

# **“The City With a Heart”**



Mary Lou Johnson, Chair  
Kevin Chase, Vice Chair  
Rick Biasotti  
Sujendra Mishra  
Perry Petersen  
Joe Sammut

## **AGENDA**

### **PLANNING COMMISSION MEETING**

**March 17, 2015**  
**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF MINUTES: February 17, 2015**

#### **2. COMMUNICATIONS**

**3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibit the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

#### **4. ANNOUNCEMENT OF CONFLICT OF INTEREST**

#### **5. Conduct of Business**

**A.** Receive verbal report from staff on status of installing public improvements within the Crestmoor Neighborhood.

**6. PUBLIC HEARINGS** Note: If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**A. Crestmoor – Individual Replacement Homes on Ten Vacant Lots**

Zoning: R-1-G: Single-Family Residential, Glenview Rebuild Overlay District

Recommended Environmental Determination: Categorical Exemption

Request for an Architectural Review Permit for the construction of ten individual replacement single-family dwellings on ten pre-existing lots within the Crestmoor neighborhood per the Development Agreement adopted by the City Council on January 27, 2015. City of San Bruno & PG&E (Property Owners), Castle Companies, Inc. (Applicant).

**B. Review of Draft 2015-2023 Housing Element of the General Plan**

Zoning: Applies citywide

Recommended Environmental Determination: Negative Declaration

Consider and recommend to the City Council adoption of the Draft 2015-2023 Housing Element of the General Plan as a General Plan Amendment, as well as associated Initial Study/Negative Declaration (IS/ND).

**7. DISCUSSION**

**A. CITY STAFF DISCUSSION**

- Select the April 16, 2015 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

**8. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on April 21, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.



Mary Lou Johnson, *Chair*  
Kevin Chase, *Vice Chair*  
Rick Biasotti  
Sujendra Mishra  
Perry Petersen  
Joe Sammut

**MINUTES  
PLANNING COMMISSION MEETING**

**February 17, 2015**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

**CALL TO ORDER at 7:00 pm.**

**ROLL CALL**

	<u>Present</u>	<u>Absent</u>
Chair Johnson	X	
Vice Chair Chase	X	
Commissioner Biasotti	X	
Commissioner Mishra	X	
Commissioner Sammut	X	
Commissioner Petersen	X	

**STAFF PRESENT:**

Planning Division:

Community Development Director: David Woltering  
Associate Planner: Matt Neuebaumer  
Community Development Technician: Brian Paland

Pledge of Allegiance: Director Woltering

**1. Approval of Minutes (January 6, 2015) – Sammut/Chase**

VOTE: 6-0  
AYES: Commissioners Chase, Sammut, Biasotti, Mishra, Johnson, Petersen  
NOES: None  
ABSTAIN:

**Approval of Minutes (January 20, 2015) – Biasotti/Mishra**

VOTE: 5-0  
AYES: Commissioners Chase, Petersen, Johnson, Biasotti, Mishra  
NOES: None  
ABSTAIN: Commissioner Sammut, absent January 20

- 2. **Communication** – None
- 3. **Public Comment** – None
- 4. **Announcement of Conflict of Interest** – None.
- 5. **Public Hearings**

**A. 749 Magnolia Ave (020-062-060)**

**Request for a Use Permit to exceed the 44% lot coverage requirement (46%) and to exceed 1,825 square feet of living area with a one car garage per Sections 12.200.030.B.3 and 12.200.080.A.2 of the San Bruno Municipal Code. Kunal Patel (Applicant & Owner) UP-14-020.**

*Associate Planner Neuebaumer:* Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 14-020, based on Findings of Fact 1-6 and Conditions of Approval 1-26.

Questions for Staff

*Commissioner Petersen:* Asked for clarification that the expansion is 1,935 square feet.

*Associate Planner Neuebaumer:* Clarified the net added square footage is 407.

*Commissioner Petersen:* Noted that the additional square footage is modest.

*Associate Planner Neuebaumer:* Staff notes that the threshold for keeping a single car garage is being exceeded by 110 square feet.

Public Comment Opened

*Kunal Patel (owner/applicant):* The addition is proposed to meet the needs of their growing family.

Closed Public Hearing

Commission Discussion

*Commission Petersen:* Asked if staff could include in the staff report language about the small size of the addition.

*Director Woltering:* The findings on page 5, item 2, discuss the small size of the addition.

*Commissioner Mishra:* Noted the long driveway which has the ability to accommodate additional vehicles.

**Motion to approve Use Permit 14-020 based on Findings of Fact 1-6 and Conditions of approval 1-26, with modifications to Finding #2:**

**Commissioner Petersen/Biasotti**

VOTE: 6-0  
AYES: All Commissioners present  
NOES: None  
ABSTAIN: None

Chair Johnson advised of a 10-day appeal period.

Modified Finding #2 Language to read as follows:

**Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)**

The architectural features of the project are compatible with the surrounding neighborhood. The project includes an addition to the rear of the home and would include the same basic building form and roofline as the existing home. The home's overall height would remain the same, at 15'-3", which is below the height limit of 28'-0". The setback of the addition meets the Municipal Code standards. The proposal would benefit the City and the surrounding neighborhood by improving the property in a well-designed manner and by its conformance to all of the development regulations as set forth in the Municipal Code. Therefore, staff determines that the project would not be detrimental to improvement in the neighborhood or to the general welfare of the City.

Regarding parking, the applicant has applied for a Use Permit to exceed 1,825 square feet of living area while only providing a one-car garage. The proposed 407 expansion would amount to a total of 1,935 square feet of living area, *which is 110 square feet over the 1,825 square foot threshold*. The current one-car garage is set back from the front portion of the existing home. As a result, the site contains a long driveway located adjacent to the northern side property line, which allows the applicant to park additional vehicles within the driveway space.

**Findings of Fact**

1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.B.1)
2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city. (SBMC 12.112.050.B.2)
3. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)
4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the

neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood. (SBMC 12.108.040.G)
6. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time. (SBMC 12.108.040.I)

## **CONDITIONS OF APPROVAL**

### **Community Development**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 14-020 shall not be valid for any purpose. Use Permit 14-020 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit shall be built according to plans approved by the Planning Commission on February 17, 2015 labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, the site shall be landscaping according to the plans approved by the Planning Commission on February 17, 2015 and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director.
10. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.
11. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.

### **Public Services Department**

12. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.
13. Please note that the front property line is located 5.5 feet behind the sidewalk along Elm Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 5.5 feet from back of sidewalk along Magnolia Avenue. S.B.M.C. 8.08.010.
14. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2013.
15. An Encroachment Permit from Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.
16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.
17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Magnolia Avenue per S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
18. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-02 dated August 2011. Older clean outs not meeting current city standards shall be replaced.

19. Paint address number on face of curb near driveway approach. Lettering shall be black, 4 inches or larger, and painted on a white background. Indicate the location of the address numbers on the site plan.
20. An Erosion control plan and storm water pollution prevention plan is required. The plan must show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.
21. Storm water from new roof down spouts and other on-site drainage, shall be drained into landscaping. Alternatively, stormwater shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail ST-03.
22. The building permit plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.16.020
23. Perform water demand calculation based on the requirements in Chapter 6 of the California Plumbing Code to confirm that the existing water meter is sufficient to serve proposed water demand. If existing meter is undersized, a larger meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of an upgraded water meter and lateral. S.B.M.C. 10.14.020/110. Indicate on the plans the location of the existing water meter and the available water pressure at the property.

#### **Fire Department**

24. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
25. Provide hard-wired smoke detectors with battery backup as required by building code.
26. Provide spark arrester for chimney if not currently in place.

#### **B. 448 San Mateo Avenue (020-364-270)**

**Request for an Architectural Review Permit to allow architectural changes to the façade of an existing storefront, and a Use Permit to allow alcohol beverage sales within a restaurant, per Sections 12.84.210, 12.96.120.c.12, and 12.108.010 of the San Bruno Municipal Code. Jin Yoon (Owner), Melvin Pare – Isla Restaurant (Applicant) AR-14-003/UP14-015.**

*Director Woltering:* Entered staff report.

Staff recommends that the Planning Commission approve Architectural Review Permit AR14-003 and Use Permit 14-015 with staff recommendations, based on Findings of Fact 1-13 and conditions of approval 1-24.

## Questions for Staff

*Commissioner Chase:* Asked what staff was looking for in regards to parking area improvements.

*Director Woltering:* It is a private lot. Staff would be looking for repairs to damaged curbs and landscaping and to replace missing or distressed plant material and provide proper irrigation.

*Commissioner Mishra:* Asked for clarification on City requirements on trash removal.

*Director Woltering:* Condition of Approval number 3 in the Architectural Review Staff Report speaks to trash/recycling requirements. Staff suggests expanding upon Condition 3 to require the trash enclosure be shown on the building permit plans.

*Commissioner Petersen:* Notes that having a trash enclosure is vital to the success of the restaurant. Asked for further clarification on ADA accessibility. The plans seem to indicate that the disabled access to the restaurant would be through the rear or side doors. The plans also show these doors to be the emergency exit doors.

*Director Woltering:* Accessibility will be reviewed at building permit plan check. The accessible parking stalls will be located as close as possible to the primary access point for the restaurant. The primary point of entry will be San Mateo Avenue, so Building staff will look at locating the accessible parking stalls as close as possible to the primary entry.

*Commissioner Petersen:* The lighting in the parking lot will need to be improved in order for customers to get safely from the parking lot to the primary entry.

*Director Woltering:* There is new lighting being proposed along the side elevation.

*Commissioner Chase:* A great deal of the items that Commissioner Petersen is concerned about were discussed at the ARC review of this project. The package that was presented to the ARC clearly indicated the lighting, path of travel, and detail of the proposed murals. Unfortunately, the same level of detail is not being presented to the Planning Commission this evening.

*Chair Johnson:* Suggested that Commission discussion be continued at this point and that we give the opportunity for the applicant to respond to the questions posed during public comment.

*Commissioner Mishra:* The requirement of ADA is to provide an accessible path of entry – not necessarily to the primary entrance. Relocating the accessible stalls closer to San Mateo Avenue may create a hardship for disabled employees.

*Director Woltering:* The intent is to provide an accessible path of entrance without obstruction and a minimal distance for both patrons and employees. This will be looked at during plan check.

*Commissioner Petersen:* Wanted to know if staff had considered these items up front.

*Commissioner Johnson:* Safety and lighting were items discussed at the ARC review.

Public Comment Opened

*Arnaldo Hernandez (Designer):* The plan involves modernizing growing the restaurant.

*Commissioner Johnson:* Asked the applicant to speak to some of the issues as far as safety that were brought up during Commission discussion.

*Arnaldo Hernandez (Designer):* Will look at relocating the accessible stalls. The challenge is the limited amount of parking and the fact that the parking lot is shared with another large restaurant. Lighting is proposed along the side elevation. Additionally, lighting is proposed under the awnings at the front and rear. Would consider adding more lighting to the poles.

*Commissioner Petersen:* Sheet A-0 of the plans is misleading because it shows arrows going from the parking stalls to the rear and side entrances. Would it be possible to make the entrance on the corner of the building?

*Wendy Amaroze (Resident):* Wants to mirror the concerns of Commissioner Petersen. The plans show aesthetic lighting rather than safety lighting. The murals presented to the Planning Commission are blurry and unattractive. She would like to see an accurate representation of the murals. Additionally, it is disrespectful to the disabled to have their entrance at the rear of the building.

Public Comment Closed.

*Commissioner Chase:* Commented that the representation of the murals at the ARC was much better than what is presented to the Planning Commission this evening. The idea of the Transit Corridor Plan is to have the primary entrance on San Mateo Avenue.

*A member of the applicant's team handed Commissioner Chase the photo representation of the murals that was presented to the ARC which was passed around to the commissioners, staff, and Ms. Amaroze.*

*Commissioner Biasotti:* Mirrored the comments of Commissioner Chase and Ms. Amaroze. Does Cleo's restaurant access their restaurant from the rear?

*Director Woltering:* Will recommend a modified Condition of Approval that the accessible parking spaces meet both the needs of patrons and employees. At the request of the Commission, we can have the murals go back before the ARC.

*Commissioner Mishra:* Asked about the quality and longevity of the murals.

*Arnaldo Hernandez:* The images will be on good quality vinyl, similar to the type on BJ's Restaurant. The rear three windows will be covered with the vinyl murals. The front two will be transparent with a view into the dining area.

*Commissioner Petersen:* He would like to see a landscape plan, a lighting plan, and a revised access plan. He is willing to vote for approval, but feels that this presentation lacked the level of documentation he would generally expect to back up what is really going to happen. A well-lit area will attract patrons.

*Commissioner Chase:* How would we address moving forward with the remaining issues?

*Director Woltering:* Suggested adding conditions of approval and modifying Condition 3 and Condition 8.

*Commissioner Petersen:* Asked for details on how the murals would be mounted.

*Arnaldo Hernandez:* The murals will be mounted to translucent glass.

*Commissioner Petersen:* Asked if the murals could be mounted behind the glass to prevent vandalism.

*Commissioner Sammut:* Suggested not mounting them behind the glass because the reflections from the sun will take away from the desired effect.

*Commissioner Biasotti:* In regards to the disabled access, Condition 8 under the ARC review states: clearly show conformance with disability access standards, i.e., path of travel, ramps, doors, restroom facilities, and drinking fountains. He thinks all requirements are already stated on the plans and/or in the conditions.

*Commission Mishra:* Notes that from the photos, it appears that the minimum clearance of 44" for path of travel is not met.

*Commissioner Biasotti:* Remarked that the vehicle in the photo to which Commissioner Mishra is referring had driven up on the curb. This had been discussed at ARC.

*Director Woltering:* Suggested working with the condition that addresses ADA parking and accessibility to ensure that both patrons and employees needs are addressed.

*Commissioner Petersen and Mishra:* Suggest a condition to look into the possibility of relocating the front entrance to the corner.

*Commissioner Johnson, Biasotti, and Chase:* Disagreed with that suggestion. This was reviewed in detail at the ARC, and the front entrance gives good architectural balance and keeps in the spirit of the Transit Corridor Plan by encouraging the walkability of the downtown.

*Commissioner Petersen:* Cautioned the applicant that referring to the alley as "the bad looking alley" is a dangerous proposition to the success of the restaurant. They would be better served resolving to turn it into a "good looking alley."

**Motion to approve Architectural Review Permit AR14-003 and Use Permit 14-015 with staff recommendations, based on Findings of Fact 1-13 and conditions of approval 1-24 plus four additional conditions and modification to Conditions 3 and 8 of AR14-003.**

#### **Commissioner Mishra/Chase**

VOTE: 6-0  
AYES: All Commissioners present  
NOES: None  
ABSTAIN: None

**Findings of Fact: Use Permit**

Staff finds that the proposed restaurant with alcohol sales will comply with all the required performance standards of the Municipal Code, under Section 12.84.210. The performance standards are listed in bold followed by staff’s analysis:

- 1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area. (SBMC 12.84.210.B.1)**

The use of the property as a restaurant with beer, wine, and distilled spirit sales is compatible with surrounding uses, which include other restaurants, retail stores, and other similar uses.

- 2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests. (SBMC 12.84.210.B.2)**

The sale of beer, wine, and distilled spirits will be conducted in conjunction with the existing restaurant. The hours of operation will be 11:00 a.m. until 11:00 p.m., seven days a week. These hours are not anticipated to pose any operational concerns. The Community Development Director has the ability to call this use permit back to the Planning Commission for review, if he/she finds that the use is negatively impacting the surrounding neighborhood. Therefore, if any unforeseen impacts occur, the use can be further reviewed.

- 3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute. (SBMC 12.84.210.B.3)**

By obtaining this Use Permit, and subsequently obtaining approval from the State Department of Alcohol and Beverage Control, the applicant will be in compliance with local and state regulations. As required by the local and state law, the City will issue a “need and necessity” letter to the Department of Alcohol and Beverage Control upon approval of this Use Permit.

- 4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. (SBMC 12.84.210.B.4)**

As stated above, the use of the property as a restaurant with beer, wine, and distilled spirits sales is compatible with surrounding uses, which include other restaurants, retail stores, and other similar uses. The closest residential neighborhood is on Mastick Avenue, adjacent to and east of the existing restaurant.

5. **The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would tend to create a law enforcement problem, or if issuance would result in or add to an “Undue Concentration” of licenses, required due to either of the following conditions:**
  - a. **The applicant premises are located in a crime reporting district that has a twenty percent greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported crimes and arrests. (SBMC 12.84.210.5.a)**
  - b. **The applicant premises are located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County. (SBMC 12.84.210.5.b)**

The application project site is not located in a crime-reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city, nor is it located in an area of Undue Concentration. Therefore this finding is not applicable.

**Findings of Fact: Architectural Review Permit:**

Pursuant to the City’s Municipal Code, the Commission shall grant the Architectural Review Permit if it makes the following findings:

1. **That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.**

The applicant is proposing an updated façade that improves the exterior appearance of the building but does not alter the existing configuration of the building or projection towards the public right-of-way. In this respect, staff does not anticipate any negative impact on vehicular or pedestrian traffic. The improvements to the building should benefit the immediate area, since these alterations will promote investment in the neighborhood.

2. **That the accessibility of the off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.**

The proposed alterations to the façade will not affect the current uses of the building (a continuation of restaurant uses), except to improve the appearance of the structure. The façade improvement does not cause a hazardous or inconvenient off-street parking condition.

3. **That sufficient landscape areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites,**

**breaking up large expanses of paved areas, and separating or screening parking areas from the street and adjoining building areas from paved areas to provide access from buildings to open areas. In addition, that adequate guarantees are made, such as the filing of a performance bond, to insure maintenance of landscaped areas.**

The San Bruno Municipal Code requires that sites located in the C-B-D (Central Business District) have 5% landscaping. The lot does not contain 5% landscaping coverage as the building is set to the property line on the San Mateo Avenue and Cypress Court frontages, and as the majority of the rear portion of the lot, by Mastick Avenue, is developed with parking spaces. There is a small planter, well maintained and planted with shrubs, between Mastick Avenue and the parking lot. The applicant has included use of two free-standing pots along the front elevation.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The applicant is simply proposing upgrades to the façade of the structure. With this project, no setbacks will change and the height of the building will remain the same. The adjoining building, occupied by Cleo's Restaurant, is developed to the side property line. Neither adjacent property, light or air will be affected by this façade alteration.

This project will maintain and enhance architectural features on the building. Specifically, the applicant is proposing to provide a more modern appearance of the existing restaurant building by installing new and larger windows and glass front door features on the San Mateo Avenue frontage, combined with installation of ledge veneer stone, accent tile, Ipe raw wood veneer, new exterior paint, and extension of a new awning across the front façade. Like several other projects recently approved in the vicinity, this proposal will encourage further development in the area. The Central Business District along San Mateo Avenue has a mixture of commercial type buildings and this project will be consistent with the design and scale of the neighborhood.

- 5. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district.**

The nearest residential district is east of the subject site along Mastick Avenue. The alteration of this site, with an improved exterior appearance, will not impact the neighborhoods since no expansion or intensification of the site will occur as part of this proposal.

- 6. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.**

The extent of this project is a revised façade for the commercial retail business, which will have no significant impact on the natural topography or landscaping of the area.

- 7. That the general appearance of the proposed building, structure, or grounds will be**

**in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The proposed changes are complementary to the greater downtown area. Specifically, the applicant is proposing to provide a more modern appearance of the existing restaurant building by installing new and larger windows and glass front door features on the San Mateo Avenue frontage, combined with installation of ledge veneer stone, accent tile, Ipe raw wood veneer, new exterior paint, and extension of a new awning across the front façade. Staff finds that the alternations will not be detrimental or harmful to the development or nearby properties or the greater City of San Bruno.

**8. That the proposed development is consistent with the San Bruno General Plan.**

General Plan Guiding Policy ED-I encourages improving San Mateo Avenue as an appealing commercial street to conduct business. In this particular case, the proposed changes will update and provide a more modern appearance to the building, enhance commercial activity in the downtown area, meeting General Plan economic development and design objectives.

**CONDITIONS OF APPROVAL – Conditional Use Permit**

**Community Development**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Architectural Review Permit AR14-003 and Use Permit 14-015 shall not be valid for any purpose. The Architectural Review Permit and Use Permit shall expire one (1) year from the date of approval unless the plan is executed.
2. Architectural Review Permit AR14-003 and Use Permit UP14-015 shall be operated by the owner and any successor in interest, according to plans approved by the Planning Commission on February 17, 2015, labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
3. The hours of operation shall be limited to 11:00 a.m. until 11:00 p.m., seven days per week. Any changes from the hours of operation shall require prior authorization of the Community Development Director. Any change that results in a later closing time shall also require review by the Police Department.
4. The Community Development Director may call this use permit project back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
5. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol, Beverage and Control Board (ABC). The signed summary of hearing will serve as the Letter of Public Convenience of Necessity as required by ABC.

## **Police Department**

6. The applicant shall comply with all State Alcohol and Beverage Control (ABC) requirements. The applicant shall provide a copy of the approved ABC license to the City prior to commencing the alcohol sales operation.
7. The applicant is responsible for providing emergency contact information to the Police Department for after-hour's emergencies.
8. Alcohol consumption shall be limited to the interior of the restaurant area. At no time shall alcohol be consumed outside of the restaurant.

## **CONDITIONS OF APPROVAL – Architectural Review Permit**

### **Community Development**

1. The applicant shall continue to conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
2. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
3. The restaurant operator shall ensure that garbage and recyclables are stored inside the existing garbage enclosure on-site. The garbage enclosure shall be shown on the construction documents submitted for building permit consideration and issuance.
4. All signs must be approved by the Planning Division under a separate application and must comply with Fire Department Conditions of Approval. Signs shall be installed prior to any Final Inspection.
5. Calculate final occupant load in accordance with Table 1004.1.2 of the 2013 CBC.
6. Additionally, recalculate restroom facilitation fixture count in conformance with occupant load determined using totals established per 2013 CBC, Table 1004.1.2. Coordinate calculations with 2013 CPC, Section 422 and Table 421.1.
7. Required exits shall swing out towards the path of egress and shall swing over the public right of way.
8. Clearly show conformance with disability accessibility standards for both employees and patrons (i.e., path of travel, ramps, doors, restroom facilitation, and drinking fountains).
9. The applicant shall prepare and install a landscape and irrigation plan to address the missing or distressed landscape materials in the existing exterior planting areas within the parking lot

area to the satisfaction of the Community Development Director.

10. The applicant shall repair damaged curbing and parking lot surface areas to the satisfaction of the Public Services Director and Community Development Director.
11. Applicant shall provide an exterior lighting plan to provide for the safety of employees and patrons to the satisfaction of the Community Development Director.
12. Applicant shall submit proposed exterior murals to the Architectural Review Committee for final approval.

### **Fire Department**

13. Fire sprinkler system in building will require modification. Currently, riser and FDC's for this system are located in neighboring building, with improper Fire Department access. Due to proposed modification of occupancy, fire sprinkler system serving the business to be reconfigured to be unique to the address.
14. UL300 modifications shall be under separate permit.
15. Provide a Knox Box for business.
16. Fire alarm modifications under separate permit.

### **Public Services**

17. Submit a water demand calculation to confirm that the existing water meter and water lateral can provide adequate water supply.
18. Any work within the public right-of-way requires an encroachment permit from the Public Services Department.
19. Awnings, canopies, and any proposed encroachments shall comply with Chapter 32 of the 2013 California Building Code.
20. Show on the plans the existing or new sewer cleanout. Commercial cleanouts shall be a minimum of 6 inches in diameter.

#### **C. 406-418 San Mateo Avenue (020-364-320, 020-364-120, 020-364-130, 020-364-140)**

**Request for a Vesting Tentative Tract Map and a Conditional Use Permit to create up to five ground floor airspace commercial condominium units per Chapter 12.38, 12.88, and 12.112 of the San Bruno Municipal Code. Signature Land Advisors, Inc. (Applicant) & San Bruno Plaza Investor, LLC. (Owner). VTM14-001/UP15-001.**

*Associate Planner Neuebaumer:* Entered staff report.

Staff recommends the Planning Commission approve Vesting Tentative Tract Map Application TM14-001 and Conditional Use Permit Application UP15-003 based on Findings of Fact 1-9 and Conditions of Approval 1-35, with modifications to Conditions of Approval #1 and #4.

## Questions for Staff

*Commissioner Sammut:* Recalls the original review of the project, but does not recall any mention of condominiums at that time.

*Associate Planner Neuebaumer:* The application for a Vesting Tentative Map was filed initially in July 2014. The project has been brought before the Planning Commission in two phases due to the overall timing of the project.

*Jaime Choy for Signature Land Advisors/Applicant:* Excited about the opportunity to revitalize the site at the entrance to San Bruno's Downtown. The purpose of the application is to give the option to future commercial tenants to rent or own.

*Commissioner Petersen:* Confirms that it is possible for the some units to be rental units.

## Public Hearing Opened

*Wendy Amaroze:* Both the restaurant in the previous hearing item and this corner unit are important to her because they are in her immediate neighborhood. There must be ample parking for not only the retail but additionally the retail spaces. One car per unit is not enough.

## Public Hearing Closed

*Director Woltering:* Overall project has been approved by the City Council based on a recommendation by the Planning Commission. A parking management plan was part of the overall approval. The on-site parking is dedicated to the residential component. As part of the Transit Corridors Plan, the intent is to encourage people to use public transit. Additionally, a Comprehensive Parking Management Plan is to be prepared for the Plan area.

*Commissioner Petersen:* Asked about the possibility of a resident renting out their parking space.

*Director Woltering:* That would be addressed in the property management plan.

*Commissioner Chase:* Asked if the possible rental of parking spaces is something that would be address through the CC&Rs.

*Director Woltering:* The concept of assigning parking spaces will be addressed through the CC&Rs and the project parking management plan.

## Public Hearing Closed.

**Motion to approve Vesting Tentative Tract Map Application VTM14-001 and Conditional Use Permit Application UP-15-001 based on Findings of Fact 1-9 and Conditions of Approval 1-35, as modified.**

**Commissioner Chase/Mishra**

VOTE: 6-0  
AYES: All Commissioners present  
NOES: None  
ABSTAIN: None

**Findings of Fact**

1. The proposed tract map, together with the provision for its design and improvement, is consistent with the general plan and any specific plan as specified in Section 65451 of the Government Code. (SBMC 12.36.220.A)
2. The real property to be subdivided, and each lot or parcel to be created is of such character that it can be used safely for building purposed without danger to health or peril from fire, flood, geologic hazard or other menace. (SBMC 12.36.220.B)
3. Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning ordinance. (SBMC 12.36.220.C)
4. The site is physically suitable for the type of proposed density of development. (SBMC 12.36.220.D)
5. The design of the subdivision and improvements, and the type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems(SBMC 12.36.220.E)
6. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision. (SBMC 12.36.220.F)
7. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. (SBMC 12.112.050.1)
8. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city; and. (SBMC 12.112.050.2)
9. Will not be inconsistent with the general plan. (SBMC 12.112.050.3)

**CONDITIONS OF APPROVAL**

**Community Development Department**

1. Applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within thirty (30) days of Planning Commission approval. Until such time as the Summary is filed, TM14-001 and UP15-003 shall not be valid for any purpose. TM14-001 and UP15-003 shall expire two (2) years from the date of Planning Commission approval unless the Final Map has been approved and recorded prior to the two (2) year date, or the Tentative Map and Use Permit are duly approved for extension by the Planning Commission. It is acknowledged that the subdivider is requesting the opportunity to record multiple Final Maps. Accordingly, the subdivider shall be allowed to record multiple Final Maps within the initially approved two year period, or within the allowed period for extension.
2. All conditions of approval herein shall apply to the project in its entirety, regardless of the individual department under which the condition is listed. These conditions of approval and any other conditions associated with any further approvals of The Plaza project shall run with the land, and any and all successors in interest of the property shall comply with all conditions of said approval.
3. The subdivider shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of this application.
4. The Vesting Tentative Map (TM14-001) and Conditional Use Permit (UP15-003) application to create up to five ground floor airspace commercial condominium units, also, as applicable, is subject to the Conditions of Approval included as Exhibit A within Resolution No. 2014-114, approved by the City Council on October 28, 2014. Resolution No. 2014-114 is attached for reference.
5. The main point of access to each individual commercial unit shall be achieved from San Mateo Avenue.
6. Each commercial property owner shall implement and abide by the Parking and Transportation Demand Management Plan approved by the City Council (See Attachment A). On an annual basis each commercial property owner shall submit a report to the Community Development Department for the first five years, and every other year thereafter, describing the on-going implementation of the Parking and Transportation Demand Management measures selected for the project. Any changes to the Parking and Transportation Demand Management Plan shall require approval in writing from the Community Development Director. The Parking and Transportation Demand Management Plan shall be included within the Covenants, Conditions, and Restrictions (CC&Rs).
7. A Property Maintenance and Management Plan shall be created for the commercial units. The Property Maintenance and Management Plan for the commercial units shall be prepared in conjunction with the Property Maintenance and Management Plan for the entire site. The Property Maintenance and Management Plan shall clearly identify the responsible party for general maintenance of common commercial areas. A copy of the Property Maintenance and Management Plan shall be included within the Covenants, Conditions, and Restrictions (CC&Rs) and shall be made available to all commercial property owners as the individual units are sold.

**Public Services**

8. Each individual commercial unit requires a separate water service lateral and wastewater service lateral. Each unit requires an application to be submitted to the City.

9. The Applicant shall provide a water and sewer demand calculation for each proposed commercial unit. The City shall verify if the proposed water and sewer demands can be accommodated by the City's existing infrastructure or if improvements to the City infrastructure is needed.
10. The Applicant shall be responsible for all improvements required to satisfy water and sewer demands. This includes, but is not limited to, City infrastructure upgrades, City staff time, and any fees required to process the application or any required permits.
11. All water tie-ins must be a minimum of 1 inch in diameter and all water meters must be a minimum of 1-inch in size.
12. All sewer tie-ins must be a minimum of 6 inches in diameter and must be accompanied with a property line clean-out.
13. All water connections must satisfy City, Fire Department, and San Mateo County regulations including, but not limited to, the installation of an above-grade back flow device.
14. Private utilities are not allowed within public right-of-way and above ground utilities shall not create tripping hazards and shall be appropriately screened and secured. City staff must be able to access backflow devices at all times.
15. City crews will install all water tie-ins from the main to the water meter at the Applicant's sole cost. This includes, but is not limited to, concrete and asphalt work required to for the installation.
16. Sewer tie-ins require and any work within the public right-of-way require an encroachment permit from the Public Services Department.
17. Water and/or sewer utility installations on private property require a building permit from the Community Development Department.
18. Trenching will not be allowed in newly-resurfaced or newly-reconstructed streets without approval from the City Engineer.
19. Each individual commercial unit shall satisfy all local fire code requirements and the Fire Department shall be notified of any application to install water service.
20. Any phasing of Final Maps shall meet the requirements California Subdivision Map Act and Chapter 12.40 Final Maps of San Bruno Municipal Code, whichever is more restrictive.
21. Prior to recordation of the first final tract map, an improvement plan for public improvements shall be submitted by the Applicant to the city for review and comment.
22. Prior to recordation of the first final tract map, the Applicant shall submit to the City for review and comment a schedule of development plan.
23. Prior to the recordation of the first final tract map, the Applicant shall enter into a master subdivision agreement with the City.
24. Prior to the recordation of the first final tract map a final electrical plan for the installation of street lights shall be submitted by the subdivider for review and comment.
25. Prior to the recordation of the first final tract map, the Applicant shall submit to the city for review and comment a landscaping planting plan.
26. A drainage study prepared by a Civil Engineer registered in California shall be submitted at the time of the filing of the Final Map. (12.36.070)

27. A Property Owner's Association shall be formed and the applicant shall submit proposed Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs shall incorporate all required language referenced within these conditions of approval. The CC&Rs shall be approved by the City prior to recordation of the Final Map and shall be recorded as deed restrictions with the Final Map.
28. A statement of the improvements proposed to be made or previously installed by the private utility company or public agency and the time within which such improvements are proposed to be made or completed, and statements from such private utilities or public agencies as to the adequacy of the right-of-way or easements proposed.
29. The Applicant shall provide scaled cross-sections throughout the Final Map.
30. The Applicant shall provide dewatering plans as part of the grading permit application.
31. The Applicant shall include a description of the work proposed at the City-owned parking lot, north of the proposed development, and apply for and receive any required permits prior to commencement of any approved work.

