are critical to maintain the reliability of the water and sewer systems and to assure continued service to the City. Many of the underground pipes in the City are over 100 years old and they, along with pump stations, have reached the end of their useful lifespan.

The work underway throughout the community is just the start of a rehabilitation and repair program which will eventually replace all underground infrastructure throughout the City. Information about some of these projects is provided below. More information is available on the City's website at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) or by calling the Public Services Department at **(650) 616-7065**.

## COLLEGE PUMP STATION

College Pump Station (No. 4) is the largest water pump station in the City and provides water to the northwest corner of the City including Skyline College and all the surrounding neighborhoods. Construction on a completely new water pump station has recently been completed on College Avenue at Skyline. The project includes a new building and landscaping as well as state-of-the-art pumps, motors, controls, and emergency power supply. Given its location adjacent to the San Andreas Fault, the new building is designed to resist



earthquakes and to ensure continued operation during an extensive seismic event. The new pumps are designed for the high capacity needed to produce water during fire and other emergency events.

## WATER METER REPLACEMENT PROJECT

The City is replacing nearly 10,000 aging residential water meters with meters that allow customers to better track personal water use. These new meters also alert the City of potential leaks, thereby resulting in more timely repairs and a reduction in the loss of water from leaks. Meters are being replaced by a City contractor between 8:00 a.m. and 5:00 p.m., Monday through Friday. Removing each old water meter and replacing it with the new meter takes 30-45 minutes. Water service is interrupted only briefly and customers are being notified in advance of the interruption. Installation began in July 2015 and will conclude in early 2016. More information about the new meters is available on the City's website at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) or by calling **(650) 616-7065**.

## STREET LIGHT REPLACEMENT PROJECT

The City has commenced the replacement of nearly 2,000 aging, amber-colored street lights with energy saving light emitting diode (LED) bulbs. During the next 2 months, residents will see the City's contractor in neighborhoods throughout the city. The new fixtures will provide better visibility at night with a brighter illuminating light creating a safer environment for pedestrians, cyclists, and motorists. The LED lights are longer lasting and more durable than the existing lighting system which will decrease outages and maintenance costs. The City anticipates saving approximately \$100,000 annually from reduced energy consumption and maintenance expenses. The cost of the new fixtures installation will be funded over time by savings from lower electric bills. Replacement of the streetlight fixtures is expected to be completed by the by the end of 2015. More information is available on the City's website at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) or by calling **(650) 616-7065**.

# Crestmoor Neighborhood Five Year Remembrance

September 9, 2015 marked five years since the tragic explosion and fire in San Bruno's Crestmoor neighborhood. Approximately 150 neighbors and visitors gathered that evening for a short event held in the neighborhood to remember the eight people who lost their lives and to reflect on the progress made over the last five years. It has been a long road to recovery and restoration. Currently, 22 families have rebuilt their homes and returned

to the neighborhood. Two more homes will be constructed by their owners and ten houses are being built by a developer for sale to new residents. Four lots that surround the former neighborhood park will be used to expand the neighborhood park and open space. Planning for the new park will begin soon. Please watch the City website at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) for information about the public meetings to discuss plans for the park.

## CRESTMoor LOTS REBUILD



Construction of replacement homes on ten vacant lots within the Crestmoor neighborhood is currently underway. These ten lots represent the last lots whose previous owners chose not to rebuild after the September 2010 PG&E gas pipeline explosion and fire. Castle Companies of San Ramon is the homebuilder selected by the City to purchase the ten lots and construct the new homes. It is anticipated that the new houses will be completed and ready for sale in spring 2016.

Four different home designs have been approved for the ten lots. The homes will range from 2,656 to 3,135 square feet, including the garages. The homes are designed in a modern craftsman style and include 4 to 5 bedrooms.

## Proposed Crossing Hotel *(continued from page 1)*

than-usual space designed for public and private weddings, parties and other meetings is incorporated into the plan.

The City then issued a Request for Qualifications/Proposal to hotel developers nationwide. At a public meeting in 2013, the City selected OTO Development to construct a Marriott Springhill Suites that included the oversized meeting space long desired by the community.