**Fire Department**

32. The CC&Rs shall identify responsible party or parties to ensure that water is maintained to both the residential portion and individual commercial units for the purpose of supplying the NFPA 13 fire protection sprinkler system(s).
33. The CC&Rs shall identify responsible party or parties to ensure that both the residential and individual retail units incorporate one common NFPA fire alarm system and monitoring service for both fire sprinkler and fire alarm systems, to be monitored from a centralized master panel within the complex.
34. Due to multiple potential retailers, at least two series 4400 Knox Boxes will be required for the complex to maintain business and residential keys for Fire Department access purposes.
35. Fire Service to commercial condominium units shall be to the satisfaction of the Fire Marshall.

## 6. Discussion

**A. City Staff Discussion:** Staff asked for three volunteers for the March ARC meeting. Commissioners Johnson, Biasotti, Sammut identified.

### **B. Housing Element/Emergency Shelter Update**

*Director Woltering:* Staff has been working with the State Department of Housing and Community Development (HCD), and they are willing to certify with qualification the City's proposed draft Housing Element Update of the General Plan with minor modifications. A study session is being scheduled for February 26<sup>th</sup> with the City Council to discuss the matter of which districts in the City would be appropriate for considering emergency shelters. The qualification is that the City will need to adopt the Emergency Shelter Ordinance. In the meantime, staff has conducted further research on the population that would require sheltering. Staff is also looking at other areas, such as the industrial area, where this need could be met.

Planning Commission Discussion

*Commissioner Petersen:* Would like to know if there are plans for the study session on the 26<sup>th</sup> to be recorded.

*Commissioner Mishra:* He is concerned the message that HCD is sending is a mandate that we have the Emergency Shelter ordinance in place before certification of the Housing Element. He would like the community to be part of the solution.

*Commissioner Petersen:* Would like to know if staff has a date as to when a new Planning Commissioner will begin.

*Director Woltering:* Staff has conducted the research requested by the City Council, and is now waiting for the process to move forward.

*Commissioner Mishra:* Is the City looking toward preparing guidelines for the implementation of the Transit Corridors Plan.

*Director Woltering:* There is a section within the TCP that speaks to implementation. In support of that section, staff will be preparing a development impact fee schedule and a parking/access management plan for decision-maker consideration. Getting Measure N in place was a key initial implementation measure.

*Commissioner Petersen:* Would like to see the parking lots behind San Mateo Avenue improved.

*Director Woltering:* Staff is looking at improvements to these areas.

*Commissioner Petersen:* Would like to request that staff require that plans presented to the Commission include a designers name and contact information.

*Commissioner Sammut:* There are three dead pine trees that pose a severe hazard at South Huntington Avenue near the corporation yard.

Commissioner Johnson: Would like to set up a study session with staff where the Commissioner could discuss issues that are important to them.

## **7. Adjournment**

Meeting was adjourned at 9:11 pm

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**David Woltering**  
Secretary to the Planning Commission  
City of San Bruno

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**Mary Lou Johnson, Chair**  
Planning Commission  
City of San Bruno

**NEXT MEETING: March 17, 2015**



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**STAFF**

David Woltering, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Long Range Planning Manager*  
Matt Neubeaumer, *Associate Planner*  
Brian Millar, AICP, *Contract Senior Planner*  
Paula Bradley, AICP, *Contract Associate Planner*  
William Chui, *Contract Assistant Planner*  
Marc Zafferano, *City Attorney*

**PLANNING COMMISSION**

Mary Lou Johnson, *Chair*  
Kevin Chase, *Vice Chair*  
Joe Sammut  
Sujendra Mishra  
Rick Biasotti  
Perry Petersen

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. 6.A.  
March 17, 2015**

**LOCATION**

1. Address: 1100 Glenview Drive, 1110 Glenview Drive, 1115 Fairmont Drive, 1655 Claremont Drive, 1641 Claremont Drive, 2735 Concord Way, 1721 Earl Avenue, 991 Glenview Drive, 981 Glenview Drive, 951 Glenview Drive
2. Assessor's Parcel Numbers: 019-014-170, 019-014-180, 019-014-150, 019-023-280, 019-023-250, 019-023-080, 019-041-030, 019-043-010, 019-043-020, 019-043-460
3. Zoning District: R-1-G: Single-Family Residential, Glenview Rebuild Overlay District
4. General Plan Classification: Low Density Residential

**ATTACHMENTS**

- A:** Location Map  
**B:** Site Photographs  
**C:** Site Plan, Floor Plan, Elevations

**REQUEST**

Request for an Architectural Review Permit for the construction of ten individual replacement single-family dwellings on ten pre-existing lots within the Crestmoor neighborhood per the Development Agreement adopted by the City Council on January 27, 2015. City of San Bruno & PG&E (Property Owners), Castle Companies, Inc. (Applicant).

**RECOMMENDATION**

Staff recommends the Planning Commission approve Architectural Review Permit 15-001, based on Findings of Fact 1-5 and Conditions of Approval 1-52.

**REVIEWING AGENCIES**

Community Development Department  
Public Services  
Fire Department

**ENVIRONMENTAL ASSESSMENT**

The construction of ten replacement homes is Categorically Exempt from the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.* ("CEQA") pursuant to CEQA Guidelines Sections 15195 (residential infill exemption), 15302 (replacement or reconstruction of existing structures and facilities) and 15303(a) (construction and location of single-family residence on a legal parcel in a residential zone).

## **SURROUNDING LAND USES**

North: Plymouth Avenue – R-1 (Single Family Residential)

South: Estates Drive – R-1 (Single Family Residential)

East: Crestmoor Canyon – O (Open Space)

West: Skyline Boulevard – R-1 & C-N (Single Family Residential & Neighborhood Commercial)

## **HISTORY & EXISTING CONDITIONS**

The Crestmoor Neighborhood is the site of the September 2010 Pacific Gas and Electric Company (PG&E) gas line explosion and subsequent fire that resulted in the loss of eight lives, injured more than 50 other individuals, destroyed 38 homes and severely damaged 17 homes. Since the gas pipeline incident, reconstruction of the neighborhood has been ongoing, with 21 destroyed homes having been rebuilt or under construction. The City is currently in the process of completing reconstruction of utilities and other infrastructure to serve the Crestmoor Neighborhood and anticipates that all phases of such reconstruction will be finished by the end of 2016.

On August 21, 2013, the City issued Request for Proposals (RFP), seeking qualified homebuilder/developers to construct up to ten single-family replacement homes on three parcels currently owned by the City located at 981 Glenview Drive, 1110 Glenview Drive and 1641 Claremont Drive, and seven parcels currently owned by PG&E located at 951 Glenview Drive, 991 Glenview Drive, 1721 Earl Drive, 1655 Claremont Drive, 1115 Fairmont Drive, 2735 Concord Way and 1100 Glenview Drive.

Through the RFP process, the City selected Castle Companies, Inc. to develop the ten single family replacement homes on the ten existing vacant lots. Since that time, the City has entered into a Development Agreement with Castle Companies, Inc. The Development Agreement was formally adopted by the City Council at the January 27, 2015 City Council meeting. The Development Agreement includes specific milestones for the entitlement phase, building plan check phase, and construction phase. Additionally, the Development Agreement specifies that all ten replacement homes shall abide by all development standards specified within the San Bruno Municipal Code.

## **DESCRIPTION & ANALYSIS**

The applicant proposes to construct ten replacement single-family dwellings on ten pre-existing lots within the Crestmoor Neighborhood. Individual lot sizes vary from 5,000 s.f. to 7,495 s.f., with an average lot size of 6,057 square feet. A total of four home designs are proposed, which would range from 2,656 square feet to 3,135 square feet, including garages. The four home designs are mixed throughout the neighborhood. The exact location of each site and corresponding plan type can be found on the attached site plan, included within Exhibit C.

### **Plan Types**

There are four different plan types being proposed, with some containing two façade variations for each plan type. One feature prevalent amongst all proposed plan types is a first floor bedroom and bathroom. All ten homes would also provide a two car garage.

Plan 1 includes two architectural variations and two floor plan types (1A and 1B). Plan type 1A includes 2,259 square feet of livable space with a 432 square foot two-car garage, resulting in a total floor area of 2,691 square feet. The first floor is proposed at 1,646 square feet and would include the two-car side loading garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at

1,045 square feet and would include three bedrooms, two bathrooms, and a laundry room. The proposed exterior materials include a stucco finish, horizontal cement board siding, and a stone veneer base. Plan type 1B includes 2,224 square feet of livable space with a 432 square foot garage, resulting in a total floor area of 2,656 square feet. The first floor is proposed at 1,667 square feet and would include a two car garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at 989 square feet and would include three bedrooms and two bathrooms. The proposed exterior materials include a stucco finish, and cement board and batten siding. The following lots utilize Plan type 1:

- Lot #2 – 1100 Glenview Drive (Plan Type 1A)
- Lot #1 – 1110 Glenview Drive (Plan Type 1B)
- Lot #3 – 1115 Fairmont Drive (Plan Type 1B)
- Lot #6 – 2735 Concord Way (Plan Type 1B)

Plan 2 is utilized for Lot 10 (951 Glenview Drive). Lot #10 is steeply sloped, with an average slope of 32.6%. A series of retaining walls are proposed along the front, side, and rear yard area. Plan type 2A includes 2,291 square feet of livable space with a 467 square foot two-car garage, resulting in a total floor area of 2,758 square feet. The first floor contains a split level design proposed at 2,053 square feet which includes a two car garage, one bedroom, one and a half bathrooms, laundry room, kitchen, and a great room. The second floor is proposed at 705 square feet and would include three bedrooms, and one bathroom. The proposed exterior materials includes a stucco finish, horizontal cement board siding, and a stone veneer base.

Plan 3 contains two architectural variations and two floor plan types (3A and 3B). Plan type 3A and 3B both include 2,472 square feet of livable space with a 435 square foot two-car garage, resulting in a total floor area of 2,907 square feet. The first floor is proposed at 1,669 square feet and includes a two-car garage, one bedroom, one bathroom, kitchen, and a great room. The second floor is proposed at 1,238 square feet and includes four bedrooms, two bathrooms, and a laundry room. Plan type 3A includes a side loading garage. The proposed exterior materials for Plan type 3A include a stucco finish, horizontal cement board siding, and a stone veneer base. The proposed exterior material for Plan type 3B includes a stucco finish, and cement board and batten siding. The following lots utilize Plan type 3:

- Lot #8 – 991 Glenview Drive (Plan Type 3A)
- Lot #5 – 1641 Claremont Drive (Plan Type 3B)
- Lot #9 – 981 Glenview Drive (Plan Type 3B)

Plan 4 contains one architectural variation and one floor plan type (4A). Plan type 4A includes 2,700 square feet of living area with a 435 square foot two-car garage, resulting in a total floor area of 3,135 square feet. The first floor is proposed at 2,346 square feet and includes a two-car garage, two bedrooms, two bathrooms, laundry room, kitchen, and a great room. The second floor is proposed at 789 square feet and includes three bedrooms and two bathrooms. The proposed exterior materials for Plan type 4A include a stucco finish, horizontal cement board siding, and a stone veneer base. The following lots utilize Plan Type 4A:

- Lot #4 – 1655 Claremont Drive
- Lot #7 – 1721 Earl Avenue

A summary of the lot size, plan number, and floor areas are presented in the following table:

Lot number	Address	Lot Size (s.f.)	Adj. Lot size (s.f.)	Home plan	Living area (s.f.)	Garage (s.f.)	Total floor area (s.f.)
1	1110 Glenview	5,150	5,150	Plan 1B	2,224	432	2,656
2	1100 Glenview	6,014	5,653	Plan 1A	2,259	432	2,691
3	1155 Fairmont	5,000	5,000	Plan 1B-R	2,224	432	2,656
4	1655 Claremont	7,495	6,370	Plan 4A	2,700	435	3,135
5	1641 Claremont	5,893	5,539	Plan 3B	2,472	435	2,907
6	2735 Concord	5,293	5,133	Plan 1B-R	2,224	432	2,656
7	1721 Earl	7,129	6,273	Plan 4A	2,700	435	3,135
8	991 Glenview	6,005	5,644	Plan 3A	2,472	435	2,907
9	981 Glenview	5,490	5,325	Plan 3B	2,472	435	2,907
10	951 Glenview	7,108	6,255	Plan 2A	2,291	467	2,758

**Neighborhood Outreach**

A neighborhood meeting was held on January 21, 2014 at the John Muir Elementary School to discuss the reconstruction of the ten individual existing lots. All property owners within the greater Crestmoor neighborhood were provided notice of this meeting. Approximately 40 people were present at the meeting. The initial neighborhood reaction to the reconstruction of the ten vacant lots was positive overall. There were a number of questions regarding a variety of topics, including the following: overall construction schedule, hours of construction, dust control, site cleanliness, target price range, proposed landscaping, and number of proposed bedrooms and bathrooms. Some neighbors expressed concern with overall safety in the neighborhood and requested that all construction workers be informed to abide by all vehicle and traffic regulations. Staff has included conditions of approval with the staff report addressing permitted hours of construction, dust control, site cleanliness, and traffic regulations.

Staff also sent a public meeting notice to all property owners within the greater Crestmoor neighborhood on February 2, 2015 regarding the February 12, 2015 Architectural Review Committee meeting. Additionally, staff sent a public meeting notice on March 6, 2015 regarding the March 17, 2015 Planning Commission meeting.

**Analysis**

**Architectural Review Committee**

The Architectural Review Committee (ARC) reviewed the architectural elements of the ten replacement homes at its February 12, 2015 meeting. The ARC forwarded the ten replacement homes to the Planning Commission with the following staff and ARC recommendations:

Modifications required to ensure compliance with all development standards:

- Landings and stairwells leading to the front porch shall be modified to ensure they do not encroach further than six feet into the required front setback:
- The overall square footage shall be reduced for the following lots to ensure compliance with the FAR thresholds:

- Lot #7 – 1721 Earl Avenue (24 square foot reduction required)
- Lot #10 – 951 Glenview Drive (50 square foot reduction required)
- Clear story obscured windows, shall be incorporated on the second story left side elevation of Lot #10 – 951 Glenview Drive.

The following information shall be incorporated within the plan submittal:

- The plans shall identify the existing side yard setback for the following addresses:
  - 1101 Fairmont Drive and 1121 Fairmont Drive
  - 1661 Claremont Drive and 1645 Claremont Drive
  - 2741 Concord way and 2731 Concord Way
  - 971 Glenview Drive and 941 Glenview Drive
- Ensure the location of the retaining walls are accurately represented throughout the entire plan submittal.
- Include the proposed exterior material for the proposed columns located at the front porch.
- The garage shall contain a 20' x 20' clear zone. The water heater proposed in the garages of all ten homes shall be located to ensure the 20' x 20' free and clear zone.
- Ensure the landscaping plans print legibly.
- The landscaping plans shall identify proposed treatments (landscaping, walkways, etc.) within the side yard area for all ten lots.
- The fencing plan shall clearly indicate that fencing will not be installed along the front property line.
- Provide details on the retaining wall design (finish materials, pilasters, caps, etc.)
- The fencing plan for Lot #8 (991 Glenview Drive) shall be updated to accurately reflect the location of the proposed driveway.
- Ensure the parcel dimensions for Lot #8 (991 Glenview Drive) accurately reflect the parcel dimensions reflected within the lot surveys.

Architectural and site planning recommendations:

- Incorporate a hipped roof design for Lot #10 (951 Glenview Drive) for the front elevation.
- Continue to work with staff regarding the appearance of retaining walls visible from the public right-of-way.
- Continue to work with staff regarding the possibility of incorporating stairs within the proposed retaining wall system to provide access to the rear yard for Lot #7 (1721 Earl Avenue).
- Continue to work with staff regarding the location of the modify the location of the proposed left side yard retaining wall so that it is located at least 2'-0" from the left side property line for Lot #7 (1721 Earl Avenue) and Lot #8 (991 Glenview Drive).
- Continue the stone veneer base for Lot #8 (991 Glenview Drive) along the right side elevation. Staff recommends the stone veneer base continue just beyond the window located within the great room, closest to the garage.
- All landscaped areas shall contain a ground cover, including mulch.
- Each lot shall utilize different landscaping treatment measures to ensure aesthetic variety among the various lots.

The applicant addressed the majority of staff and the ARC comments, which are reflected with the revised plans and are attached as Attachment C. The outstanding items have be included as conditions of approval, which are further highlighted within the staff report.

At that Architectural Review Committee Meeting approximately 10 members of the public were present. There were a number of questions regarding the status and timing of the overall infrastructure improvements within the Crestmoor neighborhood. Staff informed the members of the public that a staff representative would be present at the March 17, 2015 Planning Commission meeting to discuss the status and overall timing of the infrastructure improvements.

### **Site Layout**

All homes are proposed to be detached with side yards ranging from 5'-0" to 18'-0", and rear yards ranging from 13'-0" to 65'-0". The front yards range in size from 10'-6" – 15'-0" (measured to the front porch). Within the front yard, all plan types incorporate front porches, ranging from 7'-0" deep to 12'-0" deep. Staff finds that the front porches add additional architectural interest, create useable outdoor space within the front yard, and help de-emphasize the appearance of the two car garage. Additionally, all but two of the ten lots will incorporate a California Room in the rear yard area. A California Room is a covered porch that provides additional useable outdoor space. Each California Room would incorporate an outdoor fireplace.

### **Landscaping**

All ten lots would be fully landscaped throughout the front and rear yard area. A variety of landscaping materials, inclusive of drought tolerant and native vegetation, are proposed ranging from flowering trees, small evergreen trees, a variety of different shrubs, grass like plants, vines, and ground cover. Staff has included a condition of approval #18, which requires each lot to utilize different landscaping treatment measures to ensure aesthetic variety amongst the various lots. Additionally, staff has included a condition of approval #17 which requires the landscaping plans to print in a legible fashion.

### **Retaining Walls & Perimeter Fencing**

All ten lots would incorporate retaining walls throughout each site due to the existing topography. Eight of the ten lots would contain retaining walls that are within the front yard area, or side yard area, which would be visible from the public right-of-way. For those walls visible from the public right-of-way, the applicant is proposing to incorporate a stucco veneer finish on the exterior of the proposed concrete masonry unit (cmu) block wall. Additionally, each retaining wall visible from the public right-of-way will incorporate a decorative concrete cap element. Staff finds that the stucco veneer with a concrete cap element would complement the design of the proposed homes by incorporating similar finishing materials. CMU block walls are proposed in all other instances where the retaining walls are located behind the proposed perimeter fencing, which would not be visible from the public right-of-way.

Both staff and the Architectural Review Committee did recommend that the applicant explore the possibility of incorporating stairs within the proposed retaining wall system to provide access to the rear yard for Lot #7. Regarding this matter, staff included condition of approval #19, which requires any future property owner to install a stairway system to the rear yard area if an active use within the rear yard area is proposed.

A 6'-0" fence is proposed along all side and rear lot lines for all ten lots. Staff included condition of approval #16 requiring the following note within the fencing plans to be removed: "To be installed on all lot lines facing street or driveway." This condition of approval was included to clarify that the proposed fencing would not be installed on the front property line.

### Compliance with Residential Design Guidelines:

- Neighborhood Compatibility – The homes in the immediate neighborhood are a mix of one and two story with stucco and wood siding exterior finishes. The applicant has proposed homes with similar scale, and is proposing to include exterior materials ranging from stucco, horizontal cement board siding, and cement board and batten siding. All homes would incorporate asphalt shingle roofing, which is commonly found throughout the neighborhood.
- Architectural Style – The proposed home design represent traditional architectural style commonly found in San Bruno and is compatible with the neighborhood in terms of overall massing. The ten replacement homes would meet all development standards of the underlying zoning district, including, floor area, lot coverage, height, and setback requirements.
- Second Story Treatment – The applicant has incorporated second story setbacks from the first story below for all ten lots. This is a common façade articulation technique, which is outlined within the Residential Design Guidelines. Staff finds the second story setbacks help to reduce overall massing.
- Entries – All ten replacement homes contain front porches ranging from 7'-0" deep to 12'-0" deep. Staff finds that the front porches add additional architectural interest, create useable outdoor space within the front yard, and help de-emphasize the appearance of the two car garage.
- Colors – A wide variety of color are proposed for all ten lots. A total of six different color schemes are proposed. No color scheme would be used more than two times.
- Doors & Windows – Consistent door and window types are proposed for all ten lots. A high density composite trim would be used against all stucco exterior finishes, and a cement board trim would be utilized against all horizontal cement board and cement board and batten finishes. The high density composite trim would consist of a smooth finish thereby matching the cement board trim in terms of appearance. Both staff and the Architectural Review Committee reviewed and were in favor of the proposed window and door trim elements.
- Open Space and Landscaping – There is considerable open space throughout all ten lots. As noted above, all ten replacement homes incorporate front porches ranging from 7'-0" deep to 12'-0" deep. All ten lots would be fully landscaped within the front and rear yard areas. A variety of landscaping materials, inclusive of drought tolerant and native vegetation, are proposed ranging from flowering trees, small evergreen trees, a variety of different shrubs, grass like plants, vines, and ground cover. Eight of the ten lots would include a California Room in the rear yard. The California Room would be attached to each single-family home and would provide additional outdoor space to entertain guests.

### Findings:

*Pursuant the to the City's Municipal Code, the Commission shall grant the Architectural Review Permit if it makes the following findings. Required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made.*

- 1. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood. (SBMC 12.108.040.D)**

Proposed building heights range from 25.06 feet to 27.70 feet, which is less than the 28'-0' height limit. Additionally, all ten homes will incorporate second story setbacks from the first story below,

which is a common façade articulation technique outlined within the Residential Design Guidelines. Therefore, the proposed single-family replacement homes should not unreasonably restrict or interfere with light and air on the adjacent properties.

The overall design and scale of the ten single-family replacement homes are consistent with the Crestmoor neighborhood, which consists of one and two story single-family homes. The ten single-family replacement homes meet all development standards of the underlying zoning district.

**2. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site. (SBMC 12.108.040.F)**

All ten lots were previously developed with single-family homes that were destroyed as a result of the September 2010 Pacific Gas and Electric Company (PG&E) gas line explosion and subsequent fire. Since that time, the lots have been cleared. Some lots contain shrubs and trees, which would be replaced with new landscaping. The ten lots do not contain any creeks and are not located in a scenic corridor. Therefore, the ten single-family replacement homes would not damage or destroy natural features.

**3. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood (SBMC 12.108.040.G)**

The proposed exterior materials consists of a stucco finish, horizontal cement board siding, and cement board and batten siding. Five of the ten replacement homes would incorporate a stone veneer base. Asphalt shingle roofing is also proposed for all ten replacement homes. The proposed exterior materials are consistent with materials that are commonly found in the surrounding neighborhood. All ten replacement homes are also meeting all development standards of the underlying zoning district. Specifically, all ten replacement homes are meeting the floor area, lot coverage, setback, height, and parking requirements. Staff finds that the general appearance of the ten replacement homes will be in keeping with the character of the neighborhood and will not be detrimental to the City.

**4. That the proposed development is consistent with the general plan. (SBMC 12.108.040.H)**

The San Bruno General Plan designates all ten pre-existing lots as low-density residential. The ten proposed single-family replacement dwellings are consistent with the residential General Plan designation.

General Plan Policy LUD-3 states, “protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale”. The proposed single-family replacement dwellings will be complementary to other single-family homes in the area. The design of the replacement dwellings reinforces the residential character of the neighborhood.

**5. That any proposed single-family or two-family dwelling conform to the basic design principles of the residential design guidelines adopted by resolution by the City Council and as may be revised from time. (SBMC 12.108.040.H)**

Staff finds that the ten single-family replacement dwellings conform to the basic design principles of the Residential Design Guidelines. The proposed replacement dwellings would incorporate a combination of exterior building materials ranging from a stucco finish, horizontal cement board siding, and a cement board and batten finish. A stone veneer base would be incorporated on five of ten replacement homes. The proposed exterior materials are consistent with the materials found in surrounding neighborhood. Additionally, the ten replacement homes would incorporate second story setbacks from the first story below, which is a common façade articulation technique.

All ten replacement homes incorporate front porches that range between 7'-0" – 12'-0" deep. Staff finds that the front porches add additional architectural interest, create useable outdoor space within the front yard, and help de-emphasize the appearance of the two car garage. All ten lots will also incorporate

### **RECOMMENDATION**

Staff recommends that the Planning Commission approved Architectural Review Permit 15-001, based on Findings of Fact 1-5 and Conditions of Approval 1-52.

### **Findings of Fact**

1. That the ten proposed replacement homes, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
2. That the ten proposed replacement homes will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.
3. That the general appearance of the proposed buildings, structures, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
4. That the ten proposed replacement homes are consistent with the general plan.
5. That the ten proposed replacement homes conform to the basic design principles of the residential design guidelines adopted by resolution by the City Council and as may be revised from time.

### **CONDITIONS OF APPROVAL**

#### **Community Development Department**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Architectural Review Permit 15-001 shall not be valid for any purpose. Architectural Review 15-001 shall

expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for an Architectural Review Permit to construct ten replacement homes on ten pre-existing lots within the Crestmoor neighborhood shall be built according to plans approved by the Planning Commission on March 17, 2015, labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. Hours of construction shall be limited to 8:00 am – 6:00 pm, Monday through Friday. All construction related activities, including set up, staging, deliveries, etc. shall not occur before 8:00 am or after 6:00 pm Monday through Friday. The operation of any equipment or performance of any outside construction related to the ten replacement homes shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 8:00 a.m. to 6:00 p.m. Community Development Director approval shall be required to deviate from the approved hours of construction.
5. The applicant shall implement the following dust control measures during construction:
  - a. Water all active construction area twice daily, as needed.
  - b. Water or cover stockpiles of debris, soil, sand.
  - c. Cover all trucks hauling soil, sand, and other loose materials, or required all trucks to maintain at least two feet of freeboard.
  - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
  - e. Install erosion control measures to prevent silt runoff to public roadways per approved best management practices.
6. The applicant shall inform all construction workers to abide by all traffic regulations when traveling to and from any construction site within the Crestmoor neighborhood. The applicant shall install signage at strategic locations indicating that the speed limit within the Crestmoor neighborhood is 25 mph.
7. All sites shall be inspected and general site clean-up shall be conducted on a daily basis.
8. Prior to Final Inspection for each home, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
9. The ten replacement homes shall be used only as a single-family residential dwelling units. No portion of any residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.

10. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against each property.
11. The residence must have the ability to park the required number of vehicles in the designated garage area. The tankless water heaters shall be installed at a sufficient height to ensure mobility and complete access throughout the entire garage.
12. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning, Building, and Public Services staff to ensure compliance with the conditions of approval during the construction process.
13. FAA notification and approval is required prior to building permit issuance. Alternatively, the City has established an exemption form, which may be submitted to the City in-lieu of FAA notification.
14. The lot summary data chart shall be modified to accurately represent the heights of all ten single-family replacement homes. Height survey verification shall be required for all homes at the time of framing, prior to roof cover.
15. The stairs providing access to the porch located on Lot #4 shall be located at least 9'-0" from the front property line.
16. At the time of building permit submittal, the following note on the fencing plans shall be removed: "To be installed on all lot lines facing street or driveway." Fencing shall be installed at locations as indicated on approved plans.
17. At the time of building permit submittal, the landscaping plans shall print legibly.
18. At the time of building permit submittal, full landscaping and irrigation plans for each individual lot shall be submitted. Each lot shall utilize different landscaping treatment measures to ensure aesthetic variety among the various lots. The landscaping plans shall specifically identify which landscaping treatment measures will be installed on each individual lot. The landscaping plans shall be consistent with the preliminary landscaping plans approved by the Planning Commission on March 17, 2015. Prior to Final Inspection, the site shall be landscaped according to the approved landscaping plans. Any changes to the approved landscaping plans shall require review and approval from the Community Development Director.
19. In the event the future property owner of Lot #7 (1721 Earl Avenue) proposes an active use within the rear yard beyond the northerly most retaining wall, a stairway system providing access to the rear yard area shall be required. The stairway system shall and associated guardrails shall comply with all applicable California Building Code Standards. This condition of approval shall be disclosed at the point of sale to the consumer and shall be recorded against the property.
20. A Temporary Use Permit shall be required for all off-site construction staging areas.

21. The ten replacement homes shall meet all 2013 Title 24 California Code Standards.
22. The applicant shall pre-wire all ten homes to accommodate future solar.
23. The applicant shall provide 140A 240V receptacle and dedicated branch circuit in each garage for an electric vehicle charging station.
24. The applicant shall prepare and record a formal agreement specifying maintenance responsibilities for all retaining walls that are crossing shared property lines to the satisfaction of the City Attorney. The exact location of the retaining wall crossing a shared property line shall be specified within the formal agreement. The formal agreement shall be recorded against all affected properties prior to building permit issuance, unless extended by the City Attorney, but in any case, the formal agreement must be recorded prior to issuance of the Certificate of Occupancy for any affected property.
25. The applicant shall indemnify, defend, and hold harmless the City, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the City's consideration and/or approval of the applicant's application to construct ten single-family replacement homes.

#### **Public Services**

26. The Applicant shall be responsible for the cost of all City reviews and inspections required for all work associated with the improvements.
27. The Applicant shall serve each replacement home with City utilities, including City of San Bruno Cable (CSB) T.V. service. The Applicant shall submit a complete utility plan describing all pertinent features.
28. Prior to the issuance of the initial building permit for any parcel, the Applicant shall pay for all current, on-site service connection fees in accordance with the Development Agreement adopted by the City Council on January 27, 2015.
29. All surface drainage from each parcel shall be sloped away from each building and toward the street frontage at a minimum of two percent (2%) slope, in compliance with the California Building Code (CBC), and to the satisfaction of the City Engineer. At least the five-foot wide strip along the building perimeter shall have a slope of 2% minimum away from all buildings to storm drains and/or the street.
30. Prior to the issuance of grading permit, if required, the applicant shall provide the Community Development Department with a plan indicating the amount of soil to be removed, disposal sites, the number of truck trips required and the proposed haul routes.
31. Grading plans with appropriate erosion control measures shall be required for the individual lots. Grading plans shall show all adjacent properties sufficiently to assure that the proposed grading for each parcel does not negatively impact adjacent lands and shall incorporate drainage features necessary to assure continued drainage without erosion from adjacent properties.

32. Area drain grates in landscaped or dirt areas shall be cast iron, and shall be a minimum of 0.75 square feet in area.
33. The applicant shall submit a geotechnical/soils investigation report for each property at the time of building permit submittal. The geotechnical/soils investigation report shall provide data to evaluate the geotechnical conditions of the site and provide seismic, landslide and mudslide evaluation, and recommendations for appropriate soil engineering to reduce seismic hazards.
34. All construction and grading shall be performed in compliance with the 2013 California Building Code (CBC). All geotechnical recommendations and requirements of the CBC shall be incorporated into the individual lot design and become part of the grading and construction specifications. The Geotechnical Engineer who prepared the geotechnical report shall review all construction plans prior to submittal of plans to the City and conduct any inspections, testing and other actions during construction that are called for in the geotechnical report, provided the inspector is a qualified special inspector in accordance with CBC Chapter 17 Section 1704.
35. Engineered retaining walls over 3 feet in height shall be constructed of approved durable material, to the satisfaction of the City Engineer, Community Development Director, and Building Official. The top of all retaining walls shall be designed to ensure proper drainage and maintenance.
36. The applicant shall obtain a haul route permit prior to issuance of the first building permit.
37. The City is planning to replace curb, gutter, sidewalk, and construction of new roadway on frontage adjacent to homes within the Crestmoor neighborhood. This work in most likelihood would not be complete until after the completion of the ten single family replacement homes. In the event the applicant damages the existing curb, gutter, sidewalk, driveway approaches, or the existing roadway, the applicant shall reconstruct in a temporary manner to the satisfaction of the City Engineer.
38. Sewer laterals shall be a minimum of 4 inches in inside diameter.
39. Construction plans must be prepared in accordance with the 2013 California Building Code. Construction plans shall be submitted on 24" x 36" standard plan sheet. Scale shall be sufficiently large for clarity and review.
40. The Applicant shall provide, as part of its construction plan submittal, detailed structural calculations and design details for retaining walls, which may be constructed as part of the individual lot. Walls shall incorporate drainage features recommended in the geotechnical report to ensure proper drainage. The structural and drainage design shall be to the satisfaction of the Building Official.
41. The Construction Plans shall include and meet all the necessary requirements of the City of San Bruno, and best management practices for erosion control and shall be approved by the City Engineer.
42. The Construction Plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved

areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements.  
S.B.M.C. 12.16.020.

43. Show on the plot plans flow line diagrams for cold water lines, electrical lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the 2013 California Building Code.
44. If not present, the applicant shall install a sanitary sewer lateral clean out at property line per City Standards Detail SS-02, dated Aug 2011. Older clean-outs not meeting current City standards shall be replaced.
45. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on adjacent lot frontage per SBMC 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks Division for any new street tree.
46. Prior to final inspection, paint the address number on face of the curb near the driveway approach with black (4 inch or larger) lettering on a white background. Add a note showing the location where the street address will be painted.
47. Obtain an Encroachment Permit from Public Works Department prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010. The Encroachment Permit shall be issued prior to issuance of a building permit.
48. Show on plans how storm water shall be collected from downspouts and other on-site drainage and drained into landscaping or collected through an under sidewalk curb drain to the gutter per City Standard Detail ST-03. Foundations shall be protected from storm water. Drainage into adjacent properties shall not be allowed. Indicate any pipes, swales, or applicable ground percolation treatments as necessary.
49. Should the construction of each individual replacement home create and/or replace 2,500 square feet or more of impervious surface, each individual lot must include one of the required C.3.i site Design Measures as required by the Municipal Regional Permit. A C.3.i Checklist must also be completed and submitted for review.

#### **Fire Department**

50. The applicant shall install a new 1-1/2 inch water meter for each lot per City Standard Detail W-05.
51. A NFPA 13D fire sprinkler system shall be required for each replacement home. The coverage shall include standard 13D fire sprinkler requirements, plus coverage to the garages and a single pilot head to each attic. Exterior-rated horn strobes to be located towards front of buildings. The systems are to be installed under separate Fire Sprinkler Permits for each residence. The Fire Sprinkler Permits shall be issued prior to issuance of Building Permits.

52. The building permit submittals shall indicate that address numbers will be at least four inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

Date of Preparation: March 13, 2015  
Prepared by: Matt Neuebaumer, Associate Planner



Location Map – 10 Lots

Exhibit A: Site Location



**Lot #1 and Lot #2 – 1110 and 1100 Glenview Drive**



**Lot #3 – 1115 Fairmont Drive**

**Exhibit B - Photographs**



**Lot #4 – 1655 Claremont Drive**



**Lot #5 – 1641 Claremont Drive**

**Exhibit B - Photographs**



**Lot #6 – 2735 Concord Way**



**Lot #7 – 1721 Earl Avenue**

**Exhibit B - Photographs**



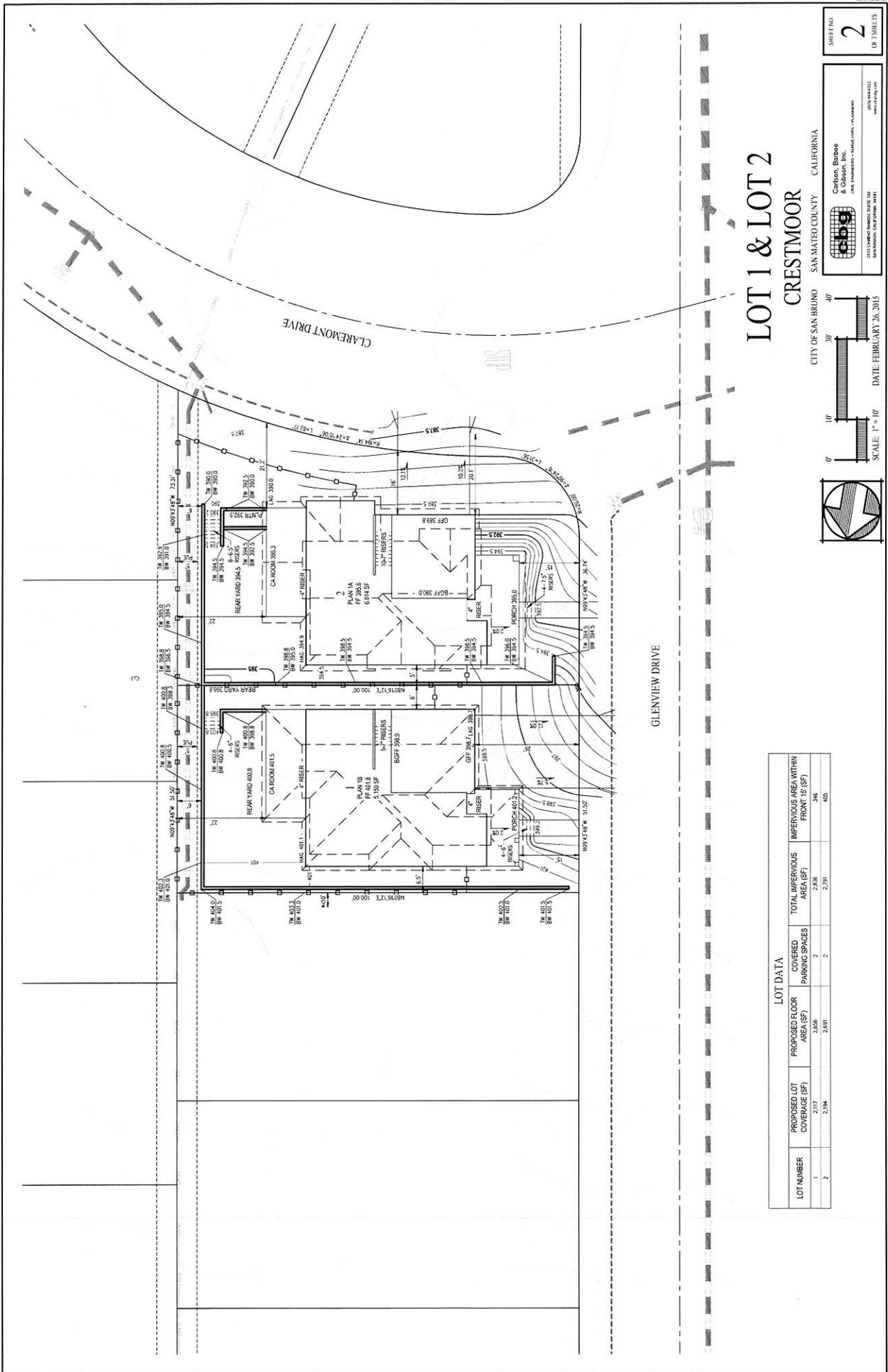
**Lot #8 and Lot #9 – 981 and 991 Glenview Drive**



**Lot #10 – 951 Glenview Drive**

**Exhibit B - Photographs**





# LOT 1 & LOT 2

## CRESTMoor

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA



Carlson, Barbee & Gibson, Inc.  
 CIVIL ENGINEERS - SAN FRANCISCO, CALIFORNIA  
 2015 CALIFORNIA REGISTERED PROFESSIONAL ENGINEER NO. 44222  
 2015 CALIFORNIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT NO. 14075

SHEET NO. **2**  
 OF 3 SHEETS

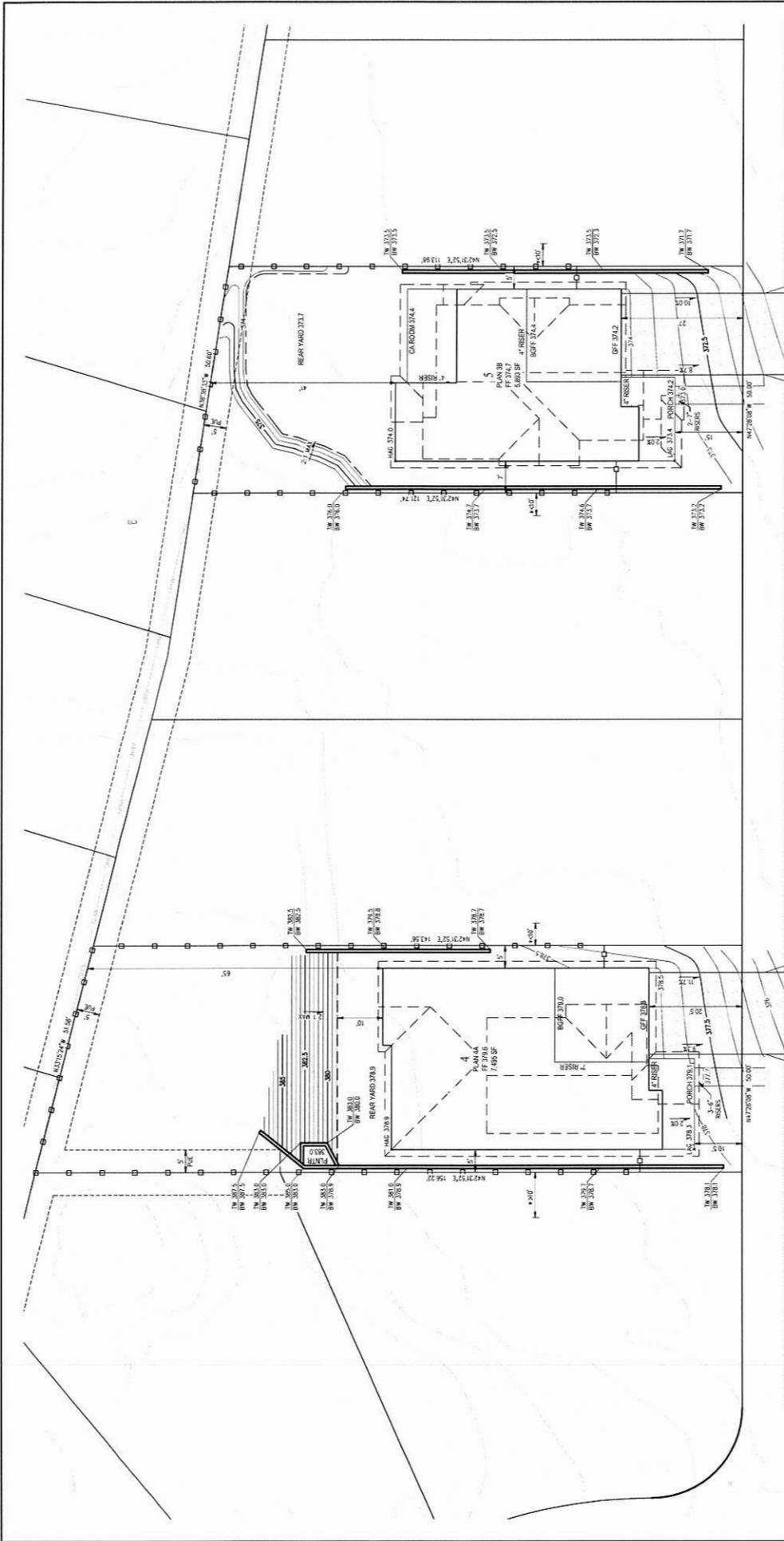


SCALE: 1" = 10'  
 DATE: FEBRUARY 26, 2015

**LOT DATA**

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	PROPOSED FLOOR COVERED AREA (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 10' (SF)
1	2,117	2,668	2	2,806	346
2	2,194	2,691	2	2,791	405

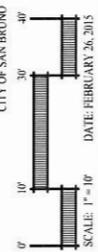




CLAREMONT DRIVE

# LOT 4 & LOT 5 CRESTMOR

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA

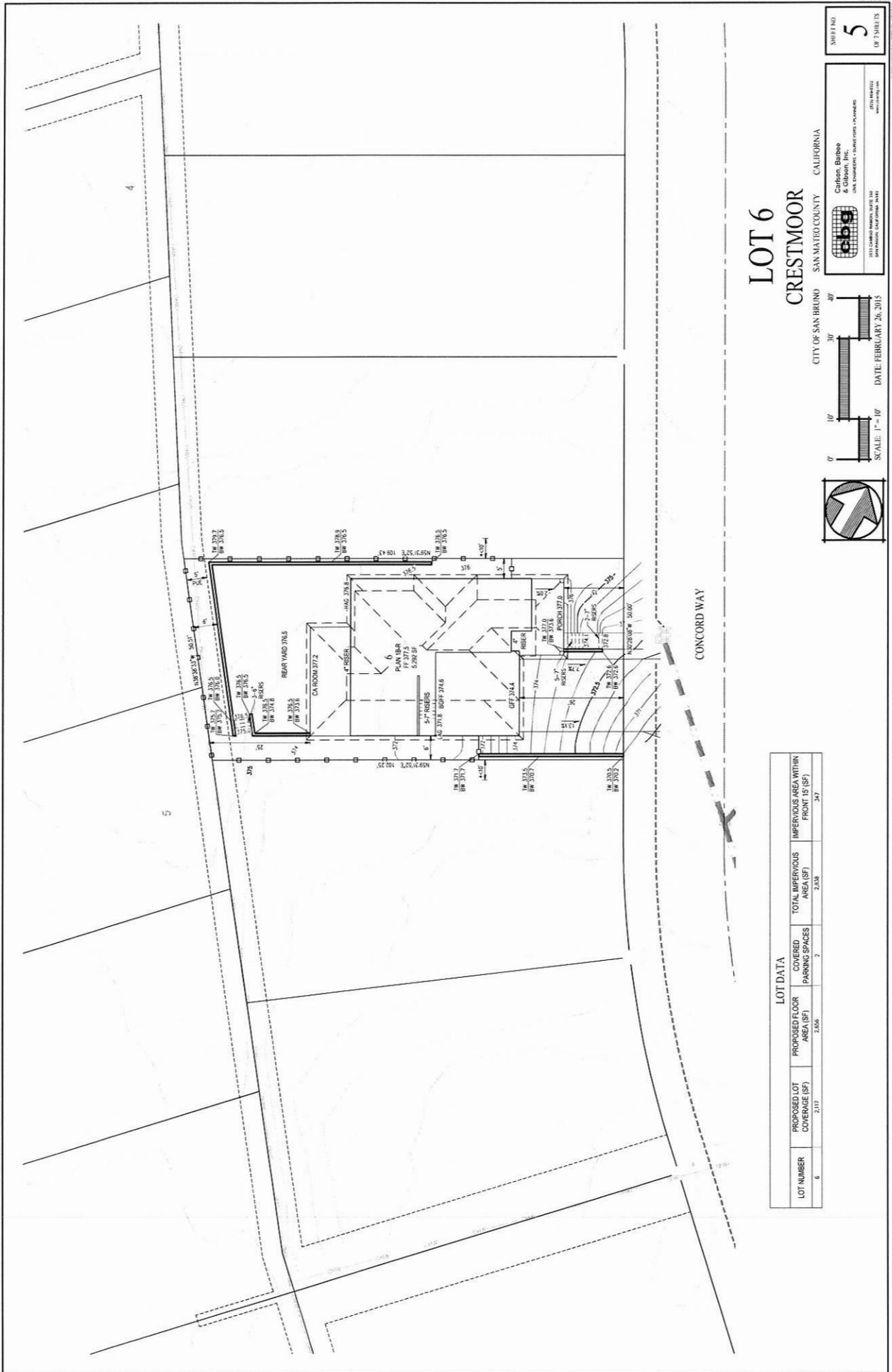


SHEET NO. **4**  
OF 5 SHEETS

LOT DATA				
LOT NUMBER	PROPOSED LOT COVERAGE (SF)	PROPOSED FLOOR AREA (SF)	COVERED PARKING SPACES	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
4	2,752	3,324	2	431
5	2,070	2,827	7	308

DATE: FEBRUARY 26, 2015

2015 CRESTMOR, LOTS 4 & 5, CLAREMONT DRIVE, SAN BRUNO, CALIFORNIA



# LOT 6 CRESTMOOR

SAN MATEO COUNTY CALIFORNIA

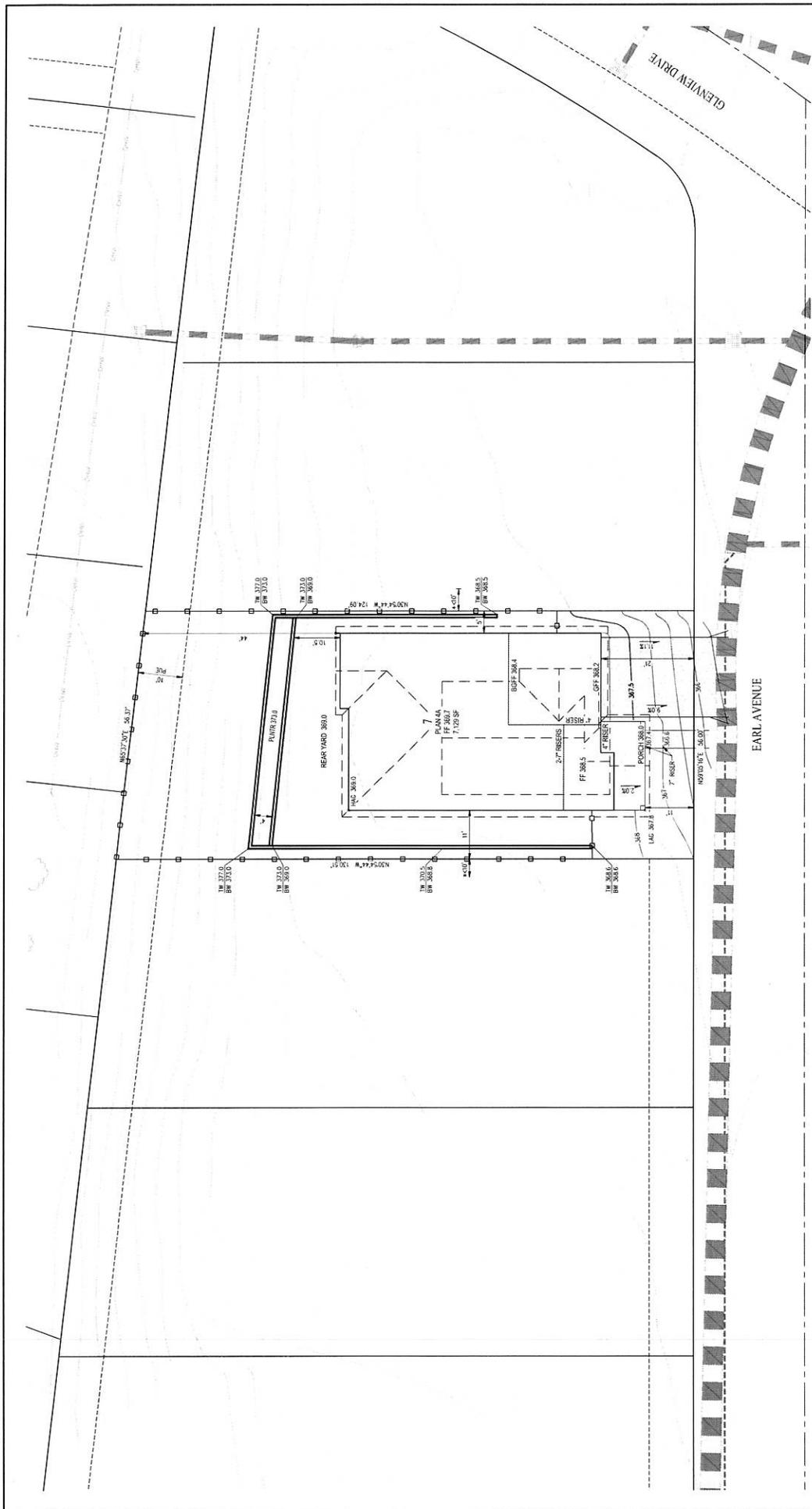


SHEET NO  
**5**  
OF 7 SHEETS

CITY OF SAN BRUNO  
DATE: FEBRUARY 26, 2015  
SCALE: 1" = 10'

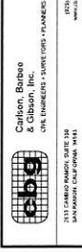
LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	PROPOSED FLOOR AREA (SF)	COVERED PARKING SPACES	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
6	2,117	2,656	2	2,658	347

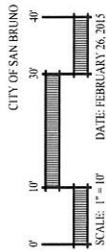


# LOT 7 CRESTMOR

SAN MATEO COUNTY, CALIFORNIA

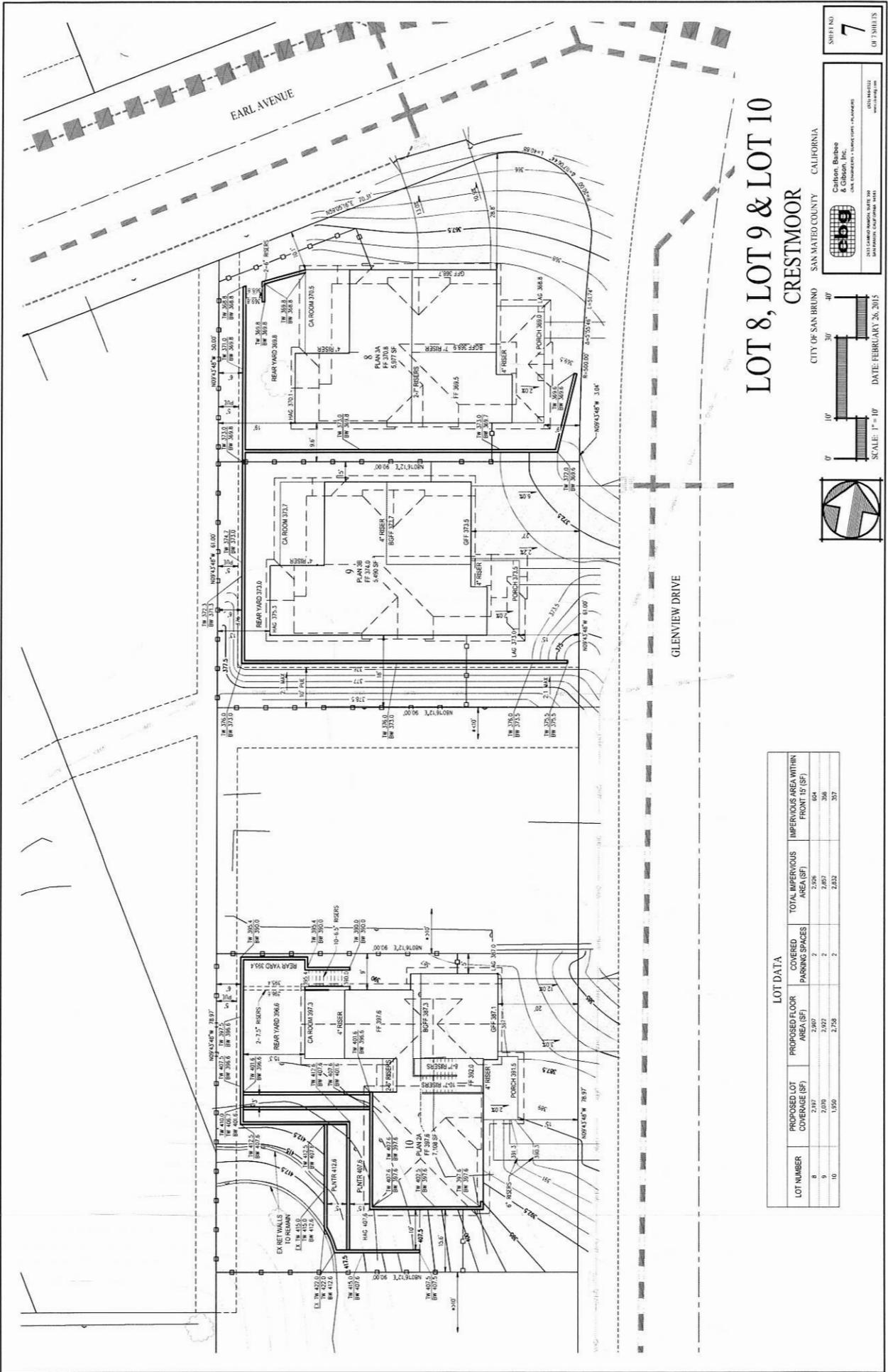


SHEET NO.  
**6**  
OF 7 SHEETS



LOT DATA			
PROPOSED LOT COVER (SF)	2,206		
PROPOSED FLOOR AREA (SF)	3,108		
COVERED PARKING SPACES	2		
TOTAL IMPERVIOUS AREA WITHIN FRONT 10' (SF)	3,325		423

DATE: FEBRUARY 26, 2015



# LOT 8, LOT 9 & LOT 10

## CRESTMoor

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA



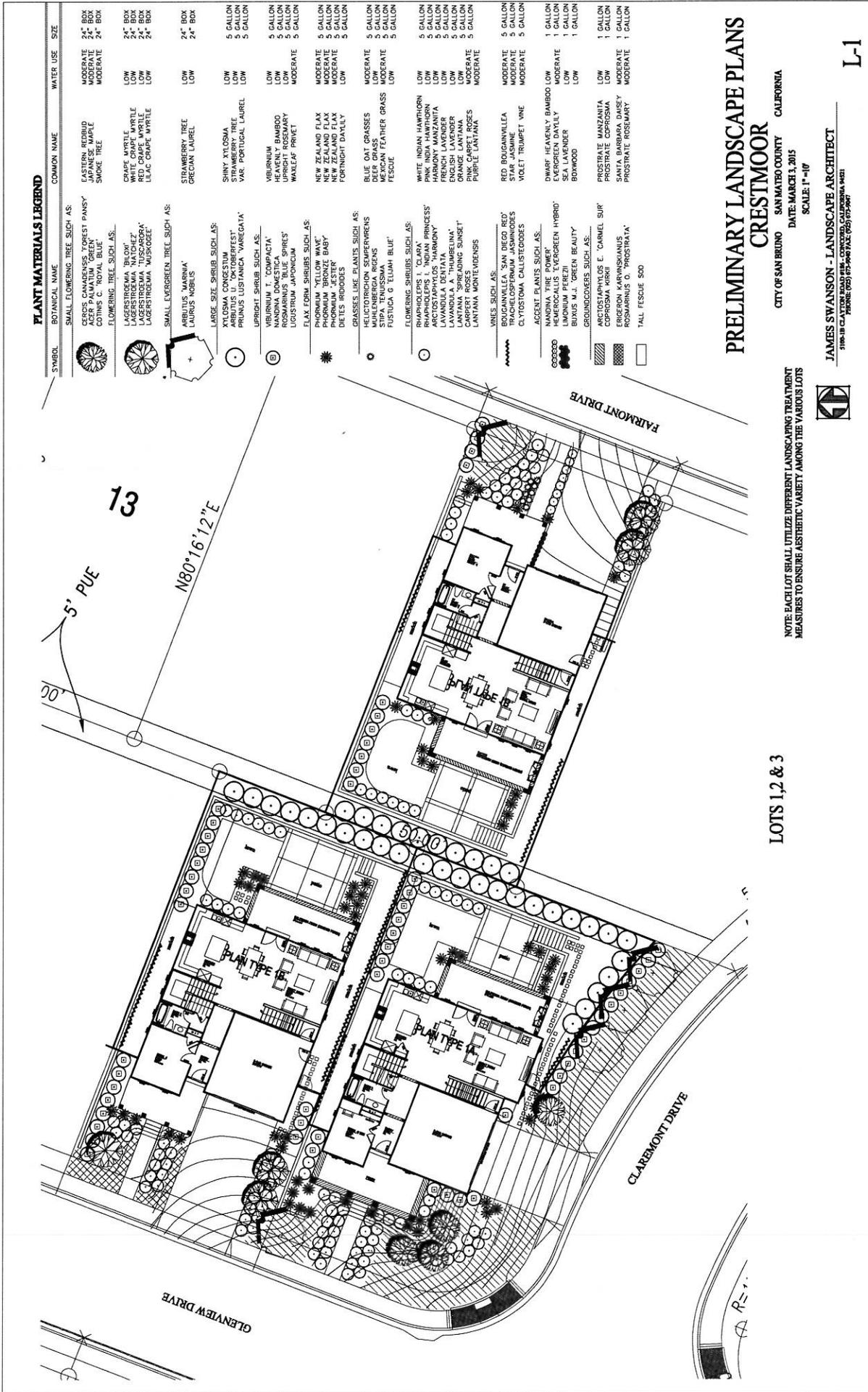
SHEET NO. **7**  
OF 7 SHEETS



DATE: FEBRUARY 26, 2015  
SCALE: 1" = 10'

LOT DATA

LOT NUMBER	PROPOSED LOT COVERAGE (SF)	COVERED FLOOR AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	IMPERVIOUS AREA WITHIN FRONT 15' (SF)
8	2,197	2,007	2,526	604
9	2,030	2,022	2,857	308
10	1,590	2,738	2,852	307



**PLANT MATERIALS LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
(Small tree symbol)	SMALL FLOWERING TREE SUCH AS: CECIS CANADENSIS, FOREST PANSY, ACER PALMATUM, GREEN COYING C., NOTAL BLUE	EASTERN REDBUD JAPANESE MAPLE SMOKE TREE	MODERATE MODERATE MODERATE	24" BOX 24" BOX 24" BOX
(Flowering tree symbol)	FLOWERING TREE SUCH AS: LAGERSTROEMIA 'BLOW', LAGERSTROEMIA 'TUSCARORA', LAGERSTROEMIA 'MUSKOGEE'	GRAPE WIRTLE WIRTLE RED GRAPE WIRTLE LILAC GRAPE WIRTLE	LOW LOW LOW LOW	24" BOX 24" BOX 24" BOX 24" BOX
(Small evergreen tree symbol)	SMALL EVERGREEN TREE SUCH AS: ARBITRUS 'MARINA', LAURUS NOBILIS	STRAWBERRY TREE GREEN LAUREL	LOW LOW	24" BOX 24" BOX
(Large shrub symbol)	LARGE SIZE SHRUB SUCH AS: XYLOSMA CONGESTUM, ARBITRUS U. 'OKTOBERFEST', PRUNUS LUSTANICA 'VAREGATA', UPRIGHT SHRUB SUCH AS: VIBURNUM T. 'COMPACTA', MANDARINA DOMESTICA 'SWEET', LIGUSTRUM JAPONICUM	SHINY XI OSMIA STRAWBERRY TREE VAR. PORTUGAL LAUREL VIBURNUM HEAVENLY BAMBOO WINEY ROSEMARY WALLEY PRINCE	LOW LOW LOW LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
(Flax form shrub symbol)	FLAX FORM SHRUBS SUCH AS: PHORUM 'YELLOW WAX', PHORUM 'BRONZE BABY', PHORUM 'JESTER', DIELES RHODODES	NEW ZEALAND FLAX NEW ZEALAND FLAX NEW ZEALAND FLAX FORNIGHT DAFFLY	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
(Grasses symbol)	GRASSES LIKE PLANTS SUCH AS: HELIOTROPION 'EMPERWRENS', STIPA TENISSIMA, FUSTUCA G. 'ELIJAH BLUE'	BLUE OAT GRASSES HELIOTROPION MEXICAN FEATHER GRASS FESCUE	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
(Flowering shrubs symbol)	FLOWERING SHRUBS SUCH AS: RHAPHILOPSIS I. 'CLARA', RHAPHILOPSIS I. 'INDIAN PRINCESS', RHAPHILOPSIS I. 'MADAM BOUQUET', FRANCO LANGESE, LAVANDULA A. 'HUMBELINA', LANTANA 'SPREADING SUNSET', LANTANA MONTEVIDENSIS	WHITE INDIAN HAWTHORN PINK INDIAN HAWTHORN WINEY ROSEMARY FRENCH LAVENDER ENGLISH LAVENDER ORANGE LANTANA PURPLE LANTANA	LOW LOW LOW LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
(Vines symbol)	VINES SUCH AS: "TWIN REEF" TRACHILOSTRUM JASMINODES, CLYSTOMA CALLISTEODES	RED BRIGIDIANVILLE STAR JASMINE VIOLET TRUMPET VINE	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
(Accent plants symbol)	ACCENT PLANTS SUCH AS: MADONIA 'TREE POWER', HEMEROCALLIS 'EVERGREEN HYBRID', LIMONUM PEREJII, BUNIAS M.J. 'GREEN BEAUTY'	DWARF HEAVENLY BAMBOO EVERGREEN DAYLILY SEA LAVENDER BOXWOOD	LOW MODERATE LOW LOW	1 GALLON 1 GALLON 1 GALLON 1 GALLON
(Groundcovers symbol)	GROUNDCOVERS SUCH AS: ARCTOSTAPHYLOS E. 'CARMEL SUIT', COPROSMA KIRRI, LANTANA MONTEVIDENSIS, POSMANNIUS O. 'PROSTRATA', TALL FESCUE 500	PROSTRATE MANZANITA PROSTRATE COPROSMA HEAVENLY BAMBOO PROSTRATE ROSEMARY	LOW LOW MODERATE MODERATE	1 GALLON 1 GALLON 1 GALLON 1 GALLON

**PRELIMINARY LANDSCAPE PLANS  
CRESTMOOR**

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA  
DATE: MARCH 1, 2015  
SCALE: 1" = 10'

JAMES SWANSON - LANDSCAPE ARCHITECT  
3196-18 CLAYTON ROAD PER. CONTRA COSTA COUNTY, CALIFORNIA 94521  
PHONE: (925) 937-9949 FAX: (925) 937-9947