Negotiations between the City and OTO remain ongoing to help address the overall costs of the hotel development including the large meeting space, underground parking garage and loss in guest rooms. As of now, OTO has requested City participation of about \$3.9 million to be paid back within five years by annual TOT revenues generated by the project itself. *However, no agreement has yet been finalized and no City participation has been approved. Formal consideration and public meetings on the project and any City participation are planned to begin in early 2016.*

The City's formal adoption of an amendment

to the Specific Plan in September 2015 paves the way for The Crossing hotel, addressing the changing economic conditions since adoption of the Specific Plan in 2001.

While the plan originally called for The Crossing to include a full-service hotel with 500 rooms and 15,000 square feet of retail and meeting space, the plan has been twice amended to adapt to changing economic conditions. To better meet the growing needs of the community, residential uses replaced the proposed office and above-ground parking lot, resulting in the smaller, 1.5-acre hotel site. The Crossing development has now been completed except for the hotel site.

After years of work, the proposal soon to be up for consideration aligns with the revised goals for the site and, best of all, satisfies this community's long-standing desire for a hotel with a high-end meeting and event space that will serve as an economic engine and signature gateway project for years to come. Go to [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) for more information about The Crossing hotel project.

# San Bruno Walk 'n Bike Plan

In December 2014, the City of San Bruno was awarded a Metropolitan Transportation Commission grant for \$100,000 to develop San Bruno's first comprehensive Bicycle and Pedestrian Master Plan. The San Bruno Walk 'n Bike Plan is expected to be completed by summer 2016.

The Plan's objective is to develop new and improved pedestrian and bicycle networks within San Bruno and to connect these networks to neighboring cities in order to promote bicycle and pedestrian safety, connectivity, efficiency and convenience for people of all ages and abilities. An approved Bicycle and Pedestrian Master Plan will help the City be more competitive in obtaining future grant funding to construct the Plan's proposed improvements. The Plan will address and include the following:

- Visions, goals and policy statements from the City's General Plan;

- Assessment of existing conditions and identification of key needs and concerns of pedestrians and cyclists;
- Identification of top priority areas for pedestrians and a city-wide network of bikeways; and
- Recommendation of a set of specific, realistic high priority pedestrian and bicycling improvements that could be funded in the next 5 to 10 years. Opportunities for the public to get involved will be available throughout the Plan development process. These opportunities will include public workshops, events, online surveys, and public hearings and meetings.

To sign-up for updates and announcements on the project, or to submit questions or comments, please go to [www.sanbruno.ca.gov/WalkBikePlan.asp](http://www.sanbruno.ca.gov/WalkBikePlan.asp). For additional information, please call (650) 616-7038.



## WATER CONSERVATION

Earlier this year, the City asked residents and businesses to conserve water to help meet the 10% voluntary reduction goal. Through this voluntary reduction, San Bruno is preserving both the valuable resources of the Hetch Hetchy watershed and the City's own local groundwater resources.

Compared to this time in 2013, residential water consumption is down by 18 percent, commercial consumption is down by 21 percent, and water use at City parks and facilities is down by 27 percent. The community's great work to achieve these successful results will continue to be monitored during the winter months. As a reminder, San Bruno offers free bathroom and kitchen faucet aerators, low-flow shower heads and a five minute shower timer. Contact the Water Division at (650) 616-7160 or stop by the City Hall Public Services Window to pick up these devices. For more information about water conservation, including additional tips and available rebate programs, please visit [www.sanbrunowater.ca.gov](http://www.sanbrunowater.ca.gov). Congratulations San Bruno!



## **BE WHERE THE ACTION IS...**

# ***Get Involved in Your Community!***

The City of San Bruno has a large number of residents who volunteer on citizen advisory commissions, committees, and boards for the betterment of the entire community. The City currently has vacancies which provide the opportunity for public service and to help shape the City's future. Interested residents must be at least 18 years of age at the time of City Council appointment. For additional information or to get an application, visit the City Clerk's Office at City Hall located at 567 El Camino Real or by calling **(650) 616-7058**.

### **CURRENT VACANCIES ON THE FOLLOWING COMMISSIONS, COMMITTEES, AND BOARDS:**

***Bicycle and Pedestrian Advisory Committee*** – Encourages education, involvement and activities related to bicycle use and safety for commuting and recreation, and pedestrian accessibility and safety in San Bruno. Meetings are held at 6:15 p.m. on the 2nd Wednesday of each odd-numbered month.