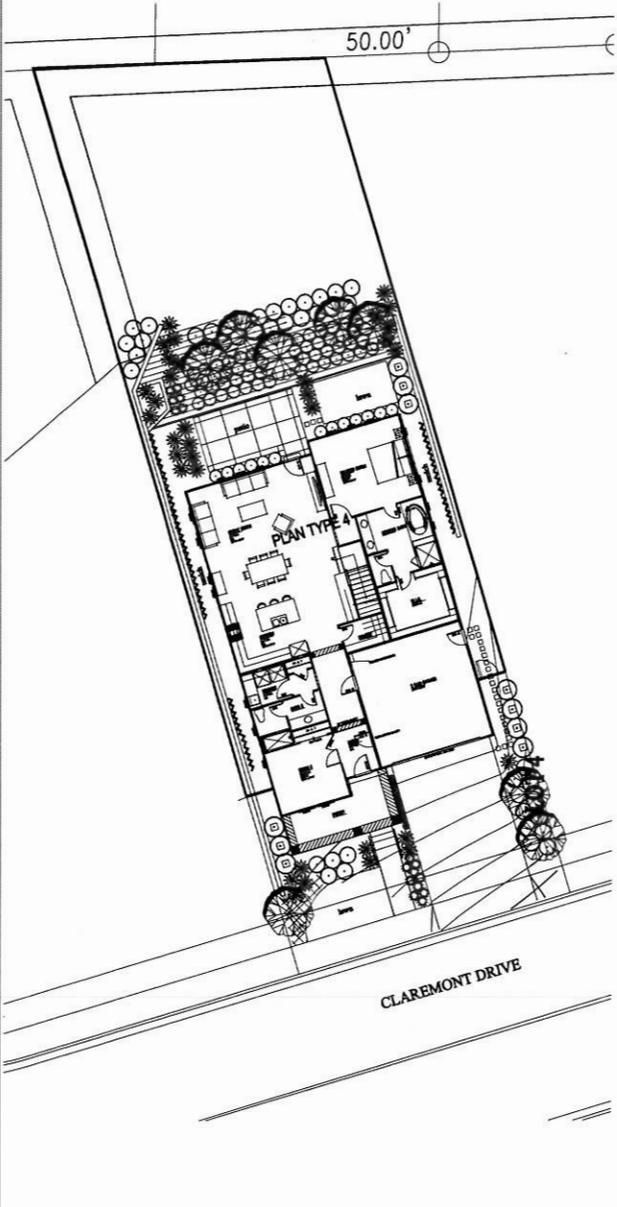
L-1

NOTE: EACH LOT SHALL UTILIZE DIFFERENT LANDSCAPING TREATMENT MEASURES TO ENSURE AESTHETIC VARIETY AMONG THE VARIOUS LOTS

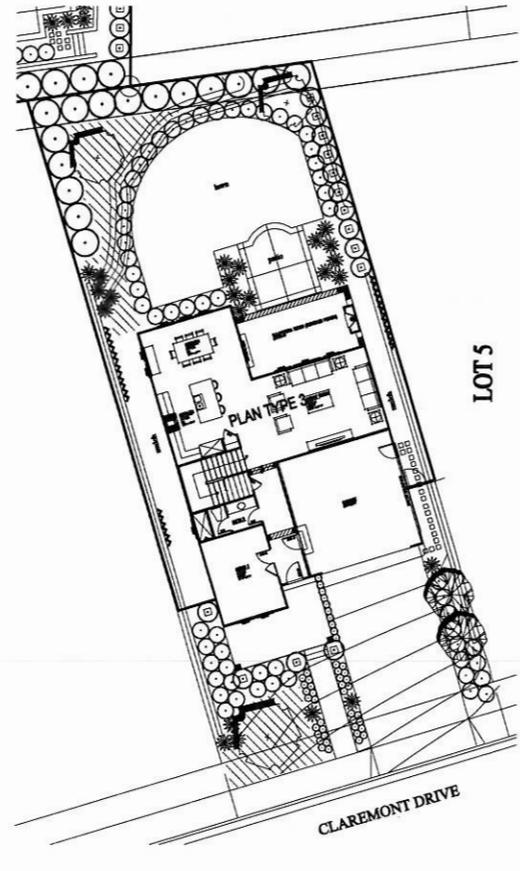
LOTS 1, 2 & 3

**PLANT MATERIALS LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
	<b>SMALL FLOWERING TREE SUCH AS:</b> CERCIS CANADENSIS 'TOBEE PANSY' ACER PALMATA 'GREEN' CORNUS C. 'ROYAL BLUE'	EASTERN REDBUD JAPANESE MAPLE SMOKE TREE	MODERATE MODERATE MODERATE	24" BOX 24" BOX 24" BOX
	<b>FLOWERING TREE SUCH AS:</b> LAGERSTROEMIA 'BENSON' LAGERSTROEMIA 'MADAGASCAR' LAGERSTROEMIA 'TUSCANORA' LAGERSTROEMIA 'MUSKODEE'	CRAPPE MYRTLE CRAPPE MYRTLE RED CRAPPE MYRTLE LIAC CRAPPE MYRTLE	LOW LOW LOW LOW	24" BOX 24" BOX 24" BOX 24" BOX
	<b>SMALL EVERGREEN TREE SUCH AS:</b> ARBITUS 'MARINA' LAURUS NOBILIS	STRAWBERRY TREE GRECIAN LAUREL	LOW LOW	24" BOX 24" BOX
	<b>LARGE SIZE SHRUB SUCH AS:</b> NIPPONYA 'SILVER DOLL' ARBITUS U. 'OK DORFEST' PRUNUS LUSTANICA 'VAREGATA' UPRIGHT SHRUB SUCH AS: VIBURNUM T. 'COMPACTA' NANDINA DOMESTICA LIGULASTRUM 'BLUE SPINES' LIGULASTRUM 'SILVER STAR'	SHINY YU CRPA STRAWBERRY TREE VAR. PORTUGAL LAUREL VIBURNUM HEAVENLY BAMBOO UPRIGHT ROSEMARY WAXLEAF PRIVET	LOW LOW LOW LOW LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
	<b>FLAX FERN SHRUBS SUCH AS:</b> PHORMIUM 'BRONZE BABY' PHORMIUM 'JESTER' DIETES RHODIQUES	NEW ZEALAND FLAX NEW ZEALAND FLAX NEW ZEALAND FLAX FORNIGHT DAISY	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	<b>GRASSES LIKE PLANTS SUCH AS:</b> HELICTROCHON 'SEMPERVIRENS' STIPA TENISSISSIMA FUSTUCA & 'ELIJAH BLUE'	BLUE OAT GRASSES MEXICAN FEATHER GRASS FESCUE	MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON
	<b>FLOWERING SHRUBS SUCH AS:</b> RHAPHIDOPIS L. 'CLARA' RHAPHIDOPIS L. 'INDIAN PRINCESS' ARCTOSTAPHYLOS 'HARMONY' LAVANDULA A. 'HUMBELINA' LANTANA 'SPREADING SUNSET' LANTANA 'MISTY MORNINGS' LANTANA MONTIVIDENSIS	WHITE INDIAN HAWTHORN PINK INDIAN HAWTHORN HARMONY MANZANITA LAVENDER ENGLISH LAVENDER ORANGE LANTANA ORANGE LANTANA PURPLE LANTANA	LOW LOW LOW LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
	<b>VINES SUCH AS:</b> BOUGHANVILLEA 'SAN DIEGO RED' CANTERBURY BELL CLYTOSTOMA CALLISTEGODES	RED BOUGHANVILLEA CANTERBURY BELL VIOLET TRUMPET VINE	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
	<b>ACCENT PLANTS SUCH AS:</b> HEMEROCALLIS 'TWO GREEN HYBRID' LIMONIUM PEREZH BRUNIA M. J. 'GREEN BEAUTY'	DIANE HEAVENLY BAMBOO HEMEROCALLIS SEA LAVENDER BOXWOOD	LOW MODERATE LOW LOW	1 GALLON 1 GALLON 1 GALLON 1 GALLON
	<b>GROUNDCOVERS SUCH AS:</b> ARCTOSTAPHYLOS E. 'CARAMEL SUR' COPROSMA KIRRII FESTUCA 'CORNWALLIS' FODIPRUSIS G. 'PRINCESTINA'	PROSTRATE MANZANITA PROSTRATE COPROSMA SAFARI BUREBURA DAREY PROSTRATE ROSEMARY	LOW LOW MODERATE MODERATE	1 GALLON 1 GALLON 1 GALLON 1 GALLON
	TALL FESCUE 500			



LOT 4



LOT 5

**PRELIMINARY LANDSCAPE PLANS  
CRESTMOOR**

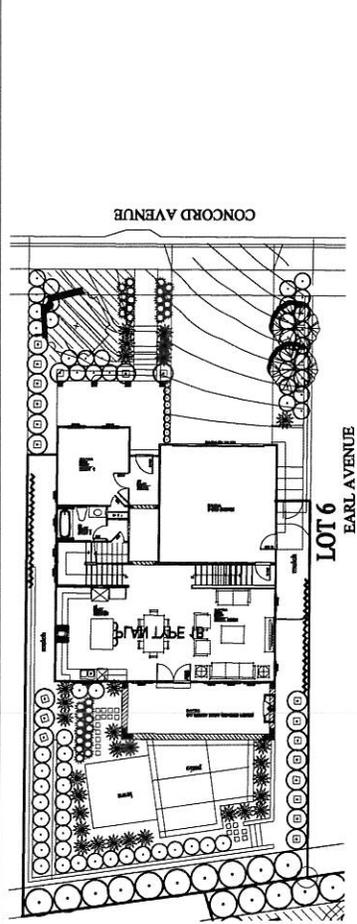
CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA  
DATE: MARCH 3, 2015  
SCALE: 1" = 10'



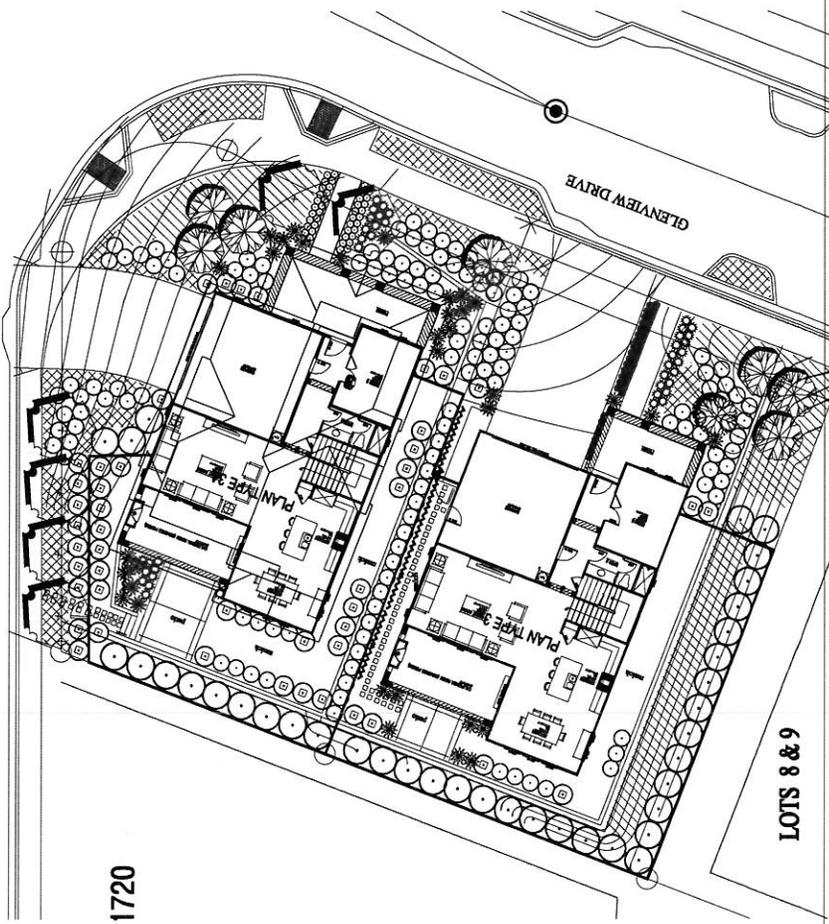
**JAMES SWANSON - LANDSCAPE ARCHITECT**  
5190-18 CLAYTON ROAD, SUITE 200, COLTON, CALIFORNIA 94311  
PHONE: (925) 935-5999 FAX: (925) 935-9877

L-2

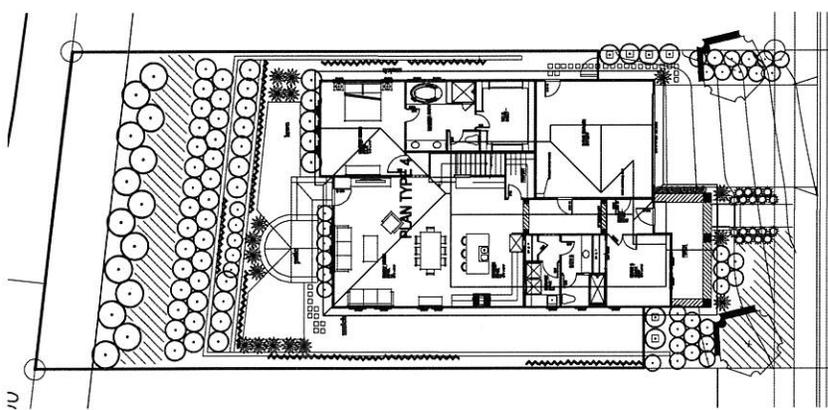
NOTE: EACH LOT SHALL UTILIZE DIFFERENT LANDSCAPING TREATMENT MEASURES TO ENSURE AESTHETIC VARIETY AMONG THE VARIOUS LOTS



LOT 6  
EARL AVENUE



EARL AVENUE  
LOT 7  
GLENVIEW DRIVE



1/U

**PLANT MATERIALS LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
	SMALL FLOWERING TREE SUCH AS: CERCIS CANADENSIS, FOREST PANSY, COTINUS C. ROYAL BLUE	EASTERN REDBUD SMOKY ALDER SMOKE TREE	MODERATE MODERATE MODERATE	24" BOX 24" BOX 24" BOX
	FLOWERING TREE SUCH AS: LAFAYETTEA 'EL BOY', LAGERSIREMIA 'NA TOAZ', LAGERSIREMIA 'TUSCANDRA', LAGERSIREMIA 'MUSGOEE'	OSPEY WIRTLE WHITE CRAPPE WIRTLE RED CRAPPE WIRTLE LILAC CRAPPE WIRTLE	LOW LOW LOW LOW	24" BOX 24" BOX 24" BOX 24" BOX
	SMALL EVERGREEN TREE SUCH AS: ARBITUS 'MIRNIA', JAPANESE ROBINIA	CREANBERRY TREE GRECAN LAUREL	LOW LOW	24" BOX 24" BOX
	LARGE SIZE SHRUB SUCH AS: XYLOSMA CONGESTUM ARBITUS U. 'OKTOBERFEST', PRUNUS LUSITANICA 'VAREGATA'	SHINY XYLOSMA STRAWBERRY TREE VAR. PORTUGAL LAUREL	LOW LOW LOW	5 GALLON 5 GALLON 5 GALLON
	UPRIGHT SHRUB SUCH AS: VIBURNUM T. 'COMPACTA', VIBURNUM T. 'CONCHICUM', RICHMONDIA 'LITTLE SPRIES', LIGUSTRUM 'JAPONICUM'	VIBURNUM HEAVENLY BAMBOO WAXY WAXY WAXY WAXY WAXY WAXY	LOW LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLAX FORM SHRUBS SUCH AS: PHORMIUM 'YELLOW WAVE', PHORMIUM 'BRONZE BABY', PHORMIUM 'SUNSET', DIETES IRIDIODES	NEW ZEALAND FLAX NEW ZEALAND FLAX NEW ZEALAND FLAX FOURNIGHT DAILEY	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	GRASSES LIKE PLANTS SUCH AS: HELIOTROPION 'SUNSPRENS', MULLENBERGIA RIENS, STIPA TENISSISSIMA, FUSTICIA G. 'ELUOH BLUE'	BLUE OAT GRASSES DEER GRASS MEXICAN FEATHER GRASS FESCUE	MODERATE LOW MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLOWERING SHRUBS SUCH AS: RHAPHOLEPIS L. 'CLARA', RHAPHOLEPIS 'INDIAN PRINCESS', RHAPHOLEPIS 'SUNSHINE', LAVANDULA DENTATA, LAVANDULA A. 'THUMBELINA', MORNING GLORY 'SUNSHINE', CARRERT ROSES, LANTANA MONTEVIDENSIS	WHITE INDIAN HAWTHORN PINK INDIAN HAWTHORN FRENCH LAVENDER FRENCH LAVENDER ENGLISH LAVENDER MORNING GLORY CARRERT ROSES PURPLE LANTANA	LOW LOW LOW LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
	VINES SUCH AS: BOULGANVILLEA, TRACHELOSIPERUM 'JASMINODES', CLYSTOSTOMA CALLISTEGODES	RED BOULGANVILLEA STAR JASMINE VIOLET TRUMPET VINE	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
	ACCENT PLANTS SUCH AS: NANDINA 'FIRE POWER', HEMEROCALLIS 'EVERGREEN HYBRID', LONICERA 'PEREZH BEAUTY', BRASSIA 'J. GREEN BEAUTY', GERANIODES 'SUDL' AS.	DWARF HEAVENLY BAMBOO EVERGREEN DAILEY SEA LAVENDER BAMBOO	LOW MODERATE LOW LOW	1 GALLON 1 GALLON 1 GALLON 1 GALLON
	GROUNDCOVERS SUCH AS: ERIGONIA KARVANSKANIS, ROSMARINUS O. 'PROSTRATA', TALL FESCUE 500	PROSTRATE MARYNIA PROSTRATE COPROSMA SANTA BARBARA DAISY PROSTRATE ROSEMARY	LOW LOW MODERATE MODERATE	1 GALLON 1 GALLON 1 GALLON 1 GALLON

**PRELIMINARY LANDSCAPE PLANS  
CRESTMOR**

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA  
DATE: MARCH 3, 2015  
SCALE: 1" = 10'

JAMES SWANSON - LANDSCAPE ARCHITECT  
5180 18 CLAYTON ROAD BLDG. 100 CONCORD, CALIFORNIA 94521  
PHONE: (925) 935-9960 FAX: (925) 935-9947

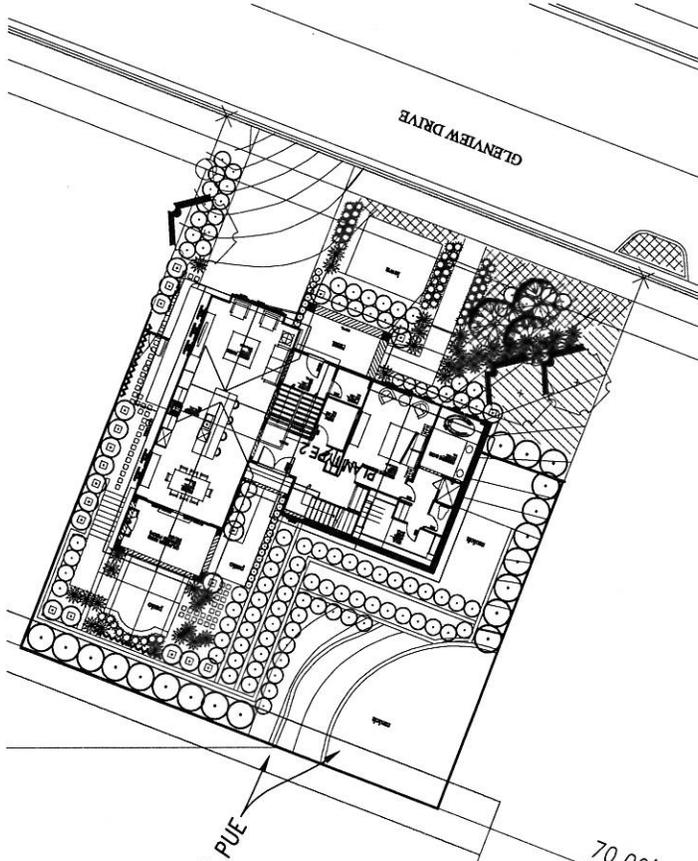


LOTS 8 & 9

L-3

**PLANT MATERIALS LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
	SMALL FLOWERING TREE SUCH AS: CERIS CANADENSIS 'TOREST PANIS' COTINUS NIGRA COTINUS C. ROYAL BLUE	EASTERN REDBUD SMOKY ALDER SMOKE TREE	MODERATE MODERATE MODERATE	24" BOX 24" BOX 24" BOX
	FLOWERING TREE SUCH AS: LAGERSTROEMIA 'ELMO' LAGERSTROEMIA 'NICOZE' LAGERSTROEMIA 'TUSCARGRA' LAGERSTROEMIA 'NUSKOGEE'	CRAPPE MYRTLE WHITE CRAPPE MYRTLE RED CRAPPE MYRTLE LLAC CRAPPE MYRTLE	LOW LOW LOW LOW	24" BOX 24" BOX 24" BOX 24" BOX
	SMALL EVERGREEN TREE SUCH AS: ARAUCARIA 'MIRNINA' LAURUS 'NOBILIS'	STRAWBERRY TREE GRECCANI LAUREL	LOW LOW	24" BOX 24" BOX
	LARGE SIZE SHRUB SUCH AS: XYLOSMA CONGESTUM ARRUTUS L. 'OKTOBERFEST' PRUNUS LUSITANICA 'VAREGATA'	SHINY XYLOSMA STRAWBERRY TREE VAR. PORTUGAL LAUREL	LOW LOW LOW	5 GALLON 5 GALLON 5 GALLON
	UPRIGHT SHRUB SUCH AS: VIBURNUM T. 'COMPACTA' VIBURNUM 'DOMESTIC SPINES' ROSA 'SWEET PEONY' LOGANSTRUM 'JAPONICUM'	VIBURNUM VIBURNUM ROSA WAKEAF PRUNE	LOW LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLAX FORM SHRUBS SUCH AS: PHORNIUM 'YELLOW WAVE' PHORNIUM 'BRONZE BARY' PHORNIUM 'SUNSHINE' DIETES BRIDGES	NEW ZEALAND FLAX NEW ZEALAND FLAX NEW ZEALAND FLAX FORNIGHT BUTILY	MODERATE MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	GRASSES LIKE PLANTS SUCH AS: HELIOPHILON 'SUNSPRINGS' STIPA TENUISSIMA FUSTUCA G. 'ELMOH BLUE'	BLUE OAT GRASSES DEER GRASS MEXICAN FEATHER GRASS FESCUE	MODERATE LOW MODERATE LOW	5 GALLON 5 GALLON 5 GALLON 5 GALLON
	FLOWERING SHRUBS SUCH AS: RHAPHOLEPS L. 'CLARA' RHODODENDRON 'INDIAN PRINCESS' RHODODENDRON 'SUNSHINE' LAVANDULA DENTATA LAVANDULA A. 'THUMBELINA' CARRER ROSES LANTANA MONTEVIDENSIS	WHITE INDIAN HAWTHORN PINK INDIAN HAWTHORN RHODODENDRON FRENCH LAVENDER ENGLISH LAVENDER GRANDE LANTANA LANTANA PURPLE LANTANA	LOW LOW LOW LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
	VINES SUCH AS: BOUGAINVILLEA 'SAN DIEGO RED' TRACHELOSPERMUM 'JASMINOIDES' CLYSTOMA CALLISTEGODES	RED BOUGAINVILLEA STAR JASMINE VIOLET TRUMPET VINE	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
	ACCENT PLANTS SUCH AS: NANNIYA 'TIRE POWER' HEMEROCALLIS 'EVERGREEN HYBRID' IMONDIUM 'PERZIN' BRASSIA 'J. GREEN BEAUTY'	DWARF HEAVENLY BAMBOO EVERGREEN DAULY SEA LAVENDER BAMBOO	MODERATE MODERATE LOW LOW	1 GALLON 1 GALLON 1 GALLON 1 GALLON
	GROUNDCOVERS SUCH AS: CORONILLA 'HILLOS E. 'CARMEL SUK' ERIGERON 'ARVANSKANIS' ROSMARINUS O. 'PROSTRATA'	PROSTRATE CORONILLA PROSTRATE CORONILLA SANTA BARBARA DAISY PROSTRATE ROSEMARY	LOW LOW MODERATE MODERATE	1 GALLON 1 GALLON 1 GALLON 1 GALLON
	TALL FESCUE 500			



**PRELIMINARY LANDSCAPE PLANS  
CRESTMOOR**

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA  
DATE: MARCH 3, 2015  
SCALE: 1" = 10'

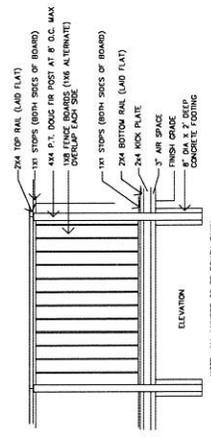
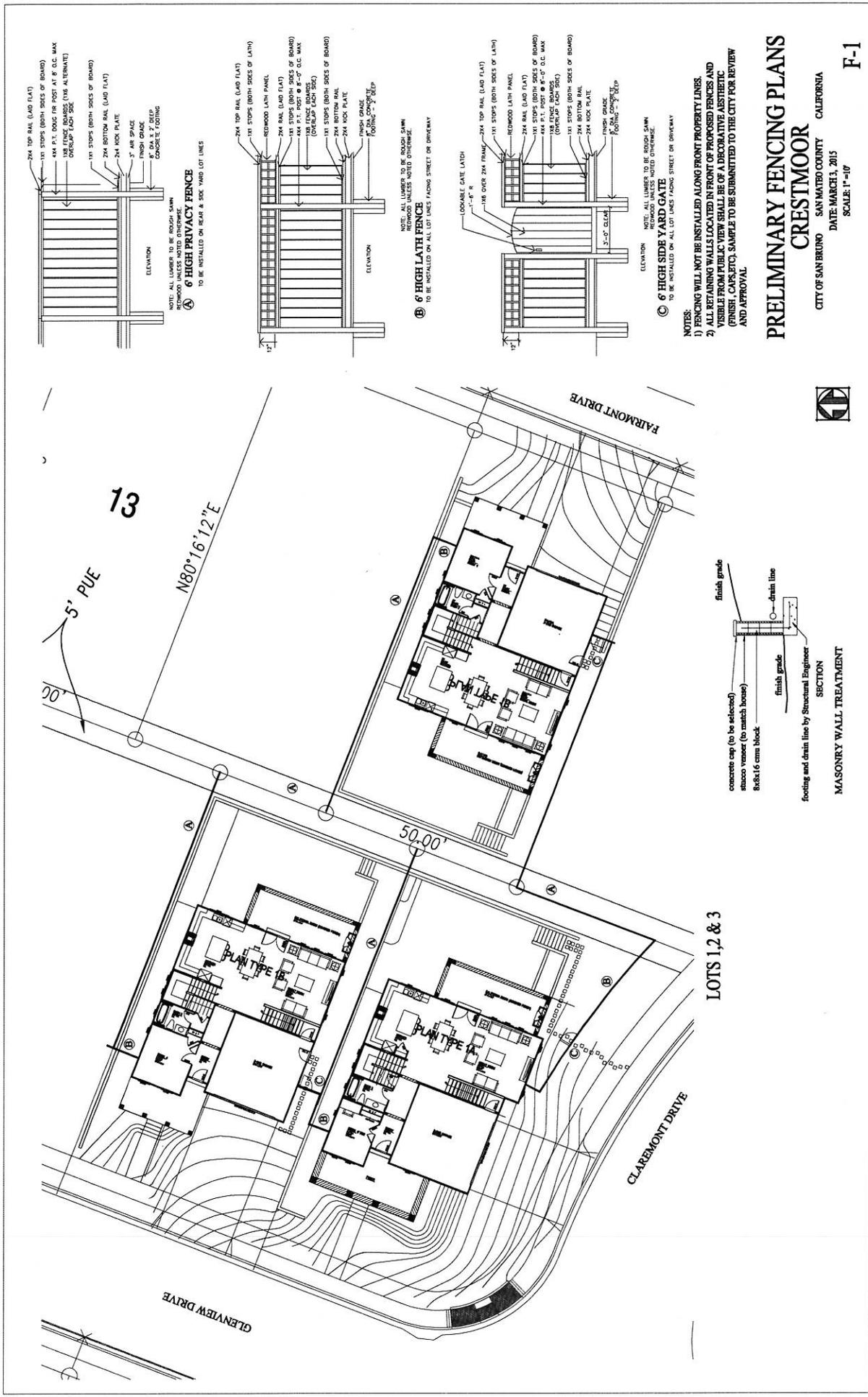
**JAMES SWANSON - LANDSCAPE ARCHITECT**  
5100-18 CLAYTON ROAD #100 - CONCORD, CALIFORNIA 94521  
PHONE: (925) 435-9666 FAX: (925) 435-9847



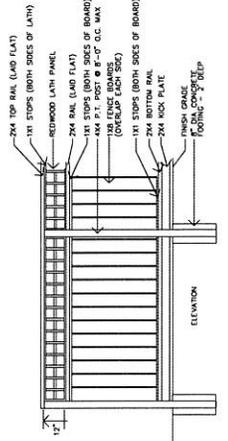
L-4

NOTE: EACH LOT SHALL UTILIZE DIFFERENT LANDSCAPING TREATMENT MEASURES TO ENSURE AESTHETIC VARIETY AMONG THE VARIOUS LOTS

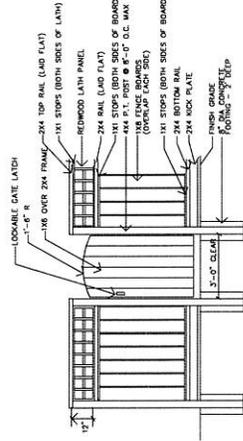
LOT 10



**6' HIGH PRIVACY FENCE**  
 TO BE INSTALLED ON REAR & SIDE YARD LOT LINES



**6' HIGH LATH FENCE**  
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



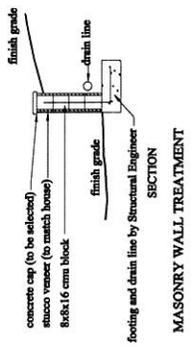
**6' HIGH SIDE YARD GATE**  
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY

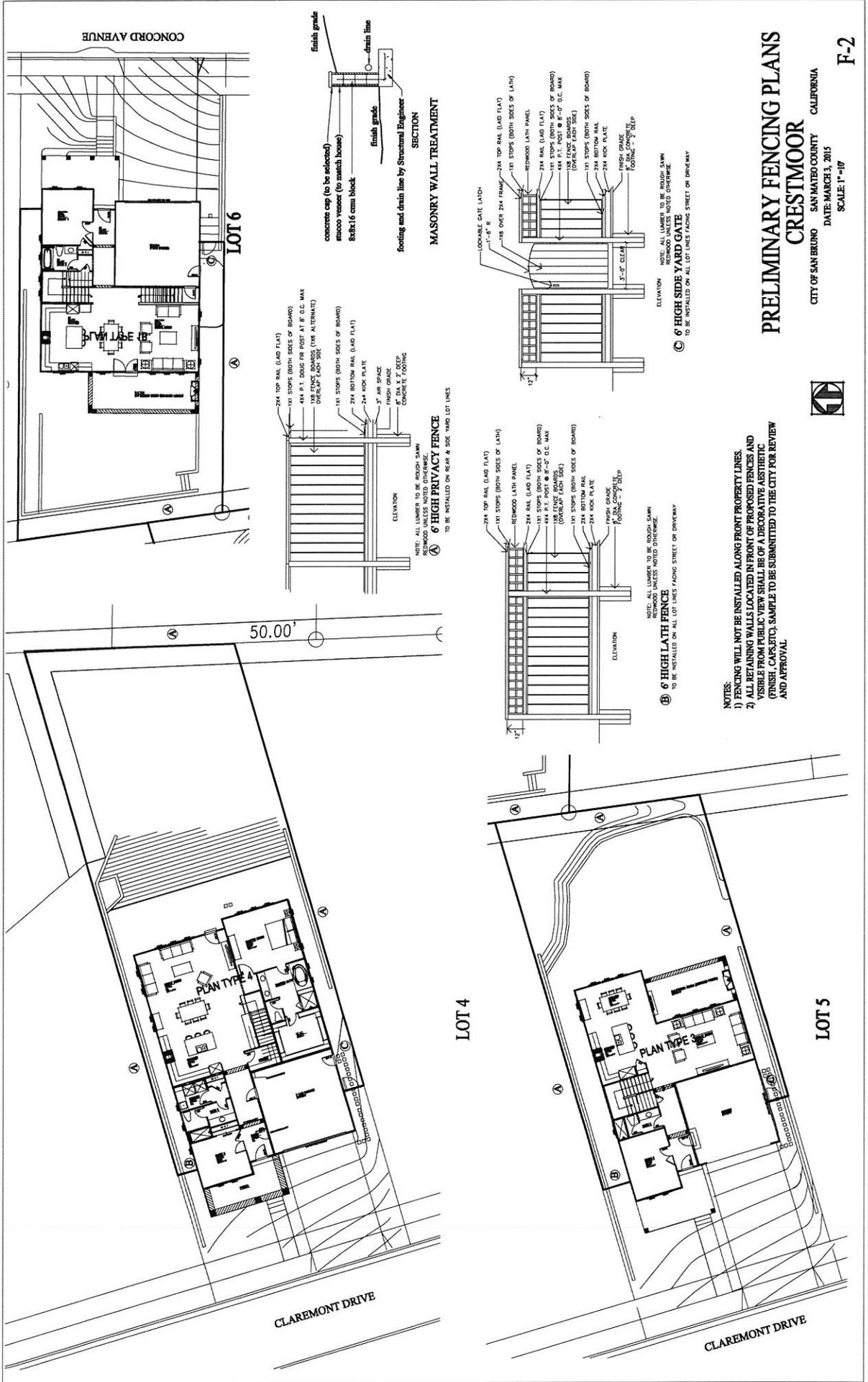
**NOTES:**  
 1) FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES  
 2) ALL RETAINING WALLS LOCATED IN FRONT OF PROPOSED FENCES AND VISIBLE FROM PUBLIC VIEWS SHALL BE OF A DECORATIVE ARCHITECTIC FINISH (CAPS, ETC). SAMPLE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL

**PRELIMINARY FENCING PLANS**  
**CRESTMOOR**

CITY OF SAN BRUNO    SAN MATEO COUNTY    CALIFORNIA  
 DATE: MARCH 13, 2015  
 SCALE: 1"=10'

F-1





**PRELIMINARY FENCING PLANS  
CRESTMoor**

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA  
DATE: MARCH 3, 2015  
SCALE: 1"=10'

F-2

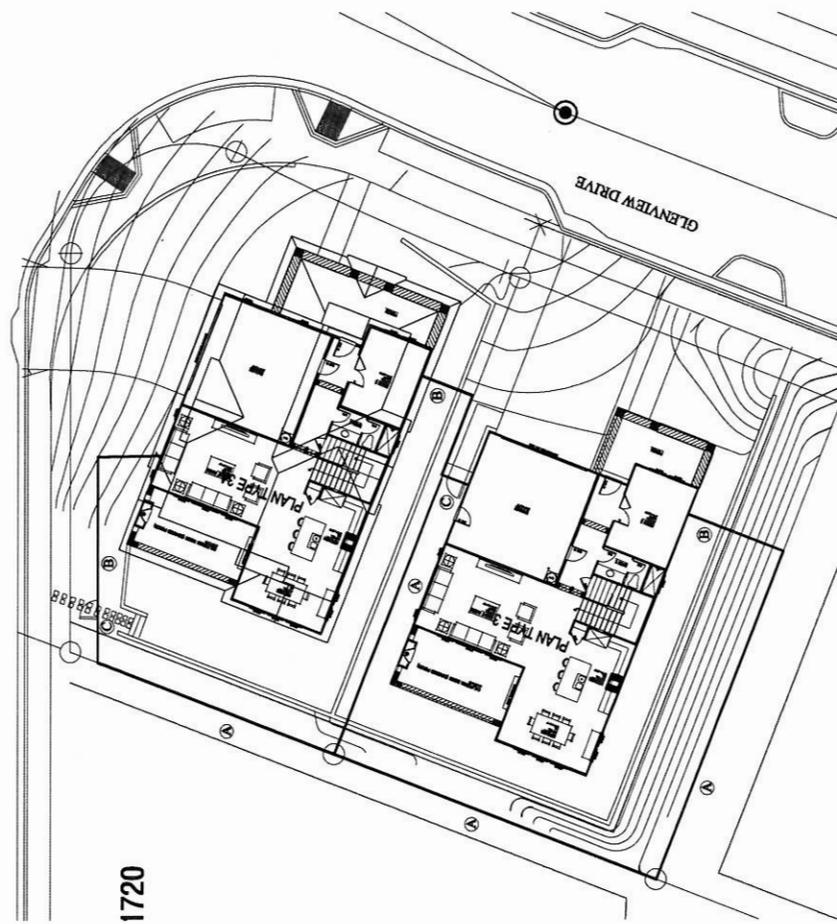


- NOTES:**
- 1) FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES
  - 2) ALL RETAINING WALLS LOCATED IN FRONT OF PROPOSED FENCES AND VISIBLE FROM PUBLIC VIEWS SHALL BE OF A DECORATIVE ARTHESTIC (FINISH, CAPS, ETC). SAMPLE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL

EARL AVENUE

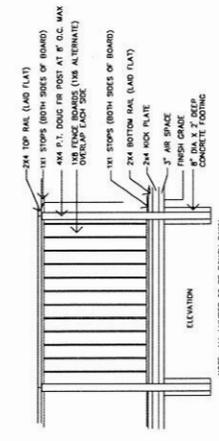
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EARL AVENUE

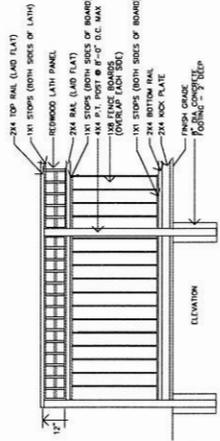


LOTS 8 & 9

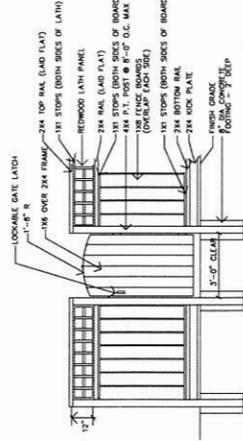
LOT 7



**6' HIGH PRIVACY FENCE**  
 TO BE INSTALLED ON REAR & SIDE YARD LOT LINES

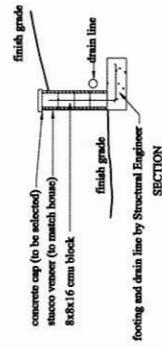


**6' HIGH LATH FENCE**  
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



**6' HIGH SIDE YARD GATE**  
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY

- NOTES:
- 1) FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES
  - 2) ALL RETAINING WALLS LOCATED IN FRONT OF PROPOSED FENCES AND VISIBLE FROM PUBLIC VIEW SHALL BE OF A DECORATIVE AESTHETIC FINISH (CANS, ETC), SAMPLE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL

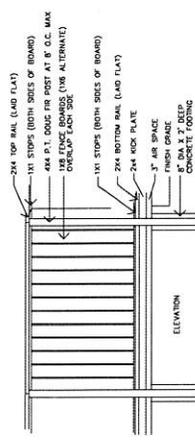
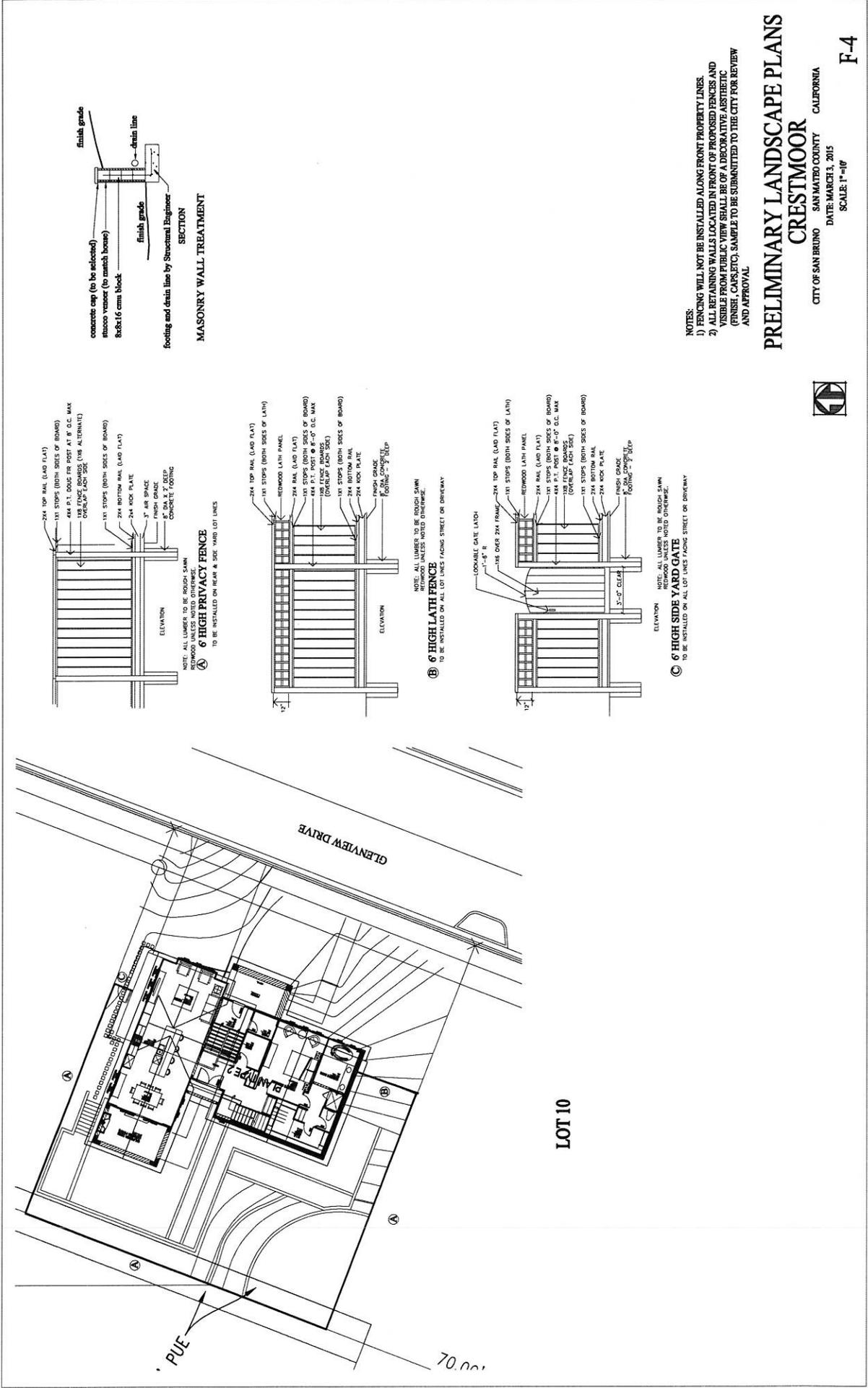


**MASONRY WALL TREATMENT SECTION**

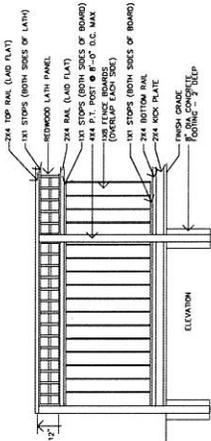
NOTE: FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES  
**PRELIMINARY FENCING PLANS**  
**CRESTMOOR**

CITY OF SAN BRUNO    SAN MATEO COUNTY    CALIFORNIA  
 DATE: MARCH 3, 2015  
 SCALE: 1" = 10'

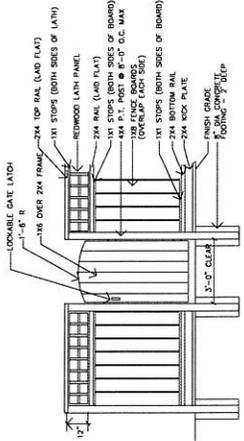
F-3



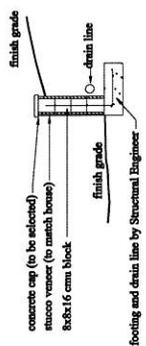
NOTE: ALL LUMBER TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.  
**A 6' HIGH PRIVACY FENCE**  
 TO BE INSTALLED ON REAR & SIDE YARD LOT LINES



NOTE: ALL LUMBER TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.  
**B 6' HIGH LATH FENCE**  
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



NOTE: ALL LUMBER TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.  
**C 6' HIGH SIDE YARD GATE**  
 TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



**MASONRY WALL TREATMENT**

NOTES:  
 1) FENCING WILL NOT BE INSTALLED ALONG FRONT PROPERTY LINES.  
 2) ALL RETAINING WALLS LOCATED IN FRONT OF PROPOSED FENCES AND VISIBLE FROM PUBLIC VIEW SHALL BE OF A DECORATIVE AESTHETIC (FINISH, CAPS, ETC), SAMPLE TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL

**PRELIMINARY LANDSCAPE PLANS  
 CRESTMOOR**

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA  
 DATE: MARCH 13, 2015  
 SCALE: 1"=10'

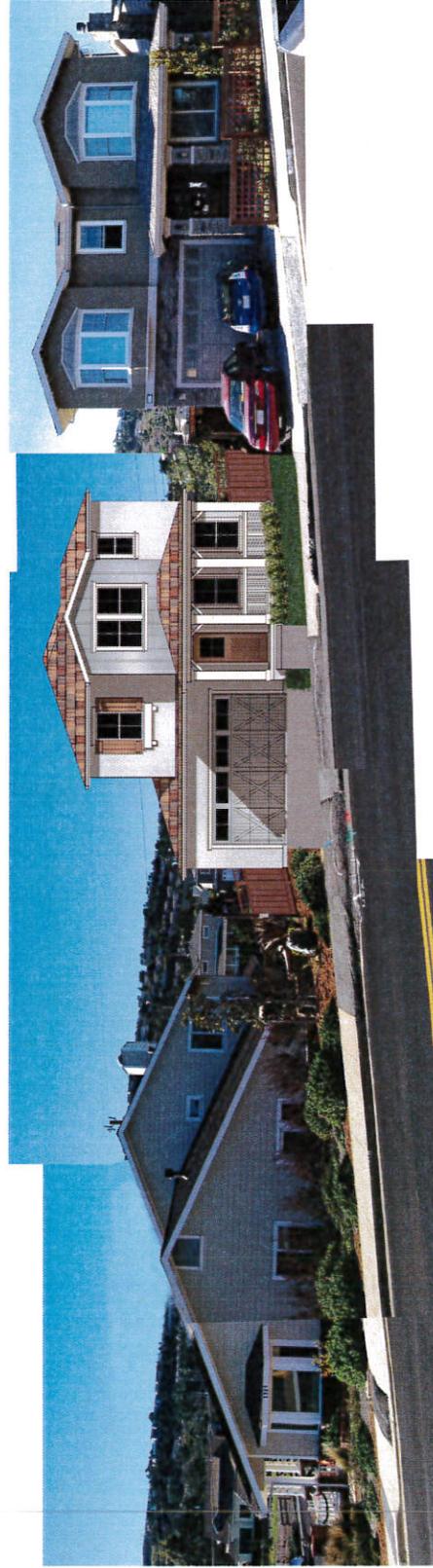




1120 Glenview Drive

1110 Glenview Drive - Lot 1  
Plan 1 - Elevation B

1100 Glenview Drive - Lot 2  
Plan 1 - Elevation A



1101 Fairmont Drive

1115 Fairmont Drive - Lot 3  
Plan 1 - Elevation B Reverse

1121 Fairmont Drive



**Crestmoor**  
San Bruno, CA  
Castle Co.



WILLIAM HEZVALHALCH  
ARCHITECTS  
3000 EXECUTIVE FAIRMONT DRIVE STE 300 SAN BRUNO, CALIFORNIA 94066  
650-863-1110 Fax: 650-225-1529  
www.williamhezvalhalch.com  
940-225-1807 www.williamhezvalch.com Fax: 940-225-1525

February 27, 2015

**SS 1**

2014401



1661 Claremont Drive

1655 Claremont Drive - Lot 4  
Plan 4 - Elevation A

1651 Claremont Drive



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San Bruno, CA  
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**WILLIAM HEDZUMACH**  
ARCHITECTS  
3000 SERRANO AVENUE, SUITE 275, SAN BRUNO, CA 94066  
925.482.1720  
SAN BRUNO OFFICE: 925.482.1720  
SAN FRANCISCO OFFICE: 415.774.1100  
949.258.0807 www.williamheda.com fax 949.258.1329

February 27, 2015

SS 2

2014401



1645 Claremont Drive

1641 Claremont Drive - Lot 5  
Plan 3 - Elevation B

1631 Claremont Drive



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**WILLIAM HEGGALHALCH**  
ARCHITECTS  
3000 EXETER PARKWAY, SUITE 375, SAN BRUNO, CA 94066  
TEL: 650.732.1100 FAX: 650.732.1500  
WWW.WHARCHITECTS.COM

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**SS 3**  
2014401



2731 Concord Way

2735 Concord Way - Lot 6  
Plan 1 - Elevation B Reverse

2741 Concord Way



1731 Earl Avenue

1721 Earl Avenue - Lot 7  
Plan 4 - Elevation A

1711 Earl Avenue



**Crestmoor**  
San Bruno, CA  
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**W**  
**H**  
**A**  
**H**  
**C**  
**H**

WILLIAM HEZUALHACH  
ARCHITECTS  
300 EXECUTIVE PARKWAY, SUITE 375 SAN ANTONIO, TEXAS 78209  
512.482.1700 FAX 512.482.1701  
10000 W. BRIDGE STREET, SUITE 300 SAN ANTONIO, TEXAS 78258  
512.258.8877 WWW.HEZUALHACH.COM

February 27, 2015  
**SS 4**  
2014401

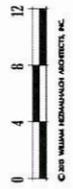


971 Glenview Drive

981 Glenview Drive - Lot 9  
Plan 3 - Elevation B

991 Glenview Drive - Lot 8  
Plan 3 - Elevation A

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**WILLIAM HEZLVANICH ARCHITECTS, INC.**  
300 EXECUTIVE PARKWAY SUITE 315 SAN BRUNO, CALIFORNIA  
SAN BRUNO, CA 94065  
300 BEECHMOUNT DRIVE SUITE 200 SAN BRUNO, CA 94065  
925.238.2867 www.whezhvanich.com

February 27, 2015
<b>SS 5</b>
2014401



971 Glenview Drive

951 Glenview Drive - Lot 10  
Plan 2 - Elevation A

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San Bruno, CA  
Castle Co.

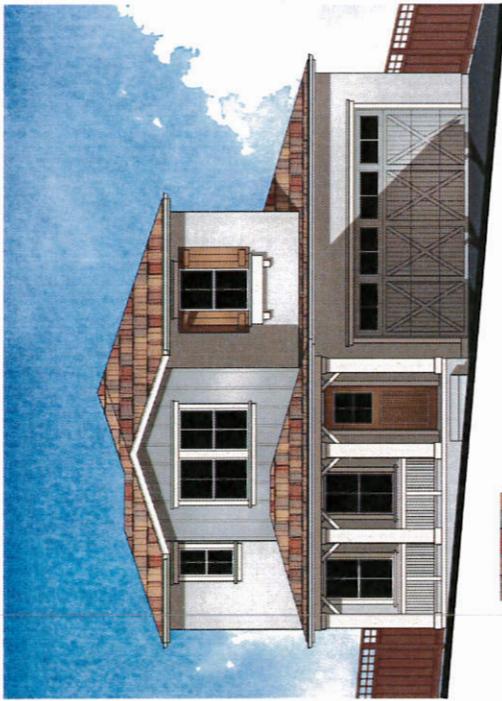
941 Glenview Drive



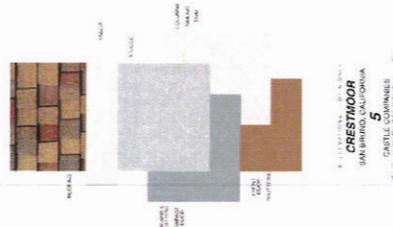
February 27, 2015  
**SS 6**  
2014401

**W**  
WILLIAM HEZOVANALCH  
ARCHITECTS, INC.  
1000 UNIVERSITY DRIVE, SUITE 200  
SAN BRUNO, CA 94061  
TEL: 650.335.4444 FAX: 650.335.4444  
WWW.WILLIAMHEZOVANALCH.COM

141401 - Crestmoor - San Bruno, CA



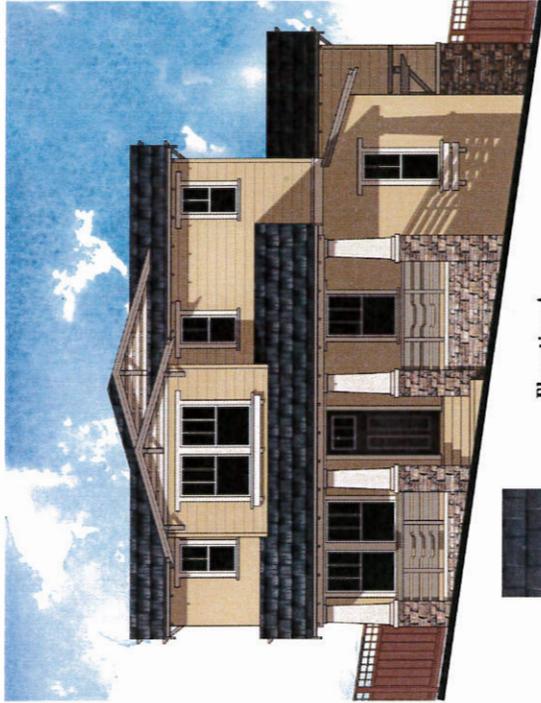
Elevation B  
Lot 1, 3R, 6R



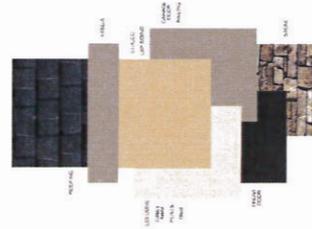
CRESTMoor  
SAN BRUNO, CALIFORNIA  
CASTLE COMPANIES



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Elevation A  
Lot 2



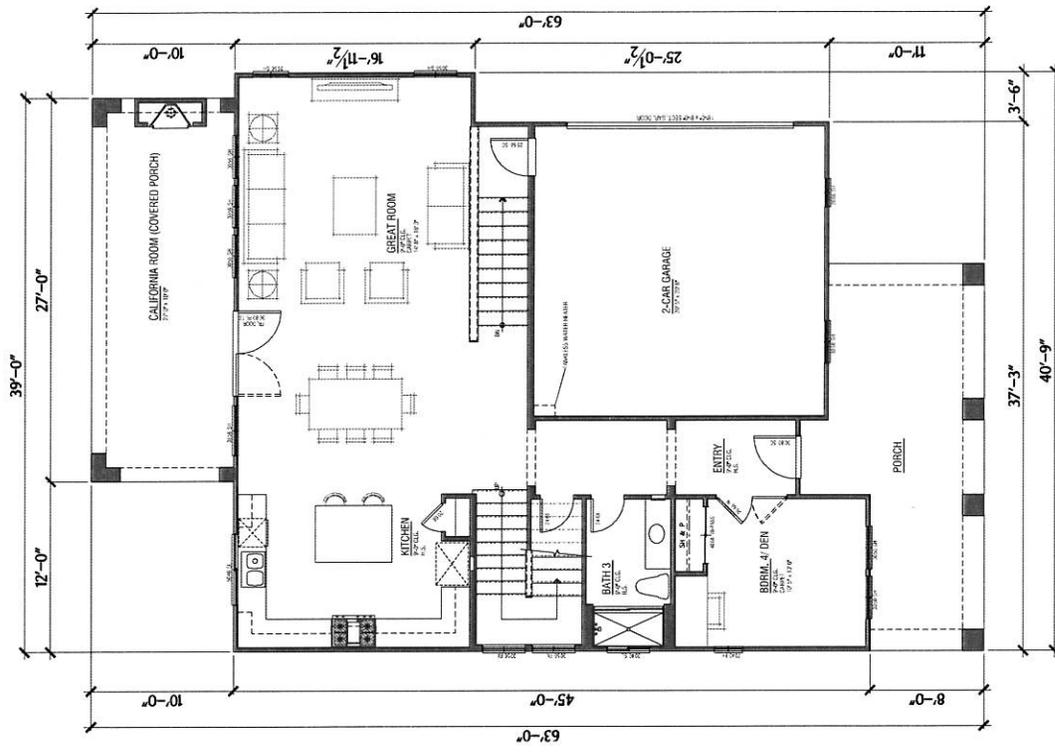
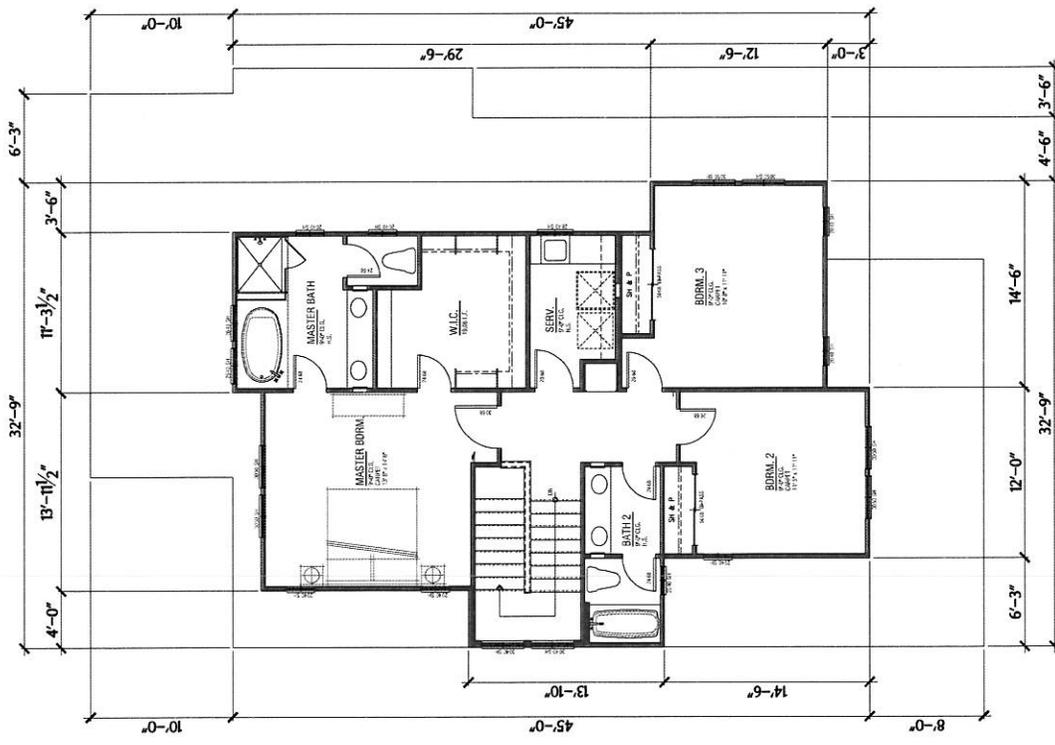
CRESTMoor  
SAN BRUNO, CALIFORNIA  
CASTLE COMPANIES

PLAN 1  
Front Elevations

Crestmoor  
San Bruno, CA  
Castle Co.

WILLIAM HENNINGSON  
ARCHITECTS  
5000 EXECUTIVE PARKWAY, SUITE 375, SAN FRANCISCO, CALIFORNIA 94134  
415-362-7100 | www.williamhenningson.com | fax 415-362-7529

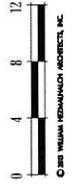
February 27, 2015  
1.0  
2014401



# PLAN 1A

(Lot 2)  
2,259 SF- Habitable  
2,691 SF- With Garage (2,996 SF max @ Lot 2)  
4 Bdrms / 3 Bath / 2 Car Garage

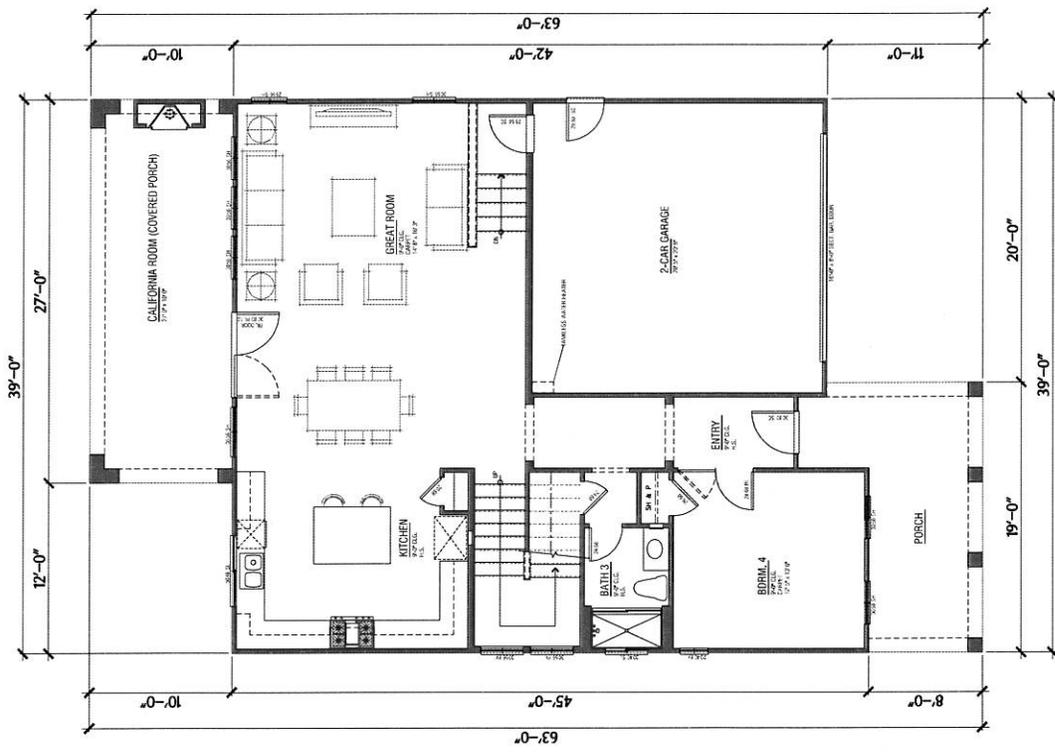
**Crestmoor**  
San Bruno, CA  
Castle Co.



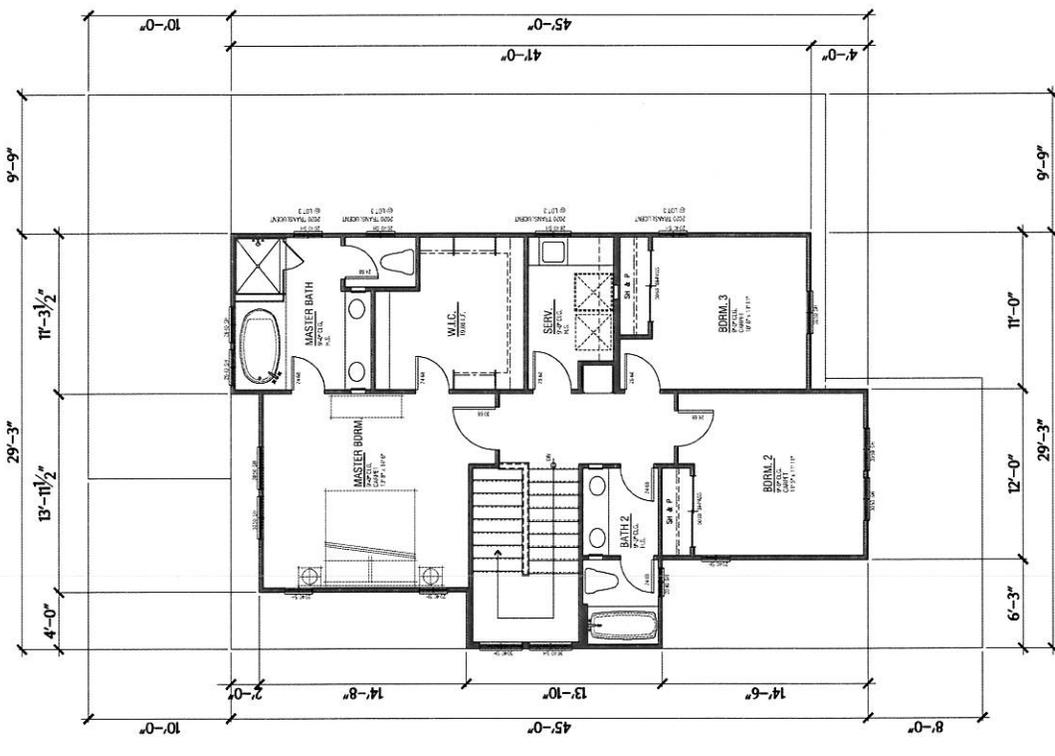
WILLIAM HEZMALHACH  
500 EXECUTIVE PARKWAY, SUITE 275 SAN BRUNO, CALIFORNIA  
92463-1700 TEL: 925.435.1500 FAX: 925.435.1505  
WWW.HEZMALHACH.COM

February 27, 2015  
**1.1**  
20141001





First Floor  
1,235 SF

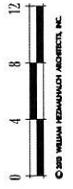


Second Floor  
989 SF

# PLAN 1B

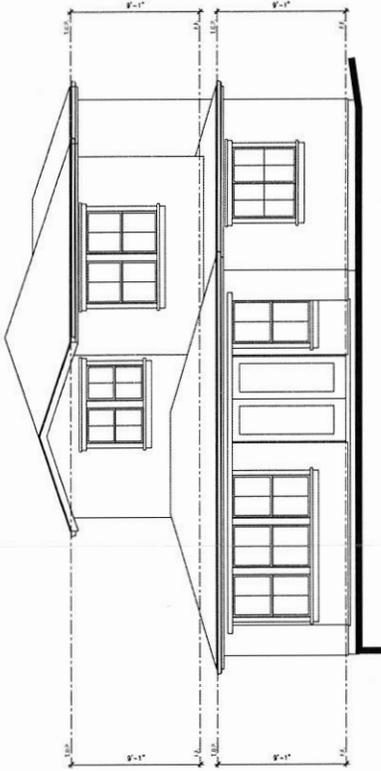
(Lots 1, 3R, 6R)  
2,224 SF-Habitable  
2,656 SF-With Garage (2,690 SF max @ Lot 3)  
4 Bdrm / 3 Bath / 2 Car Garage

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San Bruno, CA  
Castle Co.