***Citizens Crime Prevention Committee*** – Works in conjunction with the San Bruno Police Department to promote citizen crime prevention awareness in an effort to foster goodwill and a safe community. Meetings are held monthly at 7:00 p.m. on the 2nd Thursday of the month.

***Community Preparedness Committee*** – Promotes resident and neighborhood emergency preparedness planning and education to address the potential consequences of natural and man-made disasters. Meetings are held monthly at 6:30 p.m. on the 3rd Thursday of the month.

***Parks & Recreation Commission*** – Makes recommendations to the City Council related to community recreational needs and activities, facilities, playgrounds, athletic fields, equipment, classes, and programs. Meetings are held monthly at 6:30 p.m. on the 3rd Wednesday of the month.

## **San Bruno Police Reserve Officer & Explorer Opportunities**

The San Bruno Police Department is actively recruiting volunteers to serve the community as Reserve Police Officers and Explorers. Reserve Police Officers and Explorers are valued unpaid volunteer members of the San Bruno Police Department, who support and assist the Department in various ways.

For over 35 years, Reserve Officers have helped ensure the protection of life and property, the preservation of public peace, and the enforcement of laws. Reserve Police Officers are expected to commit at least 16 hours per month to the program. Applicants should possess the knowledge and ability to exercise sound judgment in evaluating situations and making decisions, and to perform work requiring good physical condition, good customer service skills, and strong written and verbal communication skills. Reserve Officers must be dependable in meeting scheduled assignments, taking direction from supervisors and

performing duties as assigned. Reserve applicants must be 21 years of age at the date of hire with no felony convictions or other disqualifying criminal history. Applicants must pass a background investigation, be a U.S. citizen or a permanent resident alien who is eligible, and has applied for, U.S. citizenship. Applicants must also possess a high school diploma or General Education Degree/Diploma (GED), and maintain a valid California driver's license.

Applicants for Police Explorers must be enrolled in high school or college, maintain a 2.0 Grade Point Average, be willing and able to volunteer time to the Police Department on a monthly basis, have parental consent if under age of 18, be free of criminal convictions, and pass a basic background investigation. Explorer applications can be picked up at the San Bruno Police Department. Please call **(650) 616-7100** for further information.

## CITY OF SAN BRUNO

567 El Camino Real  
San Bruno, CA 94066

### SAN BRUNO CITY COUNCIL

#### Mayor

Jim Ruane

#### Vice Mayor

Michael Salazar

#### Councilmembers

Ken Ibarra  
Rico E. Medina  
Irene O'Connell

#### City Manager

Connie Jackson

#### City Clerk

Carol Bonner

#### City Treasurer

John Marty

#### Website:

[www.sanbruno.ca.gov](http://www.sanbruno.ca.gov)

We welcome your comments.  
Please call **(650) 616-7056**.

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# Winter Storm Preparations

The City is currently preparing for the upcoming winter months' wind, rain, and strengthening El Niño weather pattern. Work is already underway to trim trees along Sneath Lane and Crystal Springs Road to minimize the possibility of weather-related falling tree branches. Storm drains and culverts will be periodically cleared of debris to ensure the unimpeded flow of water through the system. Starting the first week of November during regular business hours, a maximum of 10 sand bags may be picked up at the rear of Fire Station No. 51 located at 555 El Camino Real or at the Public Works Corporation Yard located at 225 Huntington Avenue. For after-hours sand bag needs, please call **(650) 616-7096** to arrange for pick up. More information regarding winter weather and flood preparedness is available at [www.water.ca.gov/floodmgmt/docs/be\\_winter\\_wise.pdf](http://www.water.ca.gov/floodmgmt/docs/be_winter_wise.pdf).



## Frequently Called Numbers (Area Code 650)

Building Inspections	616-7076
Business Taxes & Licenses	616-7083
Cable TV	616-3100
City Clerk	616-7058
City Council	616-7060
City Manager	616-7056
Code Enforcement	616-7074
Finance	616-7080
Fire - Business	616-7096
Graffiti Hotline	616-7141
Human Resources	616-7055
Library	616-7078
Recreation	616-7180
Parks	616-7195
Planning/Building	616-7074
Police - Business	616-7100
Public Works/Corp. Yard	616-7160
Public Works/Engineering	616-7065
Senior Center	616-7150
Streets	616-7161
Utility Billing	616-7086
EMERGENCY	9 1 1