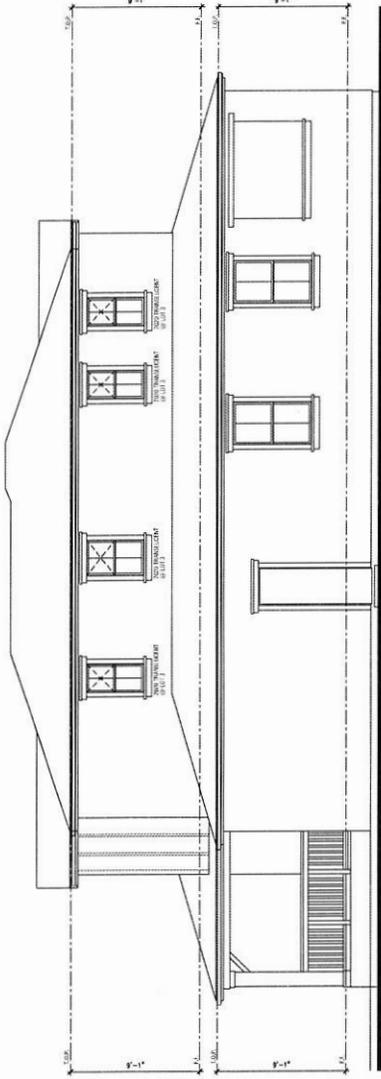


**WILLIAM MEZVALHALCH**  
1200 S. EL CAMINO REAL, SUITE 200  
SAN BRUNO, CA 94066  
TEL: 650.259.8507  
WWW.MEZVALHALCH.COM

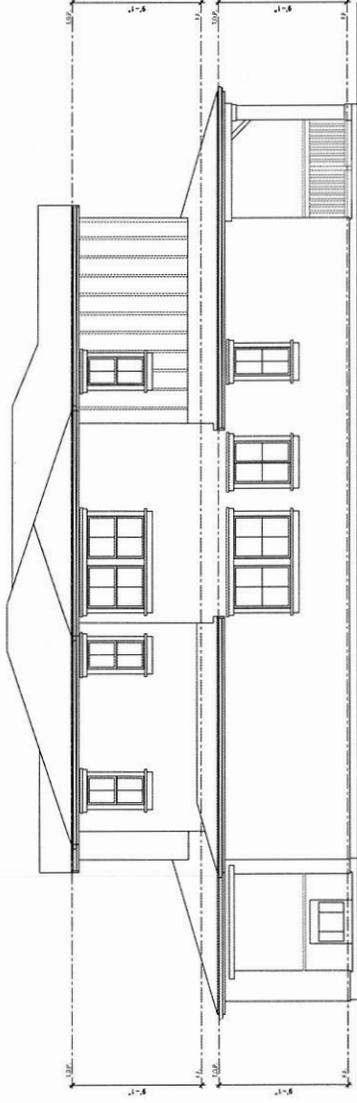
February 27, 2015  
**1.3**  
2014101



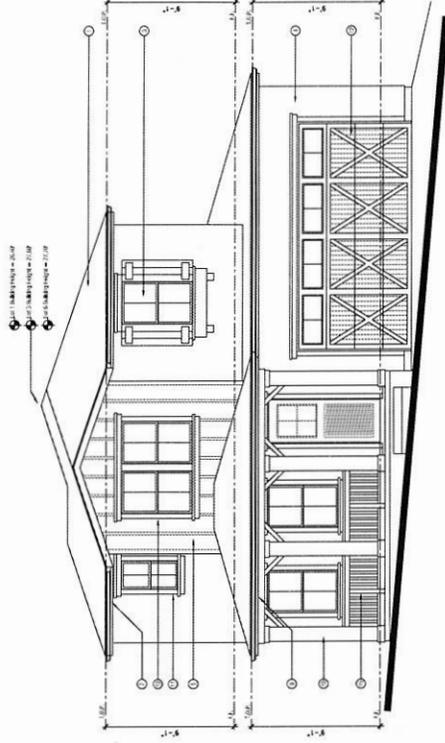
Rear Elevation



Right Elevation



Left Elevation

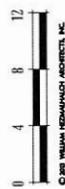


Front Elevation

**PLAN 1B**  
Elevation B  
Lots 1, 3, 6

**EXTERIOR MATERIALS**

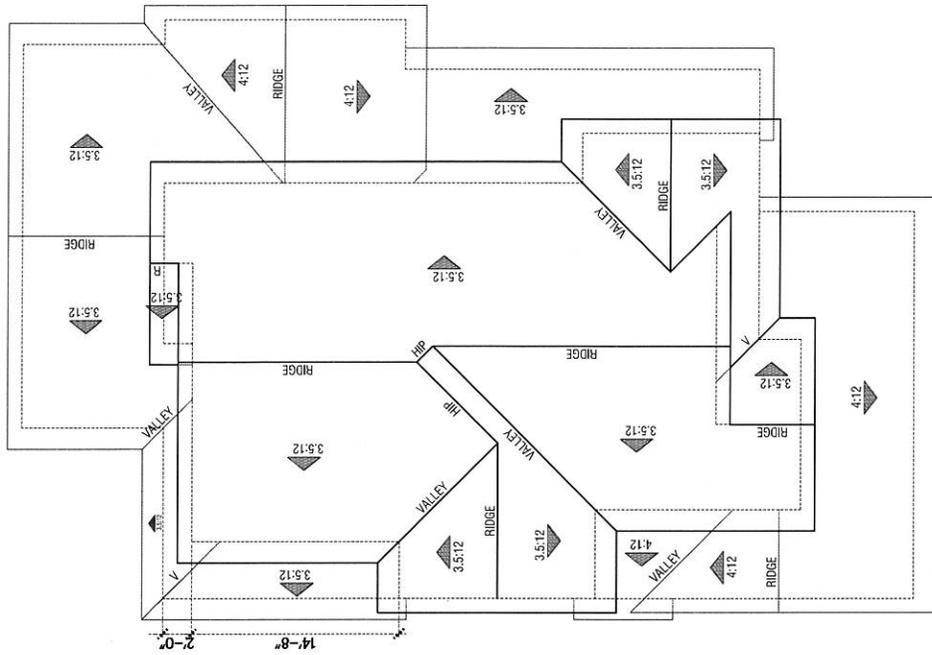
① ASPH/FLYSHET ROOF	⑩ HERRINGBONE CLAY TILE
② FIBERGLASS VINYL SIDING	⑪ SECTIONAL WOOD GRAB BAR
③ BRICK	⑫ ROOFING
④ BRICK	⑬ BRICK
⑤ BRICK	⑭ BRICK
⑥ BRICK	⑮ BRICK
⑦ BRICK	⑯ BRICK
⑧ BRICK	⑰ BRICK
⑨ BRICK	⑱ BRICK



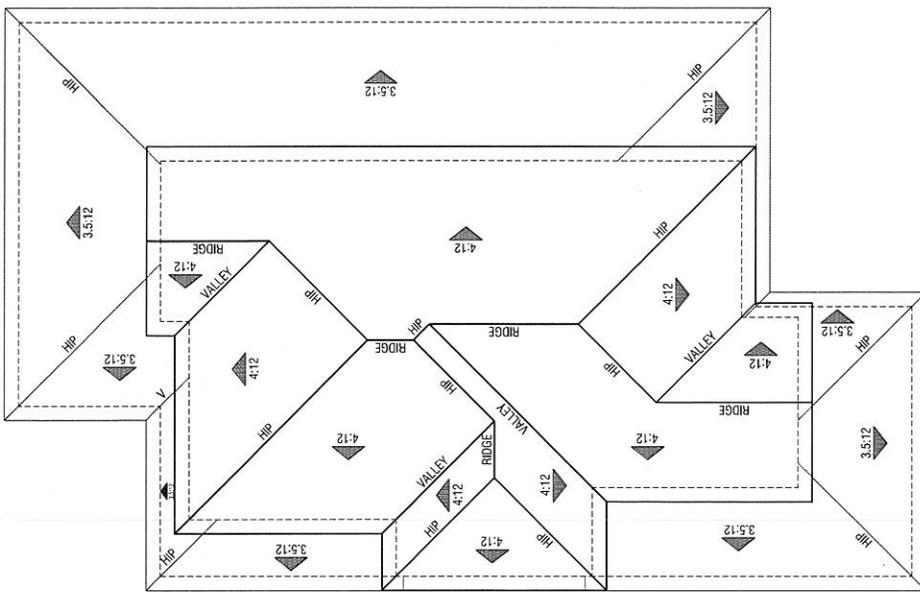
**Crestmoor**  
San Bruno, CA  
Castle Co.

**WILLIAM HEZMALCH**  
ARCHITECTS  
500 ESCOTTE PARKWAY, SUITE 375, SAN BRUNO, CALIFORNIA  
950 85 1100 FAX 950 85 1101  
947 25 8622 www.hezmalch.com TEL 947 258 8529

February 27, 2015  
**1.4**  
2014.001



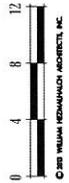
Elevation A  
Lot 2



Elevation B  
Lot 1, 3R 6R

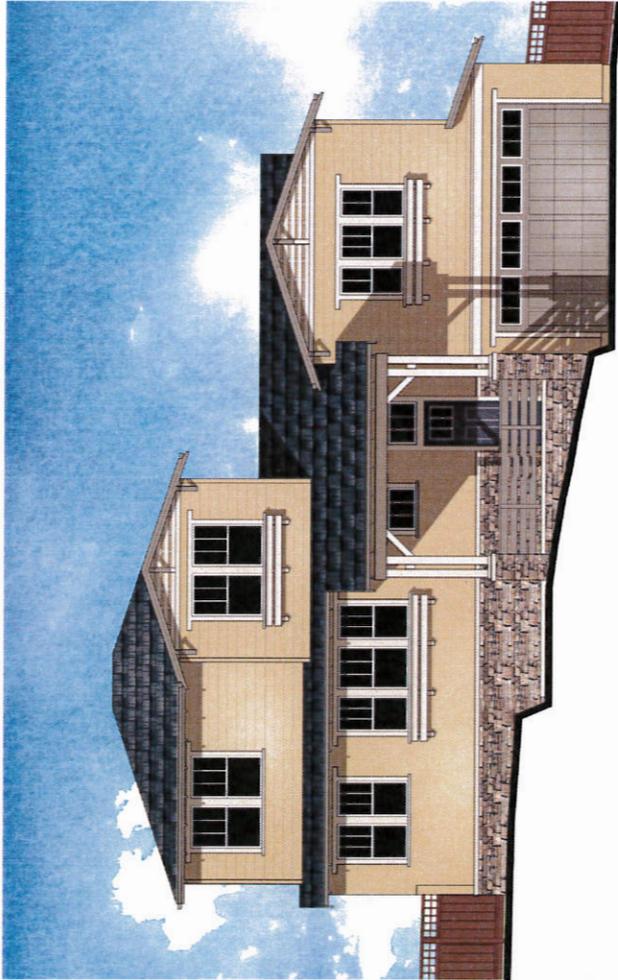
**PLAN 1**  
Roof Plans

**Crestmoor**  
San Bruno, CA  
Castle Co.



**WILLIAM HEZMALHALCH  
ARCHITECTS, INC.**  
1000 CALIFORNIA STREET, SUITE 200  
SAN BRUNO, CA 94066  
TEL: 650.339.8888 FAX: 650.339.8889  
WWW.HEZMALHALCH.COM

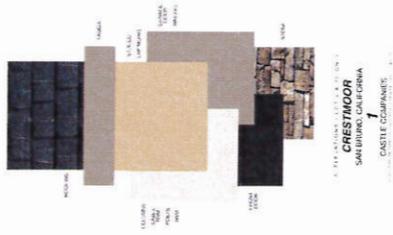
February 27, 2015  
**1.5**  
2014/001



Elevation A  
Lot 10

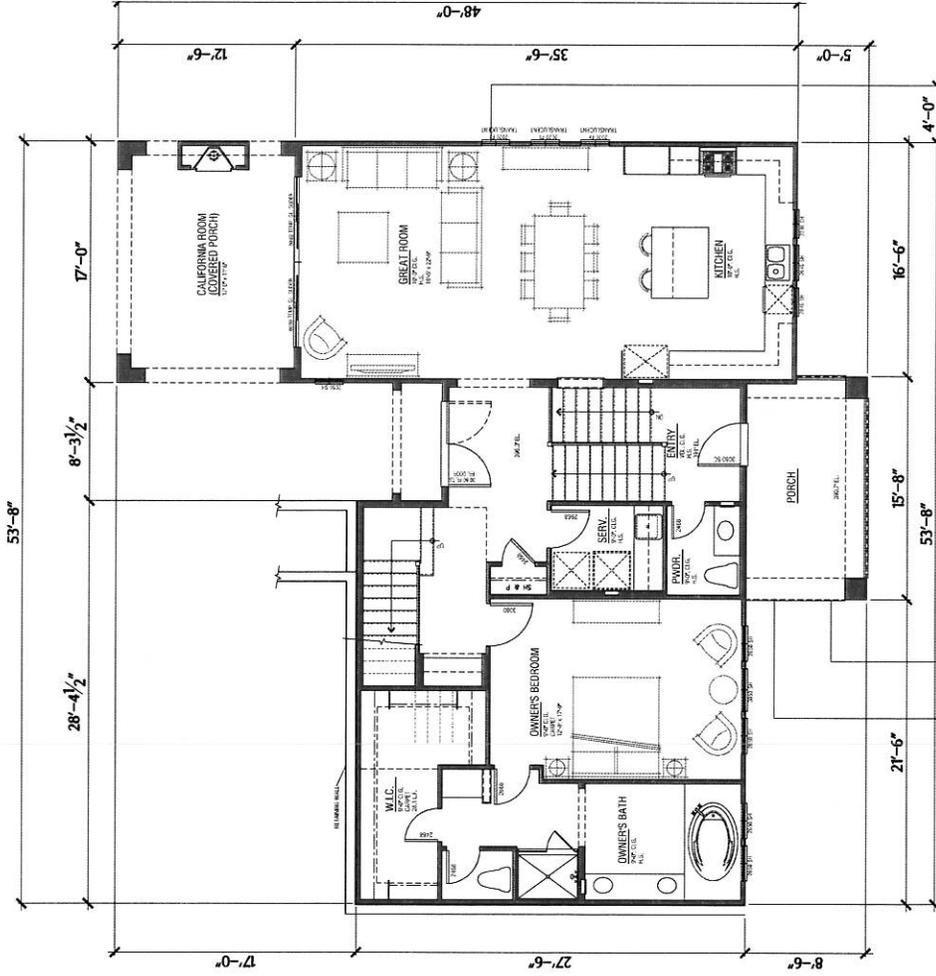
**PLAN 2**  
Front Elevation

**Crestmoor**  
San Bruno, CA  
Castle Co.

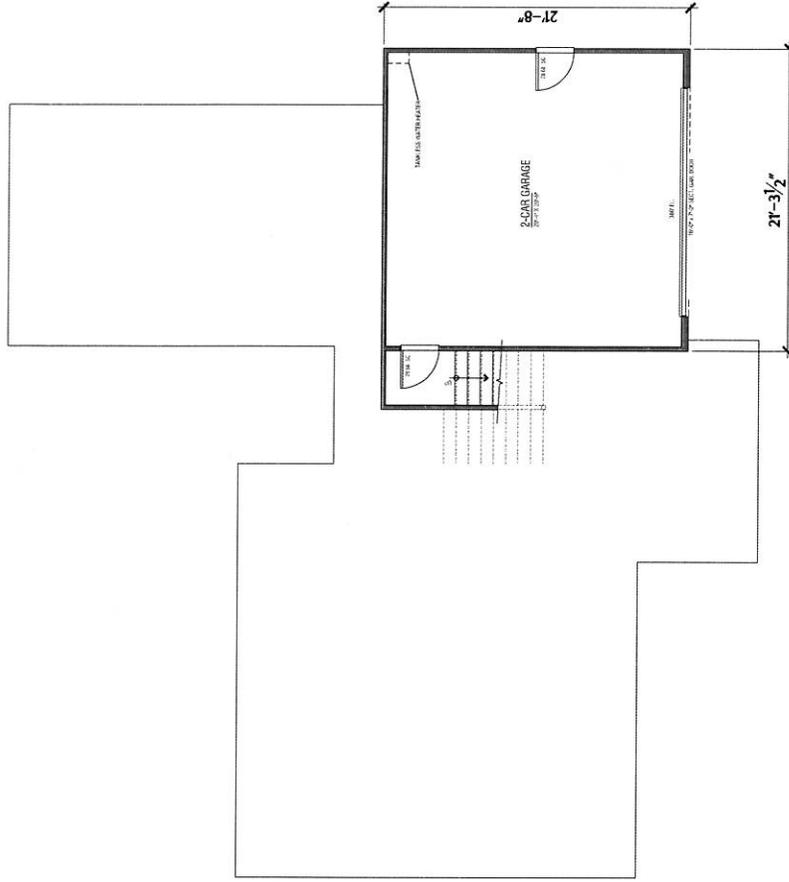


**WILLIAM HEZMALHALCH ARCHITECTS, INC.**  
300 DISCOVERY DRIVE, SAN BRUNO, CA 94065  
925-495-7700 | www.williamhezm.com | 925-495-7525

February 27, 2015  
**2.0**  
2014101



**First Floor**  
1,535 SF



**Garage/Lower Floor**  
51 SF

# PLAN 2

(Lot 10)

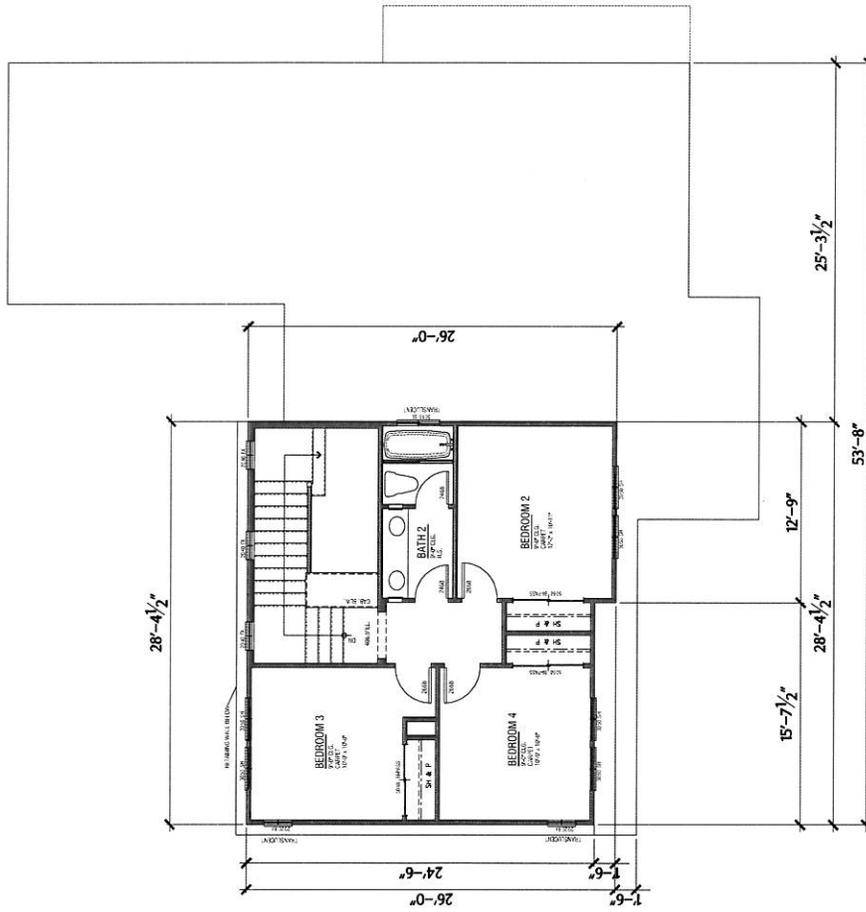
2,291 SF- Habitable  
2,758 SF- With Garage (2,758 SF max @ Lot 10)  
4 Bdrm / 2.5 Bath / 2 Car Garage

**Crestmoor**  
San Bruno, CA  
Castle Co.



WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
1000 UNIVERSITY AVENUE, SUITE 100  
SAN BRUNO, CA 94065  
TEL: 650.339.1000 FAX: 650.339.1001  
WWW.HEZMALHALCH.COM

February 27, 2015
<b>2.1</b>
2014101



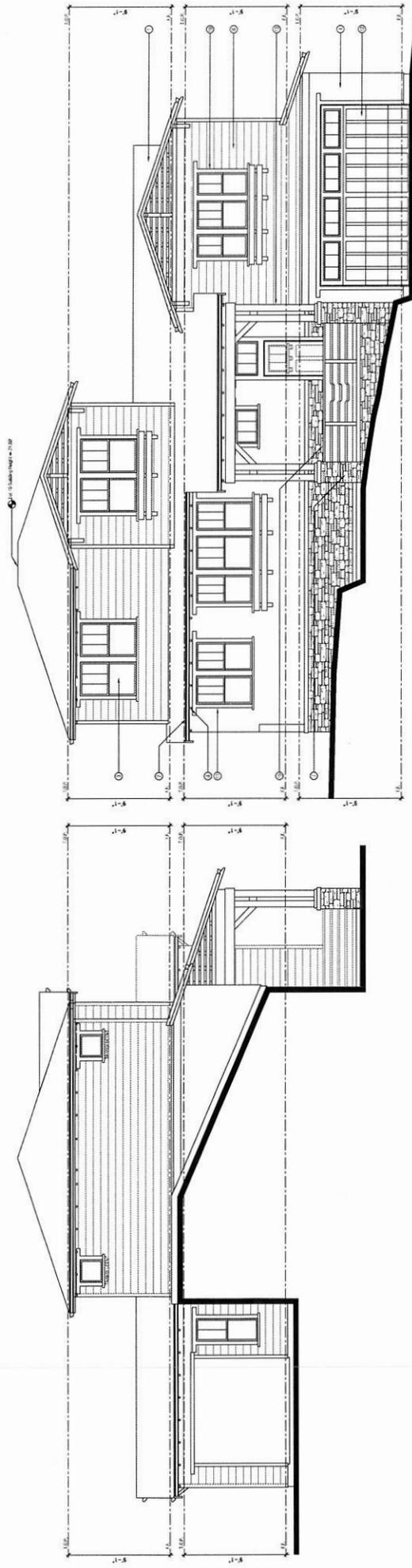
Second Floor  
705 SF  
**PLAN 2**  
(Lot 10)

**Crestmoor**  
San Bruno, CA  
Castle Co.



**W**  
WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
300 BROADWAY, SUITE 200  
SAN BRUNO, CA 94068  
TEL: 650.325.1500 FAX: 650.325.1505  
WWW.HEZMALHALCH.COM

February 27, 2015
<b>2.2</b>
2014/001



Left Elevation

Front Elevation

# PLAN 2

Elevation A  
Lot 10

**EXTERIOR MATERIALS**

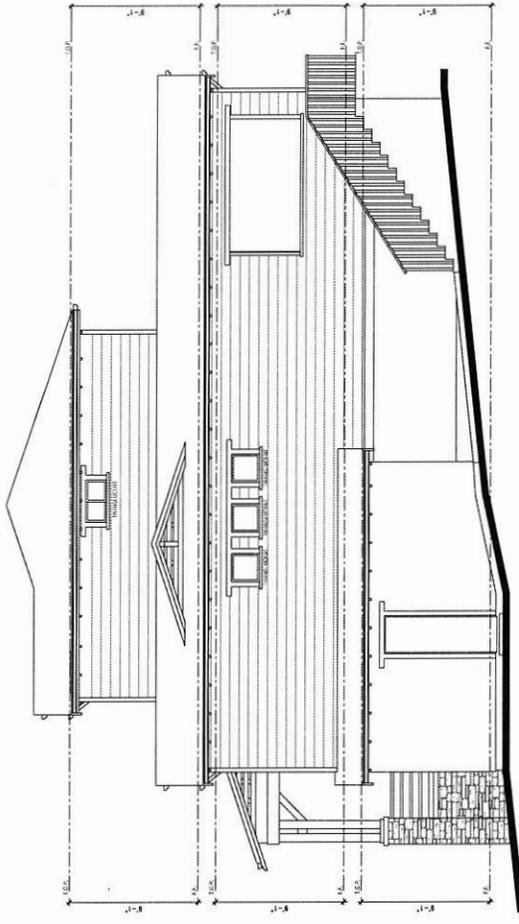
① ASPEN SHINGLES ROOF	⑩ REGENERATED CEMENT PORTLAND CONCRETE
② FIBERGLASS INSULATION	⑪ EXTERIOR WALL, CLAY TILE
③ INSULATION	⑫ BRICK
④ EXTERIOR WALL, CLAY TILE	⑬ EXTERIOR WALL, CLAY TILE
⑤ EXTERIOR WALL, CLAY TILE	⑭ EXTERIOR WALL, CLAY TILE
⑥ EXTERIOR WALL, CLAY TILE	⑮ EXTERIOR WALL, CLAY TILE
⑦ EXTERIOR WALL, CLAY TILE	⑯ EXTERIOR WALL, CLAY TILE
⑧ EXTERIOR WALL, CLAY TILE	⑰ EXTERIOR WALL, CLAY TILE
⑨ EXTERIOR WALL, CLAY TILE	⑱ EXTERIOR WALL, CLAY TILE



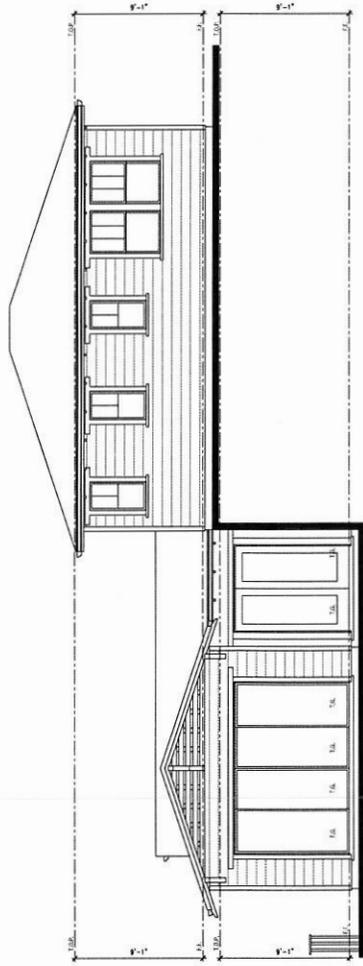
**Crestmoor**  
San Bruno, CA  
Castle Co.

**WILLIAM HEZUALHACH**  
ARCHITECTS  
3000 SHERIDAN AVENUE, SUITE 200, SAN BRUNO, CA 94065  
TEL: 650.252.1100 FAX: 650.252.1529  
WWW.WILLIAMHEZUALHACH.COM

February 27, 2015  
**2.3**  
2014.001



Right Elevation



Rear Elevation

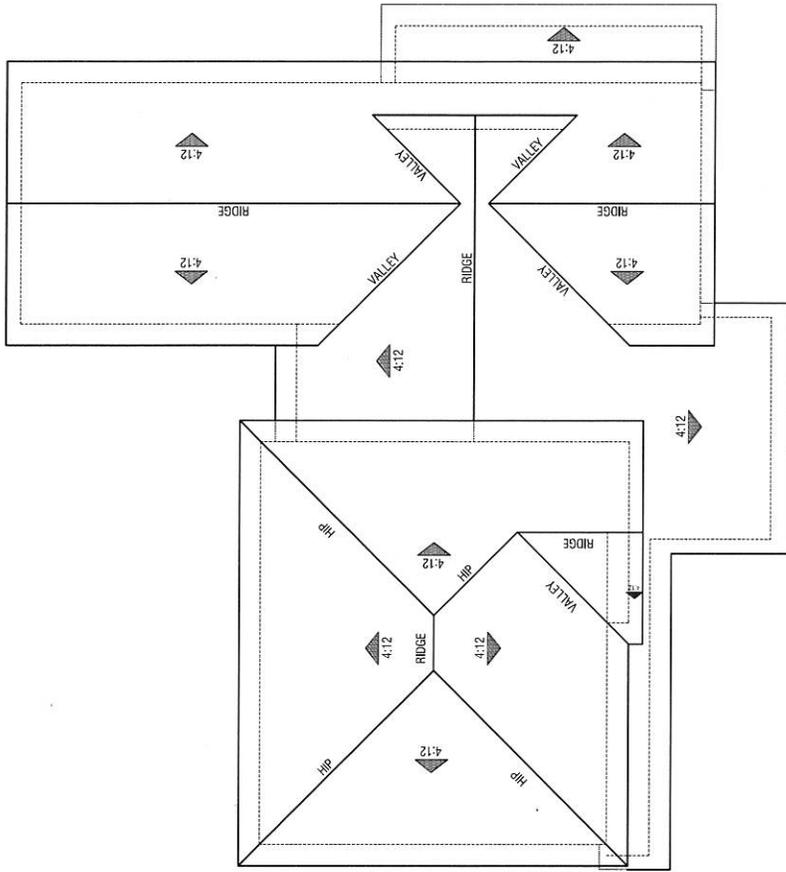
**PLAN 2**  
Elevation A  
Lot 10

**Crestmoor**  
San Bruno, CA  
Castle Co.

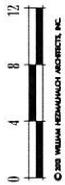


**W**  
WILLIAM HEDRICH  
ARCHITECTS INC.  
300 CRESTMOR DRIVE STE 100 SAN BRUNO CA 94066  
949.250.0027 www.williamhedrich.com

February 27, 2015  
**2.4**  
2011101



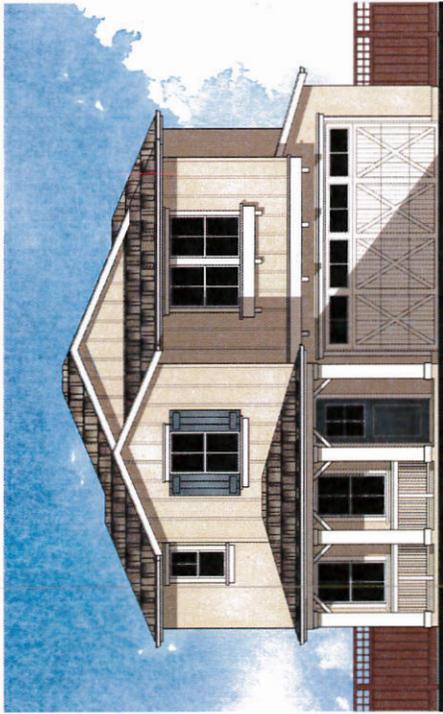
**PLAN 2**  
Roof Plans  
Elevation A  
Lot 10



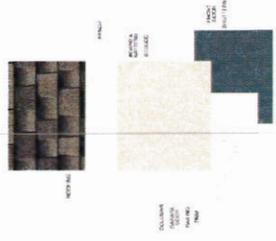
**Crestmoor**  
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**W**  
WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
300 SOMERSET AVENUE  
SAN BRUNO, CA 94066  
TEL: 650.325.8837 FAX: 650.325.8855  
WWW.WHARCHITECTS.COM

February 27, 2015	<b>2.5</b>
2014101	



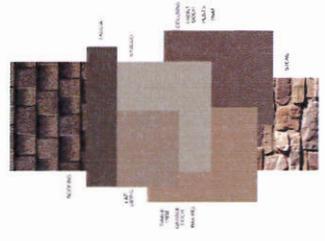
Elevation B  
Lot 5, 9



CRESTMOR  
SAN BRUNO, CALIFORNIA  
CASTLE COMPANIES



Elevation A  
Lot 8



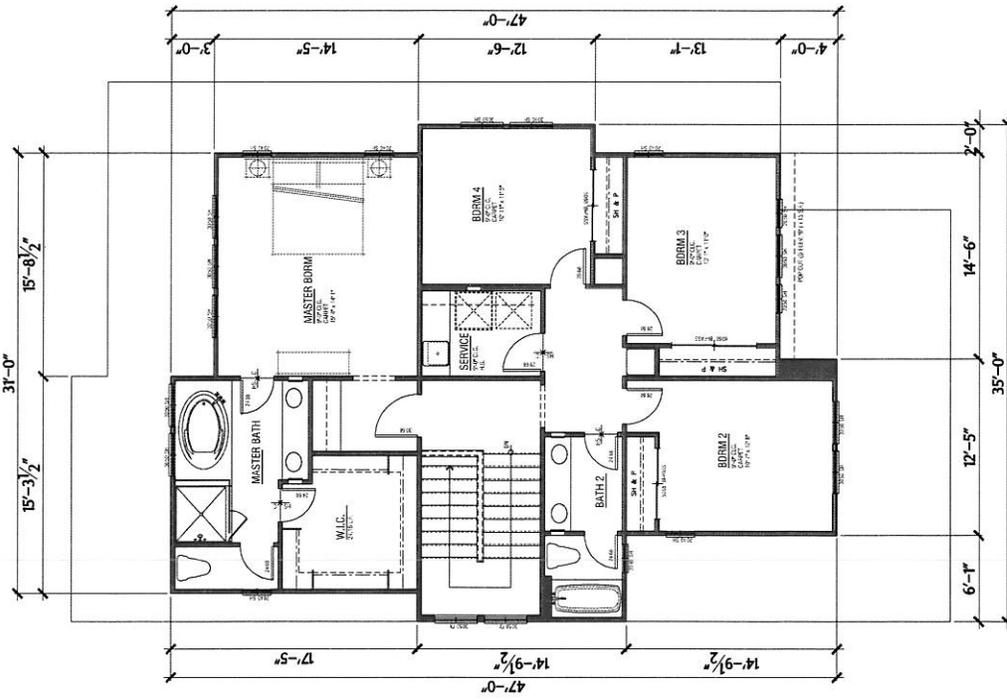
CRESTMOR  
SAN BRUNO, CALIFORNIA  
CASTLE COMPANIES

**PLAN 3**  
Front Elevations

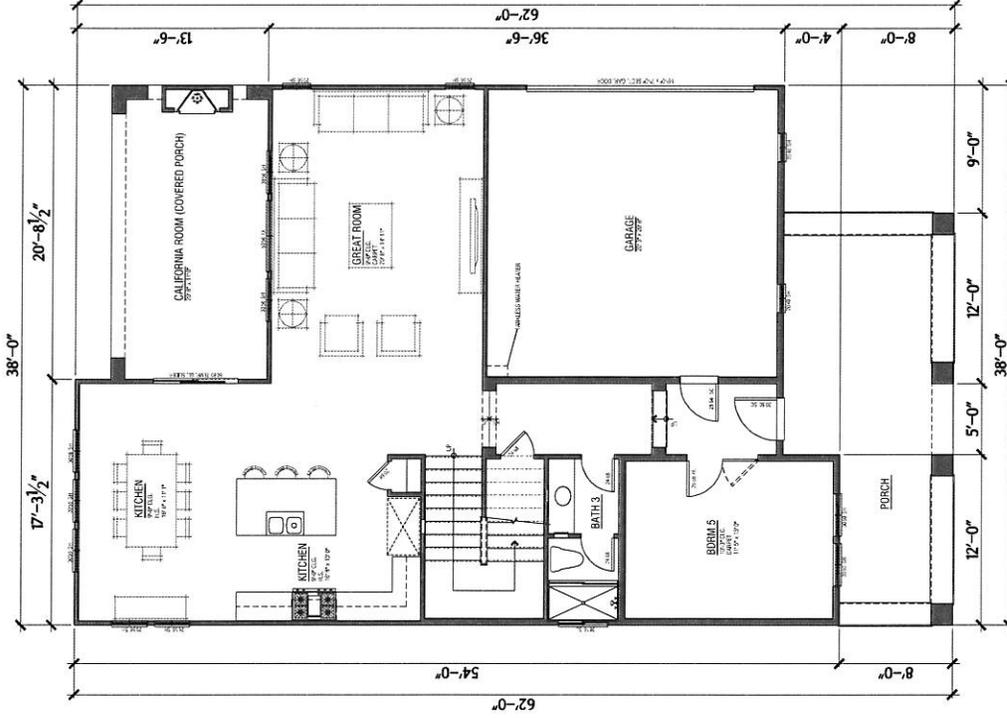
**Crestmoor**  
San Bruno, CA  
Castle Co.

February 27, 2015
<b>3.0</b>
2014401

**W**  
WILLIAM HEZMALCHALCH  
ARCHITECTS  
300 BLOSSOMINGDALE STREET, SAN BRUNO, CALIFORNIA  
94065-1720 TEL: 650.206.8200 FAX: 650.206.8201  
WWW.HEZMALCHALCH.COM



**Second Floor**  
1,238 SF



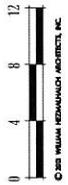
**First Floor**  
1,234 SF

# PLAN 3A

(Lot 8)

2,472 SF- Habitable  
2,907 SF- With Garage (2,928 max @ Lot 9)  
5 Bdrm / 3 Bath / 2 Car Garage

**Crestmoor**  
San Bruno, CA  
Castle Co.



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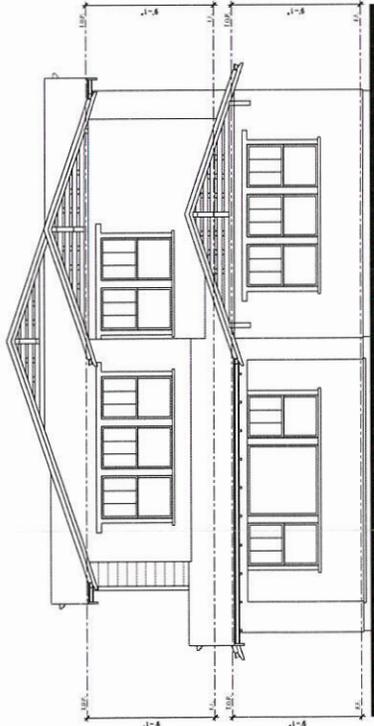


WILLIAM HEZMALHALCH  
ARCHITECTS  
500 EXETER PARKWAY, SUITE 200, SAN BRUNO, CA 94065  
925-352-1700 FAX: 925-352-1701  
www.hezmalhalch.com TEL: 925-352-2525

February 27, 2015

**3.1**

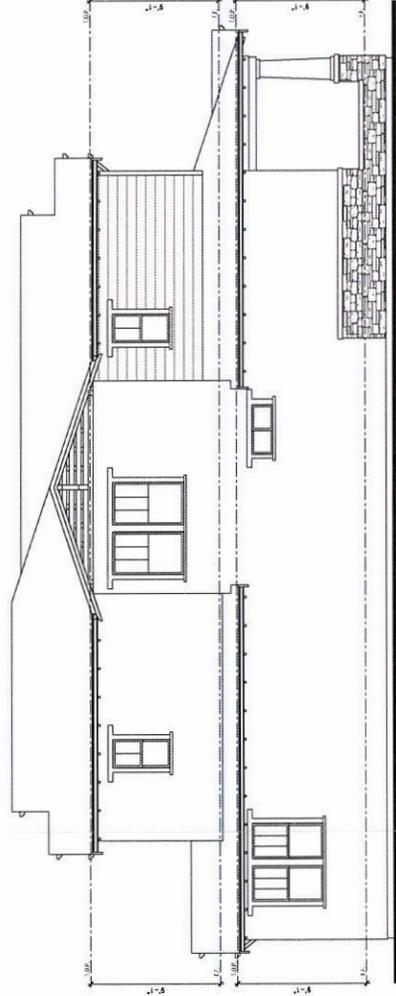
2014101



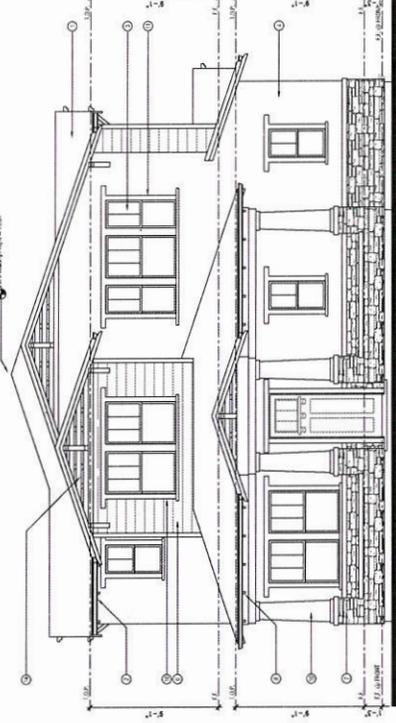
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

**PLAN 3A**  
Elevation A  
Lot 8

**Crestmoor**  
San Bruno, CA  
Castle Co.

**EXTERIOR MATERIALS**

- 1 ASPHALT/FLY ASH ROOF
- 2 PERENNIAL FLUKE COMPACTS
- 3 PERENNIAL FLUKE COMPACTS
- 4 PERENNIAL FLUKE COMPACTS
- 5 PERENNIAL FLUKE COMPACTS
- 6 PERENNIAL FLUKE COMPACTS
- 7 PERENNIAL FLUKE COMPACTS
- 8 PERENNIAL FLUKE COMPACTS
- 9 PERENNIAL FLUKE COMPACTS
- 10 PERENNIAL FLUKE COMPACTS
- 11 PERENNIAL FLUKE COMPACTS
- 12 PERENNIAL FLUKE COMPACTS

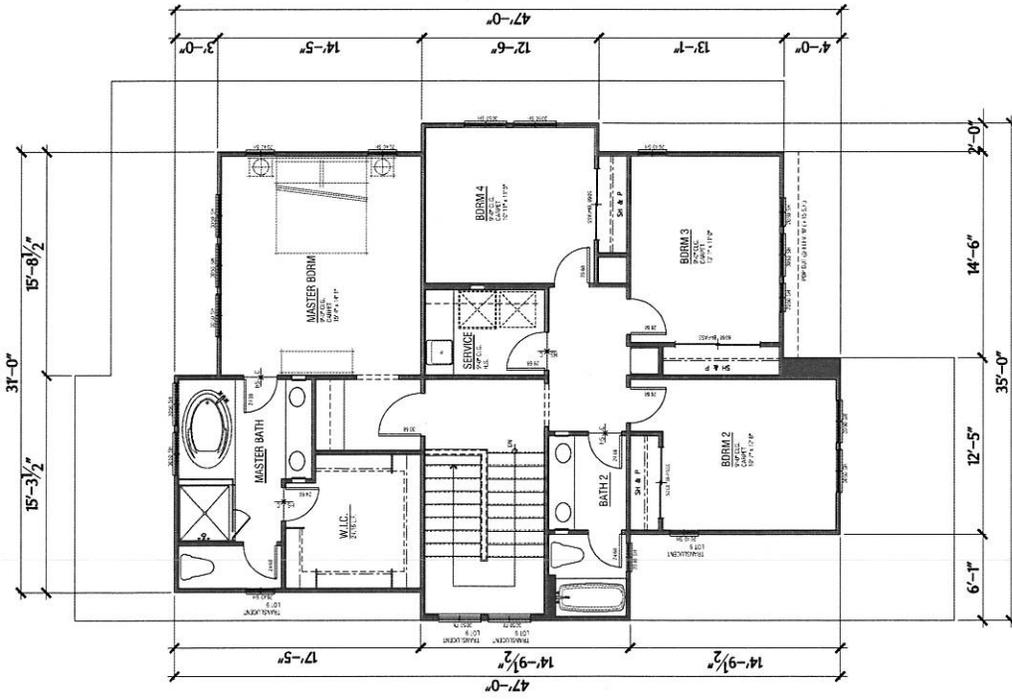


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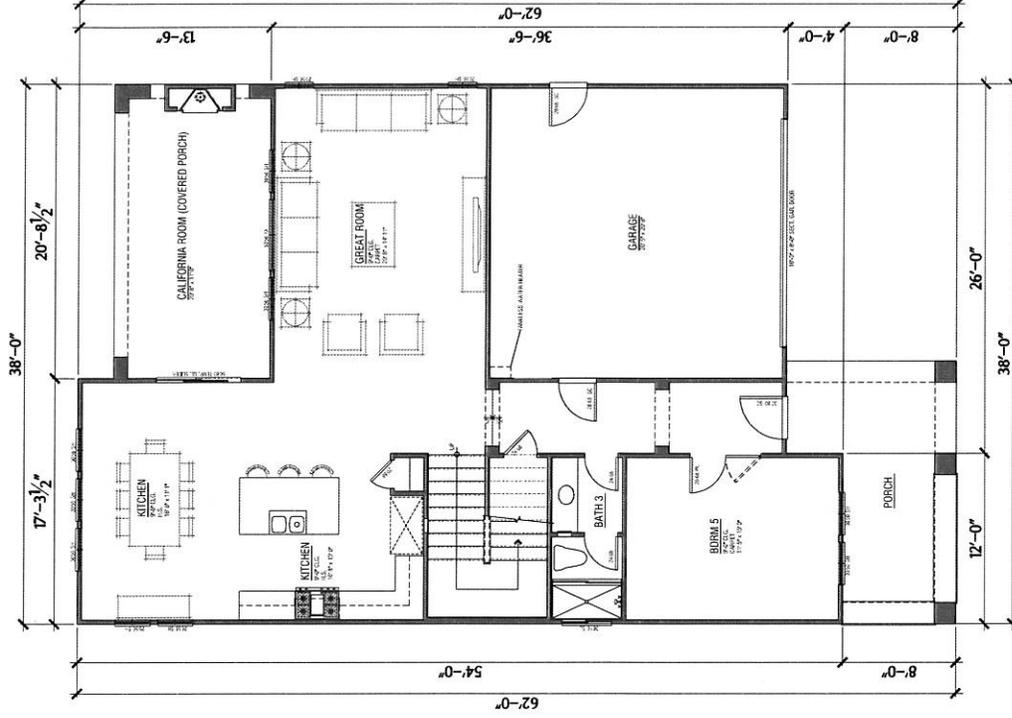


**WILLIAM HEZMALHACH**  
ARCHITECTS  
350 S. 11TH STREET, SUITE 200, SAN BRUNO, CA 94065  
TEL: 650.252.1100 FAX: 650.252.1101  
WWW.HEZMALHACH.COM TEL: 650.252.1101

February 27, 2015  
**3.2**  
2014101



**Second Floor**  
1,238 SF



**First Floor**  
1,234 SF

# PLAN 3B

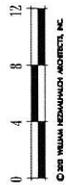
(Lots 5,9)

2,472 SF- Habitable

2,907 SF- With Garage (2,928 max @ Lot 9)

5 Bdrm / 3 Bath / 2 Car Garage

**Crestmoor**  
San Bruno, CA  
Castle Co.



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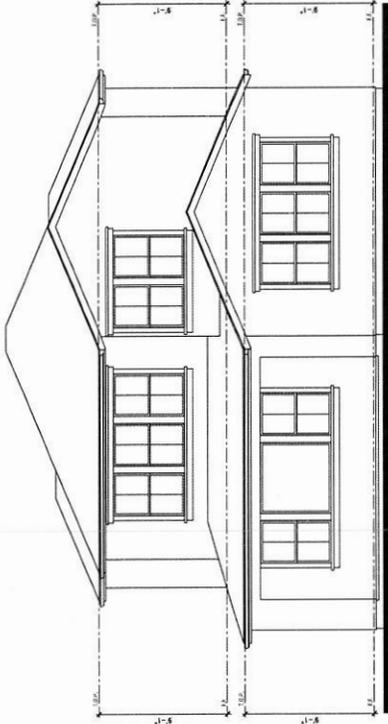


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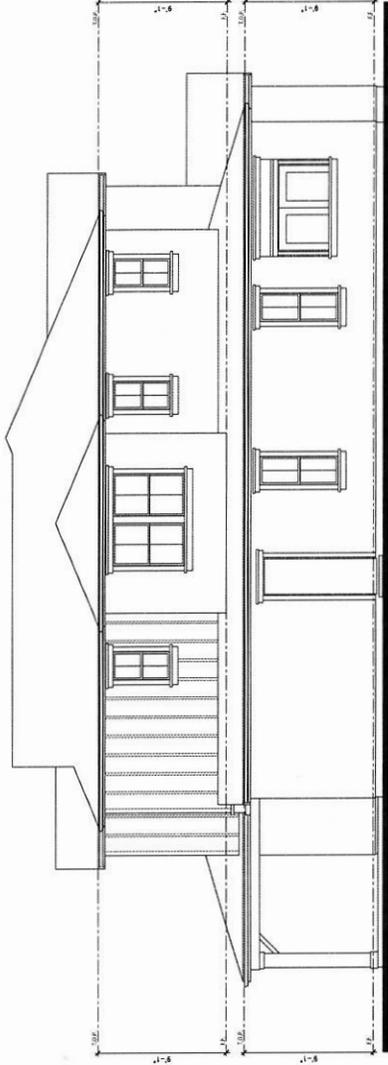
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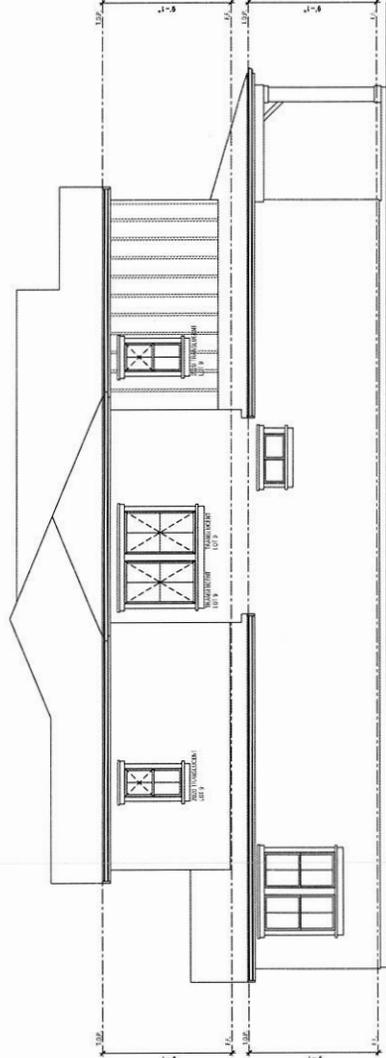
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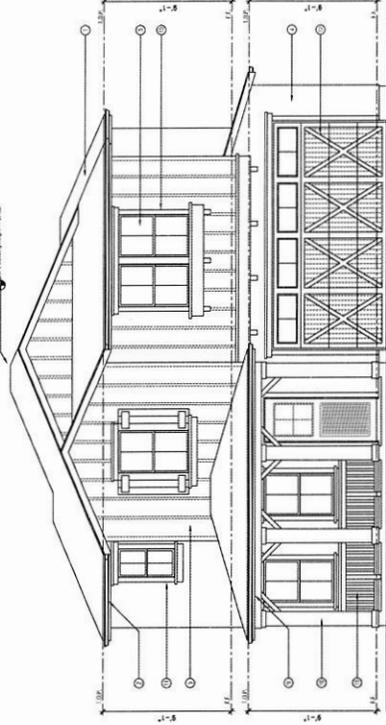
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

**PLAN 3B**  
Elevation B  
Lots 5, 9

**EXTERIOR MATERIALS**

- ① ASPHALT SHINGLE ROOF
- ② BRICK
- ③ BRICK WITH GLAZED TERRAZZO
- ④ BRICK WITH TERRAZZO
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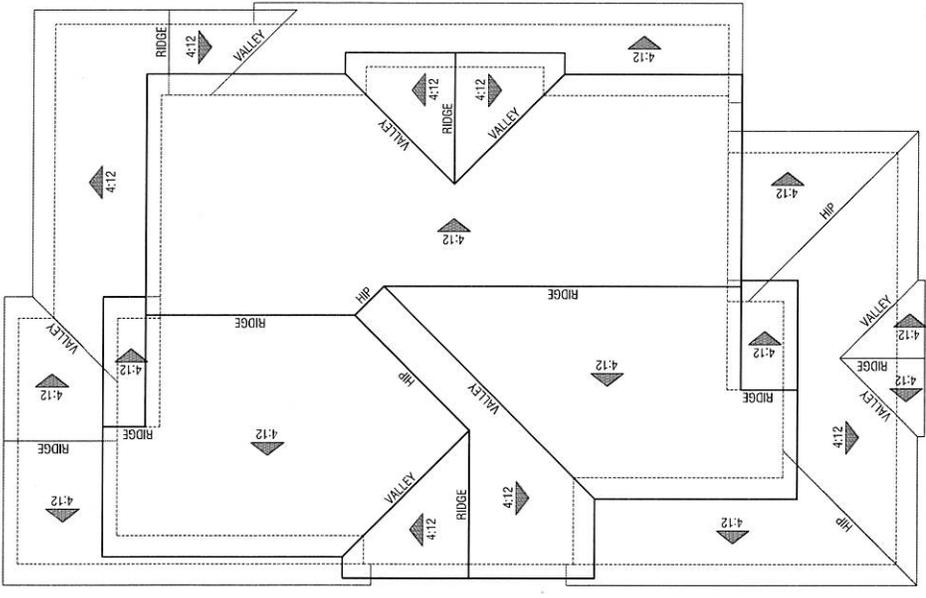
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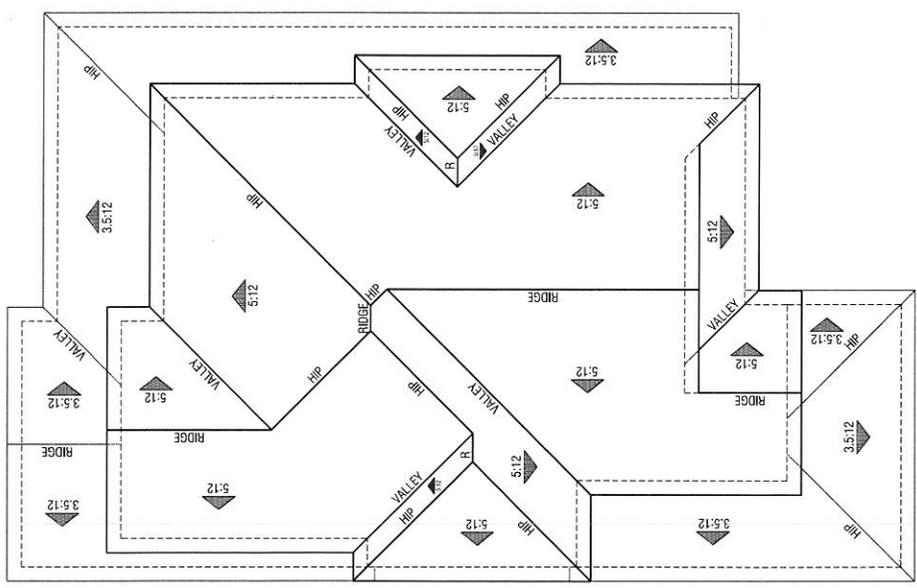
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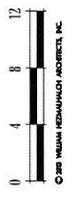
**Elevation A**  
**Lot 8**

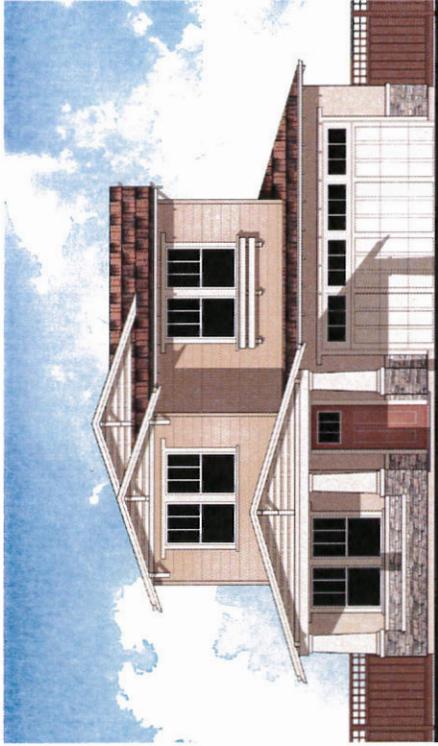
**PLAN 3**  
 Roof Plans

**Crestmoor**  
 San Bruno, CA  
 Castle Co.



**Elevation B**  
**Lot 5, 9**

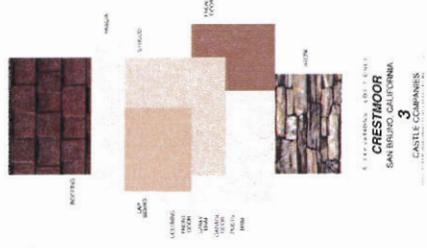




Elevation A  
Lot 4, 7

**PLAN 4**  
Front Elevation

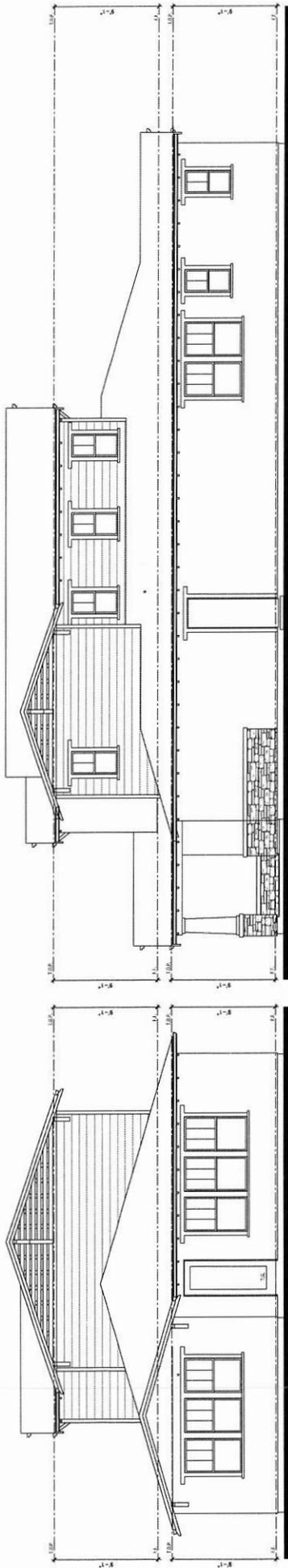
**Crestmoor**  
San Bruno, CA  
Castle Co.



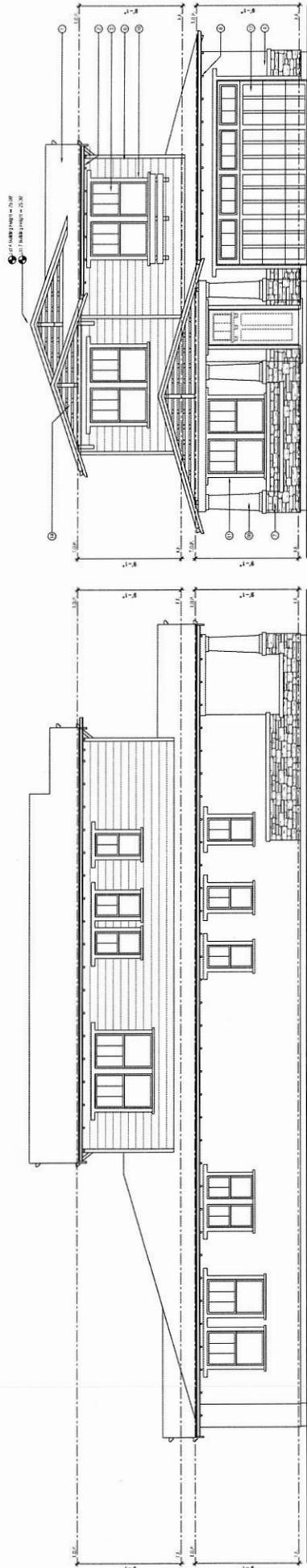
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February 27, 2015  
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Rear Elevation



Right Elevation

Left Elevation

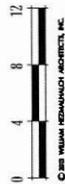
Front Elevation

**PLAN 4**  
Elevation A  
Lot 4, 7

**Crestmoor**  
San Bruno, CA  
Castle Co.

**EXTERIOR MATERIALS**

- ① ASPHALT/FLY ASH ROOF
- ② 1/2" HARDWOOD COMPOSITE T&G Siding
- ③ 1/2" HARDWOOD COMPOSITE Siding
- ④ 1/2" HARDWOOD COMPOSITE Siding
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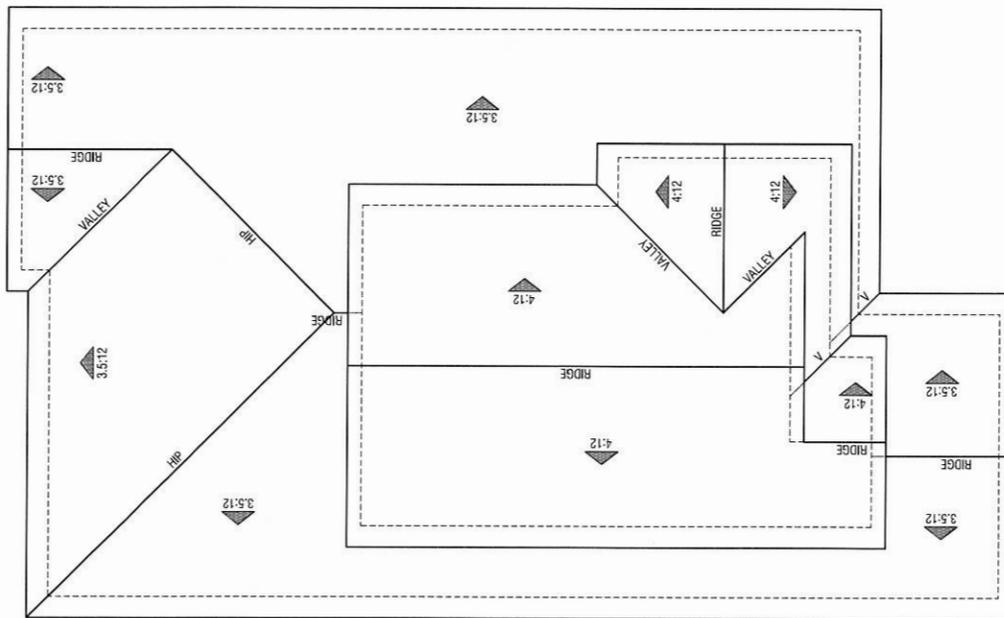
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February 27, 2015

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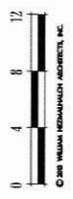


**PLAN 4**  
Roof Plans  
Elevation A  
Lot 4, 7

**Crestmoor**  
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<b>4.3</b>
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 Paula Bradley, AICP, *Contract Associate Planner*  
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 Marc Zafferano, *City Attorney*

**PLANNING COMMISSION**

Mary Lou Johnson, *Chair*  
 Kevin Chase, *Vice-Chair*  
 Rick Biasotti  
 Joe Sammut  
 Sujendra Mishra  
 Perry Petersen

**PLANNING COMMISSION  
 STAFF REPORT  
 AGENDA ITEM NO. 5.B  
 MARCH 17, 2015**

**PROJECT LOCATION**

1. Address: City of San Bruno
2. Zoning Districts: All

**EXHIBITS**

- A. Resolution
- B. Initial Study and Negative Declaration (IS/ND)
- C. Public Review Draft San Bruno 2015-2023 Housing Element (March 2015)
- D. HCD Letter (January 30, 2015)
- E. City Memorandum to HCD (January 26, 2015)

*The Draft Housing Element document was distributed separately to the Planning Commission and made available to the public. The documents are available at the Community Development Department, San Bruno Public Library, City Clerk's Office, and online at [http://www.sanbruno.ca.gov/comdev\\_HousingElementUpdate.html](http://www.sanbruno.ca.gov/comdev_HousingElementUpdate.html).*

**REQUEST**

Consider and recommend to the City Council adoption of the Draft 2015-2023 Housing Element of the General Plan as a General Plan Amendment, as well as associated Initial Study/Negative Declaration (IS/ND).

**RECOMMENDATION**

Staff recommends the Planning Commission adopt Resolution 2015-03 recommending that the San Bruno City Council approve the Initial Study/Negative Declaration (IS/ND) (State Clearinghouse #2014122066) for the 2015-2023 Housing Element Update and adopt the updated Housing Element of the General Plan (dated March 2015) as a General Plan Amendment (GPA15-002), pursuant to Article 10.6 (Sections 65580-65589.8) of the California Government Code.

**REVIEWING AGENCIES**

Reviewing agencies for the IS/ND include the California Office of Planning and Research and public agencies that have jurisdiction over resources potentially affected by the Project (2015-2023 Housing Element), in accordance with CEQA Guidelines. A list of reviewing agencies is included in Exhibit B.

## **LEGAL NOTICE**

1. Notice of Public Hearing published in the San Mateo Daily Journal, March 7, 2015
2. Notice mailed to stakeholders and residents who signed interest list on March 7, 2015
3. Notice of Intent to Adopt a Negative Declaration mailed to the San Mateo County Clerk and relevant reviewing agencies on December 22, 2014, and published in the San Mateo Daily Journal on December 24, 2014.

## **BACKGROUND**

### **State Law Requirements for Housing Elements**

The City of San Bruno is in the process of updating the Housing Element of its General Plan for the 2015 to 2023 planning period, as required by Article 10.6 of the California Government Code (Housing Element law). The Housing Element update contains an analysis of the community's housing needs, resources, constraints, and opportunities. It also contains goals, policies, and programs for housing and implementation actions to be taken by the City to respond to the community's evolving housing needs. The Housing Element update has been prepared to meet the requirements of State law and local housing objectives, and is consistent with the other elements of the City of San Bruno's existing General Plan.

The Housing Element update identifies opportunity sites for new housing in areas where residential development is already allowed by the current General Plan land use designations. These opportunity sites do not represent proposals for new housing development, they are simply sites where new housing development may occur in the future. The Housing Element update is a policy-level document providing direction for the implementation of various programs to accommodate ongoing housing needs, and to encourage the production of housing units for all income levels.

San Bruno's Housing Element update must plan for a projected need of 1,155 housing units between 2014 and 2022, as determined by the Regional Housing Need Allocation (RHNA) process. San Bruno's allocation was determined through the 21 Elements sub-regional RHNA process for San Mateo County, which is a partnership of all 20 San Mateo County cities and the county to determine each locality's fair share allocation.

All jurisdictions in the nine-county San Francisco Bay region were required to submit their updated Housing Element to the California Housing and Community Development Department (HCD) by January 31, 2015. HCD must review the updated Housing Element for compliance with State law.

### **HCD Review**

The draft Housing Element Update was submitted to HCD for review on November 21, 2014. On January 23, 2015, City staff and Paul MacDougall of HCD discussed HCD's comments and concerns. HCD then provided a list of comments and revisions that would be necessary for the Housing Element to comply with State housing law. Staff edited the draft Housing Element to address each of the HCD comments, outlined in a memo on January 26, 2015. The City received a letter from HCD, dated January 30, 2015 (Exhibit D), stating that the revised draft Housing Element meets the statutory requirements for housing elements with additional City action needed regarding zoning for emergency shelters, as follows:

*While the draft element meets the statutory requirements of State housing element law, the Department cannot yet find the element in full compliance. San Bruno must complete actions required in the prior 4th cycle to amend its zoning ordinance to permit year-round emergency shelter(s) without discretionary action pursuant to GC Section 65583(a)(4)(A), amended by*

*Senate Bill 2 (Chapter 633, Statutes of 2007). As noted in the current element on page 5-21, Program 6-D, zoning has not been updated. The element will comply with housing element law once the City has completed this zoning amendment and submitted the adopted element to the Department pursuant to Government Code Section 65585(g).*

### **Planning Commission and City Council Review**

Staff acknowledges that this action regarding emergency shelter(s) must be satisfied and has been in process since May of 2014. The Planning Commission considered this matter at its May 6, 2014 regular meeting along with three other 2009-2014 Housing Element implementation program subjects. The other three subjects were sent forward with recommendations for approval to the City Council and, subsequently, they were approved by the Council. The Commission determined, based on its review and public input, that the subject of emergency shelter(s) needed further study. Specifically, that options for locations allowing emergency shelters(s) needed more analysis. This analysis was completed and presented to the City Council at a Study Session on February 26, 2015. The City Council indicated a willingness to consider as an option allowing locating emergency shelter(s) in the City's Industrial District.

It is important to emphasize that the City Council must adopt the Housing Element by May 31, 2015 (the end of the 120-day grace period), in order to qualify for the new 8-year housing element cycle; otherwise the Housing Element must be updated in four years (2019). Accordingly, HCD staff has recommended proceeding with the current cycle (5<sup>th</sup>) Housing Element Update, while taking necessary actions on emergency shelters(s) as soon as possible on a separate track. In the circumstance that the City acts on the emergency shelter (s) subject after action on the Housing Element Update, the City would forward a copy of the adopted emergency shelter(s) ordinance to HCD and the qualification on the City's Housing Element certification would be removed. A draft of the emergency shelter ordinance will follow the proposed adoption of the Housing Element, and is anticipated to be presented to the Planning Commission within 60 days.

### **HCD COMMENTS AND CITY REVISIONS**

HCD provided technical comments on the current draft Housing Element Update during the January 13, 2015 preliminary assistance phone call, and sent a list of nine issues to City Staff on January 14, 2015. As noted above, City staff addressed all of these comments in a memorandum provided to HCD on January 26, 2015 (Exhibit E), and incorporated the necessary revisions to the draft Housing Element which are shown in highlighted text in the Public Review Draft document. These comments with a detailed staff response are referenced as Attachment F, and a summary of the changes are as follows:

1. *HCD Comment:* Transitional and Supportive Housing. Add program to evaluate and amend zoning as appropriate to comply with state law (GC Section 65583(a)(5) by a specified date.  
*City Response:* Revised Program 6-E to evaluate and amend the Zoning Ordinance to comply with state law, and to evaluate the program at least once a year. The amendment will add transitional and supportive housing as a permitted residential use within all residential districts. This amendment is anticipated to be completed within one year after adoption of the Housing Element.
2. *HCD Comment:* Fees (page 3-17): Add school and other fees outside of City control.  
*City Response:* Page 3-17. Updated fees table, added school fees. No other outside fees apply.

3. *HCD Comment:* Emergency Shelter: Capacity and Program: Identify zoning options and provide analysis of capacity (acreage, opportunity for reuse, proximity to services, etc.). Identify options in program.

*City Response:* Added language regarding potential alternative location of emergency shelter zone in the M-1 Zoning District in Chapter 2 of the Housing Element. Added information in Program 6-D about alternative location, including capacity and opportunities for reuse. Stated City's commitment to complete emergency shelter zoning process within one year of adoption of the Housing Element. The alternative location in the M-1 zone is also close to public transportation and support services, and would have minimal impact on residential neighborhoods.

4. *HCD Comment:* Quantified Objectives (page 4-21): Add conservation objectives. Programs 1-D, 1-E, 1-G, 3-1, 4-4, could be summarized with conservation objectives.

*City Response:* Staff modified Table 4.5-1, Summary of Quantified Housing Objectives to combine Preservation and Conservation Objectives, including legalized and new second units, rehabilitation, HIP Homesharing Program, and energy conservation improvements. See Table 4.5-1. Staff modified Program 4-A, Promote energy conservation, to include provision regarding promotion of the HERO Program which provides financing for energy efficiency improvements.

5. *HCD Comment:* Program Timing (e.g., at least once a year) for Programs: 3-A, 5-D, 5-I

*City Response:* Changed timing in Programs 3-A 5-D, and 5-I to "evaluate once a year."

6. *HCD Comment:* Program 2-A, Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's RHNA share: address by right requirements from prior sent checklist (e.g., without discretion, minimum density).

*City Response:* Added a new bullet in Program 2-A, indicating that the zoning code update will allow housing by right in mixed use zones, and setting a minimum density of 20 units per acre in Transit Oriented Development zones.

7. *HCD Comment:* Program to allow employee housing. Employee Housing Act: Review and revise zoning as appropriate in compliance with Health and Safety Code Section 17021.5

*City Response:* Revised Program 2-A to include a provision in the zoning code update to treat employee housing for six or fewer employees a residential use within all residential zones pursuant to H&S Code Section 17021.5.

8. *HCD Comment:* Clarify that the HIP Home Sharing Program includes persons with disabilities including developmental disabilities.

*City Response:* Revised Program 6-C to state that the HIP Home Sharing Program includes persons with disabilities including developmentally disabled.

9. *HCD Comment:* Program to address indirect housing displacement: Add language as appropriate (21 Elements language) to evaluate indirect displacement and establish strategies as appropriate

*City Response:* Added analysis of potential displacement as result of increasing land costs on page 3-37. Non-Governmental Constraints, Residential Land Costs.

## **ENVIRONMENTAL ASSESSMENT**

The update of the Housing Element of the City's General Plan covering the 2015 to 2023 planning period required the preparation of an Initial Study under the provisions of the Environmental Quality Act (CEQA). The Initial Study determined the Housing Element update would not result in a substantial adverse impact on the environment, and that a Negative Declaration was the appropriate level of environmental review. The Initial Study/Negative Declaration (Attachment A) identified and discussed potential environmental impacts of the Housing Element Update. The Initial Study identified only less than significant environmental impacts related to the proposed revisions contained in the Housing Element update.

Although the City does not currently have sufficient sites with appropriate zoning for residential uses to meet the RHNA, the environmental effects of rezoning to create additional residential sites was analyzed in the Transit Corridors Plan EIR (2013) and the General Plan EIR (2009), and the Housing Element update is consistent with the General Plan EIR and the Transit Corridors Pan EIR.

The Initial Study/Negative Declaration was submitted to the Office of Planning and Research (OPR) on December 22, 2014 (State Clearinghouse #2014122066) and distributed for public comment to relevant state, regional and local agencies, as well as members of the public who stated an interest in the Housing Element update process, in accordance with CEQA. The public review and comment period was December 24, 2013 through January 23, 2015. The City received no comments from agencies or the public during the public comment period. A letter from OPR dated January 27, 2015 acknowledged that the City has complied with the State Clearinghouse review requirements pursuant to CEQA. Findings for the Negative Declaration are in the Planning Commission Resolution, attached as Exhibit A.

The approval of a Negative Declaration does not constitute approval of the Housing Element. The decision to approve or deny the Housing Element is a separate action.

## **PUBLIC PARTICIPATION**

The development of the Housing Element included opportunities for public participation and input, which is described in Chapter 1 of the Housing Element Update. State law requires local governments to make a diligent effort to include all economic segments of the community and/or their representatives in the development of the housing element. The 21 Elements update team facilitated a series of panel discussions to solicit input from stakeholders throughout San Mateo County on housing issues. Three meetings were held in December 2013 and February and April 2014, with panels of stakeholder participants, including housing developers, housing advocates and funding providers, and special needs service providers.

The Planning Commission and City Council also held workshops and public meetings to discuss and take action on implementation actions of the Housing Element. As discussed above, the City received public comment on the establishment of a zone allowing emergency shelters, and based on this feedback will prepare an ordinance as required by State law. The City will continue to consult with homeless, transitional, and supportive housing service providers such as St. Bruno's Church, the Peninsula Clergy Network, and HIP Housing in order to develop appropriate standards for homeless shelters to include in the zoning code update. In addition, the public participation process for the Transit Corridors Plan addressed housing issues in the transit oriented development and downtown districts. Input from these outreach activities is incorporated into the Housing Element.

**NEXT STEPS**

The Planning Commission's recommendation on the 2015-2023 Housing Element Update and associated Negative Declaration will be presented to the City Council on April 14, 2015. If adopted by the City Council, the final Housing Element will be submitted to HCD.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt Resolution 2015-03 approving the Initial Study/Negative Declaration (IS/ND) (State Clearinghouse #2014122066) for the 2015-2023 Housing Element Update and recommending that the San Bruno City Council adopt the updated Housing Element of the General Plan (dated March 2015) as a General Plan Amendment (GPA15-002), pursuant to Article 10.6 (Sections 65580-65589.8) of the California Government Code.

Submitted on March 12, 2015 by:

Mark Sullivan, Long-Range Planning Manager

**RESOLUTION NO. 2015 – 02**

**A RESOLUTION OF THE SAN BRUNO PLANNING COMMISSION  
RECOMMENDING TO THE SAN BRUNO CITY COUNCIL ADOPTION OF THE  
2015-2023 HOUSING ELEMENT OF THE GENERAL PLAN AS A GENERAL  
PLAN AMENDMENT AND THE ASSOCIATED INITIAL STUDY AND  
NEGATIVE DECLARATION (IS/ND)**

**WHEREAS**, the City of San Bruno is required to update its Housing Element every eight years to ensure adequate development sites for sufficient new housing can be built to meet the fair share of the Regional Housing Needs Allocation (RHNA), pursuant to State housing element law Government Code, Sections 65583 and 65584;

**WHEREAS**, San Bruno was assigned a quantified goal of 1,155 housing units, which represents the City's "fair share" of projected housing need for the 2014-2022 RHNA planning period;

**WHEREAS**, the Housing Element identifies the existing and projected housing needs for all economic segments of the community, including the homeless and persons with disabilities;

**WHEREAS**, the Housing Element defines the policies and programs that the community will implement to achieve its housing goals and objectives developed to address its housing needs and to encourage the production of housing;

**WHEREAS**, on October 14, 2014, the City Council authorized City staff to submit the Administrative Draft 2015-2023 Housing Element to the Department of Housing and Community Development (HCD) for review, including sites carried forward sites from the existing Housing Element and additional sites that require amendment to the zoning code;

**WHEREAS**, on October 22, 2014, the City submitted its Administrative Draft of the 2015-2023 Housing Element to HCD;

**WHEREAS**, City staff conducted a series of conversations with staff of HCD to discuss their concerns and propose additional text and program modifications to address those concerns;

**WHEREAS**, on January 30, 2015, HCD issued a finding that the Draft of the 2015-2023 Housing Element, with the proposed revisions, would comply with State housing element law when adopted by the Council;

**WHEREAS**, on March 10, 2015 City staff prepared and released a revised Public Hearing Draft of the Housing Element, containing the revisions discussed with staff of HCD;

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the City of San Bruno, acting as the Lead Agency under CEQA, conducted an Initial Study that showed that there is no substantial evidence that the Project, the Housing Element Update, may have a significant effect on the environment, and therefore prepared a Negative Declaration (SCH# 2014122066);

**WHEREAS**, a Notice of Public meeting was duly posted on Saturday, March 14, 2015, for consideration of the Housing Element before the Planning Commission; and

**WHEREAS**, on March 17, 2015, the Planning Commission reviewed the Negative Declaration and conducted a public hearing on the 2015-2023 Housing Element;

**WHEREAS**, based on review of the Initial Study accompanying the Negative Declaration and all oral testimony and written comments received, the Planning Commission finds that there is no substantial evidence that the Project will have a significant effect on the environment; and

**WHEREAS**, the Housing Element is consistent with the 2025 San Bruno General Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of San Bruno, based on facts in the staff reports, written and oral testimony, and exhibits presented:

1. The Planning Commission hereby recommends that the City Council adopt the Public Hearing Draft of the 2015-2023 City of San Bruno Housing Element dated March 10, 2015, and incorporate it into the San Bruno General Plan.
2. City staff may perform minor, non-substantive edits to the 2015-2023 City of San Bruno Housing Element without additional Planning Commission review.
3. The Planning Commission hereby finds that there is no substantial evidence that the Project will have a significant effect on the environment, and recommends that the San Bruno City Council adopt the Initial Study and Negative Declaration attached hereto.

\_\_\_\_\_  
Dated:

\_\_\_\_\_  
Planning Commission Chair  
Mary Lou Johnson

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Planning Commission Secretary  
David Woltering

\_\_\_\_\_  
City Attorney  
Marc Zafferano

-o0o-

I, David Woltering, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of San Bruno on this 17<sup>th</sup> day of March, 2015, by the following vote:

AYES:           Commissioners:

NOES:           Commissioners:

ABSENT:        Commissioners:



# Mark Church

Chief Elections Officer & Assessor-County Clerk-Recorder

555 County Center  
Redwood City, CA 94063-1665  
phone 650.363.4500 fax 650.599.7458  
email clerk@smcare.org  
web www.smcare.org

Date: 01/30/2015

To: City of San Bruno  
567 El Camino Real  
San Bruno, CA 94066

## Posting Confirmation of Notice for Environmental Impact Reports

Subject: Return of Notice of Environmental Impact Report Posted for 30 days  
(Public Resources Code Section 21092.3)

The attached notice was received by the County Clerk on 12/26/2014  
and posted for thirty (30) days.

By:   
Anshu Nand Deputy Clerk on behalf of Mark Church



SAN BRUNO HOUSING ELEMENT  
2015-2023

INITIAL STUDY  
AND  
NEGATIVE DECLARATION

DECEMBER 22, 2014

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION  
FOR THE SAN BRUNO HOUSING ELEMENT 2015-2023**

December 22, 2014

To: Responsible Agencies, Interested Parties and Organizations

**Subject: Notice of Intent to Adopt a Negative Declaration for the San Bruno Housing Element 2015-2023**

The City of San Bruno is preparing a Housing Element for the 2015-2023 planning timeframe, and has determined that the project will not result in significant environmental impacts. The City of San Bruno will consider adoption of a Negative Declaration for this project. Action is anticipated to occur on this proposed Negative Declaration in February 2015. The San Bruno Planning Commission will first hold a public hearing to consider the Housing Element and Negative Declaration make a recommendation to the City Council, which will then consider final approval at a later public hearing. It should be noted that the approval of a Negative Declaration does not constitute approval of the project (the San Bruno Housing Element itself) under consideration. The decision to approve or deny the project will be made separately.

The San Bruno Housing Element, a component of San Bruno's General Plan, presents a comprehensive set of housing policies and actions to address identified housing needs for the years 2015–2023. It builds on an assessment of San Bruno's housing needs (including the City's regional housing needs allocation) and an evaluation of existing housing programs, available land, and constraints on housing production. Initiatives proposed to facilitate ongoing provision of affordable and market-rate housing in the city include conservation of residential neighborhoods, reuse of former school sites, and redevelopment of transit corridors into mixed-use areas with residential components. All of these major initiatives are consistent with the recently-adopted San Bruno 2025 General Plan and Transit Corridors Specific Plan (2013).

CEQA Guidelines Section 15082(b) directs each Responsible Agency to respond to a Notice within thirty days (30) after receipt. The review period will extend from December 24, 2014 through January 23, 2015. The proposed Negative Declaration and Draft Housing Element are available for review at the City Clerk's counter at the address below and on the City's website. Please send your written response, with the name of your agency contact person, to the following address:

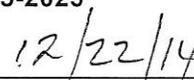
Mark Sullivan, Long-Range Planning Manager  
Community Development Department  
City of San Bruno  
567 El Camino Real  
San Bruno, CA 94066

Your views and comments on how the project may affect the environment are welcomed. Please contact Mark Sullivan at (650) 616-7053 if you have any questions regarding this Notice.

**Project Title: San Bruno Housing Element 2015-2023**



Mark Sullivan, Long-Range Planning Manager  
City of San Bruno



Date

**DISTRIBUTION LIST  
INITIAL STUDY/NEGATIVE DECLARATION  
SAN BRUNO HOUSING ELEMENT UPDATE 2015-2023**

**PUBLIC AGENCIES**

Office of Planning & Research  
Air Resources Board  
Caltrans District #4  
Caltrans Division of Aeronautics  
Fish and Game  
Housing and Community Development  
Native American Heritage Commission  
Office of Historic Preservation  
Public Utilities Commission  
Regional WQCB #2  
Association of Bay Area Governments  
Airport Land Use Commission (ALUC)  
AT&T California  
Bay Area Air Quality Management District  
C/CAG  
City of Millbrae  
City of Pacifica  
City of South San Francisco  
Metropolitan Transportation Commission  
Pacific Gas and Electric  
San Bruno Chamber of Commerce  
San Bruno Park School District  
San Francisco International Airport  
San Francisco Public Utilities Commission  
San Mateo County Clerk  
San Mateo County Flood Control District  
San Mateo County Planning Department  
San Mateo County Transportation Authority

**ORGANIZATIONS**

San Mateo County Association of Realtors  
San Mateo County Central Labor Council  
Housing Leadership Council



SAN BRUNO HOUSING ELEMENT  
(2015-2023)

INITIAL STUDY

December 18, 2014

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## I. INTRODUCTION

The proposed Housing Element Update (2015–2023) is a project under the California Environmental Quality Act (CEQA). This Initial Study checklist was prepared to assess the environmental effects of the proposed Housing Element Update (2015–2023). The Initial Study consists of a depiction of the existing environmental setting, as well as the project description, followed by a description of various environmental effects that may result from the proposed Project. This Initial Study was prepared by the City of San Bruno, Community Development Department. The Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations). The proposed project is an update of the City's 2007-2014 Housing Element and covers the planning period from 2015 to 2023.

A detailed project description and environmental setting discussion are provided below.

### A. Housing Element Requirements

All California cities and counties are required to have a Housing Element included in their General Plan to establish housing objectives, policies and programs in response to community housing conditions and needs. The 2015-2023 Housing Element is a comprehensive statement by the City of San Bruno of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The proposed Housing Element is a policy level document. It provides policy direction for the implementation of various programs to accommodate the housing needs of projected population growth, and to encourage the production of housing units in a range of prices affordable to all income groups.

The Housing Element is one of seven State-mandated elements of the San Bruno General Plan. Housing Element law requires local jurisdictions to plan for and allow the construction of a share of the region's projected housing needs. This share is called the Regional Housing Needs Allocation (RHNA). State law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed the City's RHNA. The Association of Bay Area Governments (ABAG), as the regional planning agency, calculates the RHNA for San Mateo County. In 2012, jurisdictions in San Mateo County formed a sub-region to distribute the County's housing allocation for RHNA 5 to the various cities in San Mateo County, including San Bruno.

The City's 2007-2014 Housing Element was adopted on March 23, 2010. The State Department of Housing and Community Development (HCD) certified the Housing Element on June 15, 2010. The 2007-2014 Housing Element demonstrated that the City had adequate capacity to meet the RHNA requirements for the 2007-2014 planning period. The City of San Bruno's RHNA allocation for the 2015–2023 planning period, as determined through the San Mateo County sub-RHNA process, is for a total of 973 dwelling units.

The Housing Element for the 2015–2023 planning period is required to be adopted by early 2015. Local governments that adopt their Housing Element on time will not have to adopt another housing element for eight years, instead of every four years.

## **B. 21 Elements Collaboration**

21 Elements is a countywide collaborative effort involving all 21 jurisdictions in San Mateo County that makes it easier and less costly for the jurisdictions to develop high quality, certified housing elements, and to improve housing policy implementation. The products from the 21 Elements process include a variety of tools that can be used by jurisdictions in their Housing Element update process. Key goals of 21 Elements include: (1) providing useful, high quality and timely material for jurisdictions; (2) working closely with HCD to identify and eliminate potential complications long before they occur (3) saving jurisdictions time and money; (4) provide opportunities for sharing of data and best practices; and, (5) coordinating the implementation of key housing policy projects for interested jurisdictions.

As background for this collaborative effort, the 21 jurisdictions of San Mateo County came together in 2006 as they prepared for the Regional Housing Needs Allocation (RHNA) process for the RHNA 4 Housing Element update. The discussions evolved from redistributing the County's RHNA to a more complex way of partnering. In 2008, 21 Elements was formed to provide ways for the 21 jurisdictions to cooperate as they wrote their housing elements. Products from the effort have included: In-Depth Best Practice Materials on Special Topics; Legal Requirements and Housing Element Compliance; Materials for Conducting Public Outreach – Newsletters and Handouts; Database of Current Housing Elements Policies and Programs – A searchable database with policies and programs from other jurisdictions; Data on Housing Needs – Data from many sources were compiled for each jurisdiction; Information on Conducting an Available Sites Inventory; Guide to Constraints Analysis and Jurisdiction Specific Constraints Data; Policy statements and resources solicited from regional stakeholder organizations and posted on website.

21 Elements also actively engages stakeholder groups, partnering with nonprofit groups, government agencies and others. The groups have attended meetings, made presentations and suggested policies to adopt. After successfully completing work on material for jurisdiction housing elements, 21 Elements also has assisted with housing program implementation. During the current housing element for RHNA 5 (2015-2023), all jurisdictions have received baseline materials and 17 out of the 21 participating jurisdictions, including San Bruno, opted to receive greatly expanded materials, including a full housing needs sections pre-certified by HCD, complete review and revise sections and tailored community outreach material.

## **C. San Bruno Municipal Code**

The City of San Bruno Zoning Ordinance is the mechanism used to implement the goals, objectives, and policies of the General Plan and to regulate all land use within the city. The Zoning Ordinance is found in the San Bruno Municipal Code Title 12 Land Use. The Zoning Ordinance establishes various districts within the boundaries of the city, enacts restrictions for erecting, constructing, altering or maintaining certain buildings, and identifies particular trades or occupations that can make use of certain land use designations. The Zoning Ordinance includes development regulations that set forth: height and bulk limits for buildings; open space standards that shall be required around buildings; and other appropriate regulations to be enforced in each district.

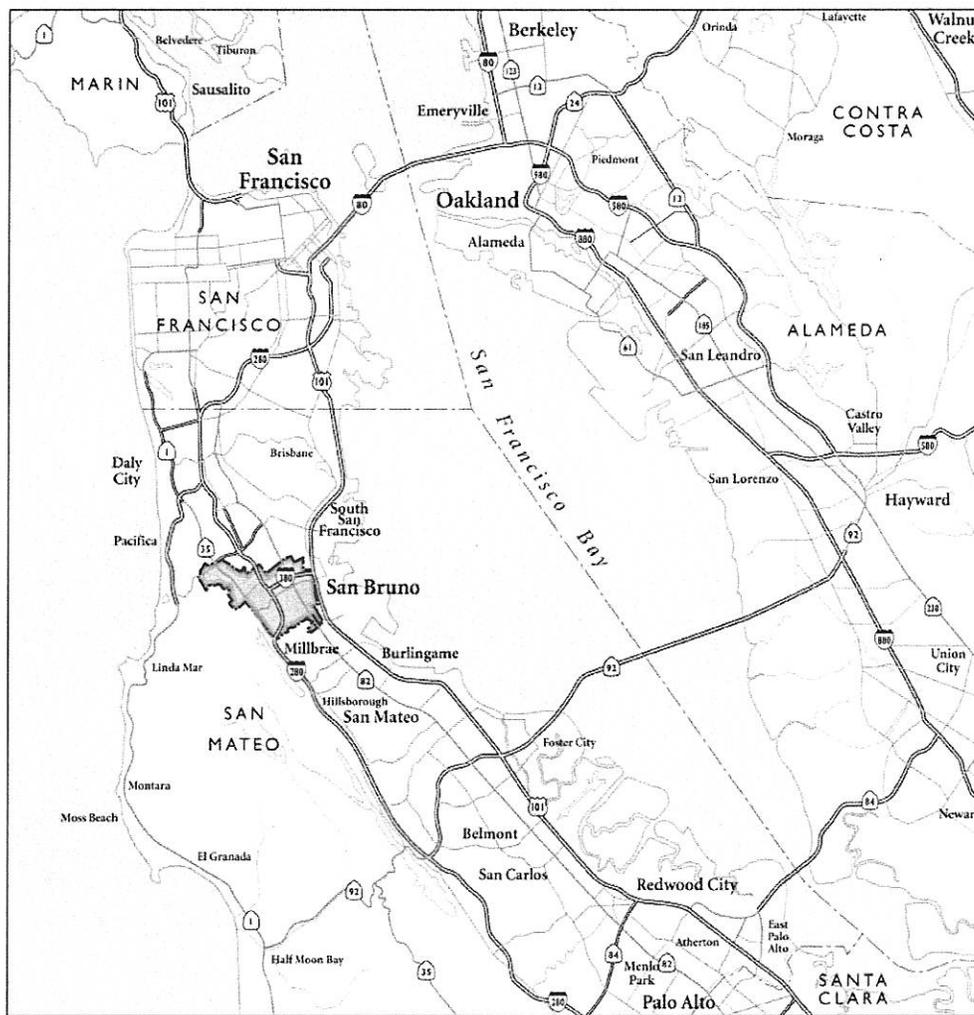
## II. BACKGROUND AND PROJECT DESCRIPTION

A discussion of the environmental setting and a detailed project description are provided below.

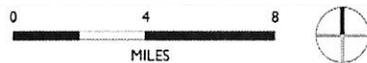
### A. Location

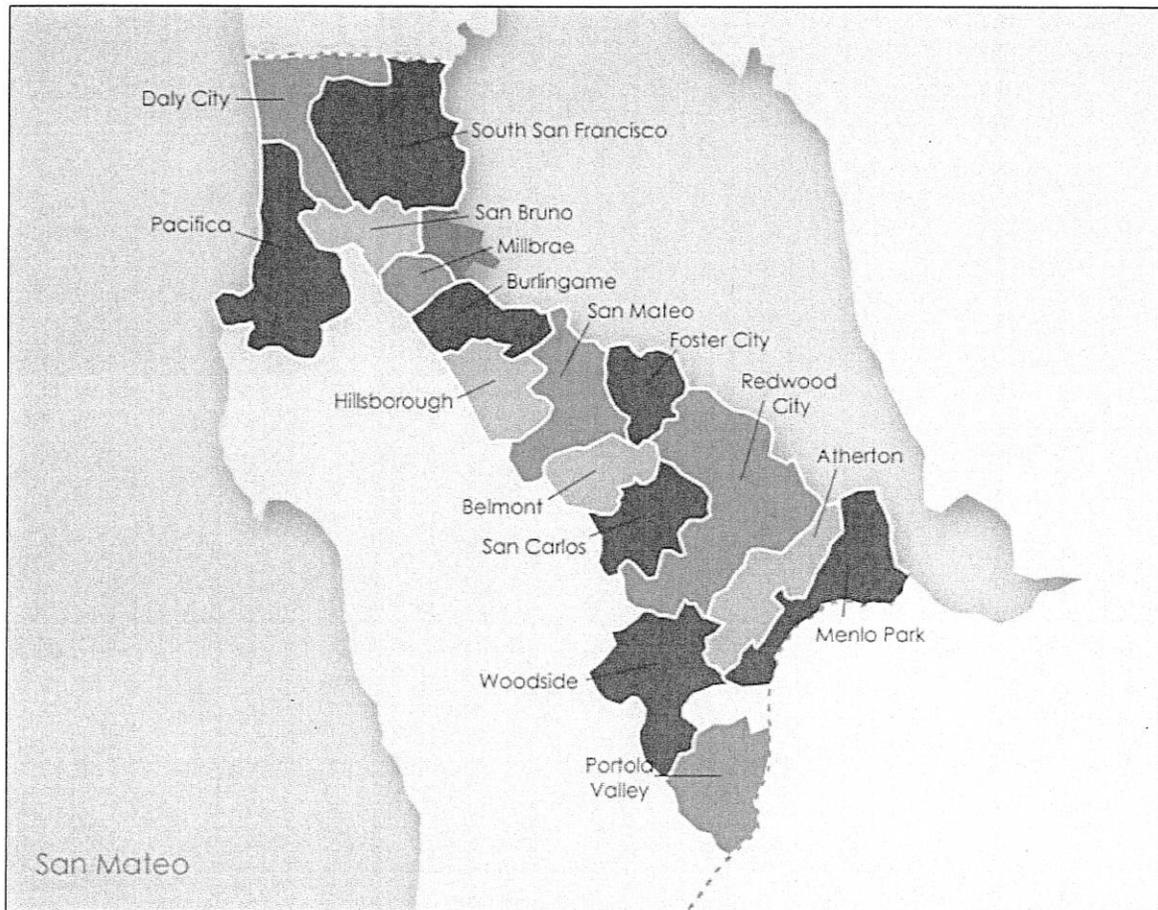
San Bruno is located in the San Francisco Bay Area, in San Mateo County. Figure 1 shows San Bruno's regional location. San Bruno is situated on the San Francisco Bay Peninsula, approximately 12 miles from San Francisco and 50 miles from San Jose. The city is bordered by the cities of South San Francisco, Pacifica, and Millbrae to the north, west and south, and by the San Francisco International Airport (SFO) to east, and covers approximately 5.6 square miles. San Bruno includes no San Francisco Bay and wetlands.

**Figure 1a: Regional Location of San Bruno**



DYETT & BHATIA  
Urban and Regional Planners



**Figure 1b: Map of San Mateo County**

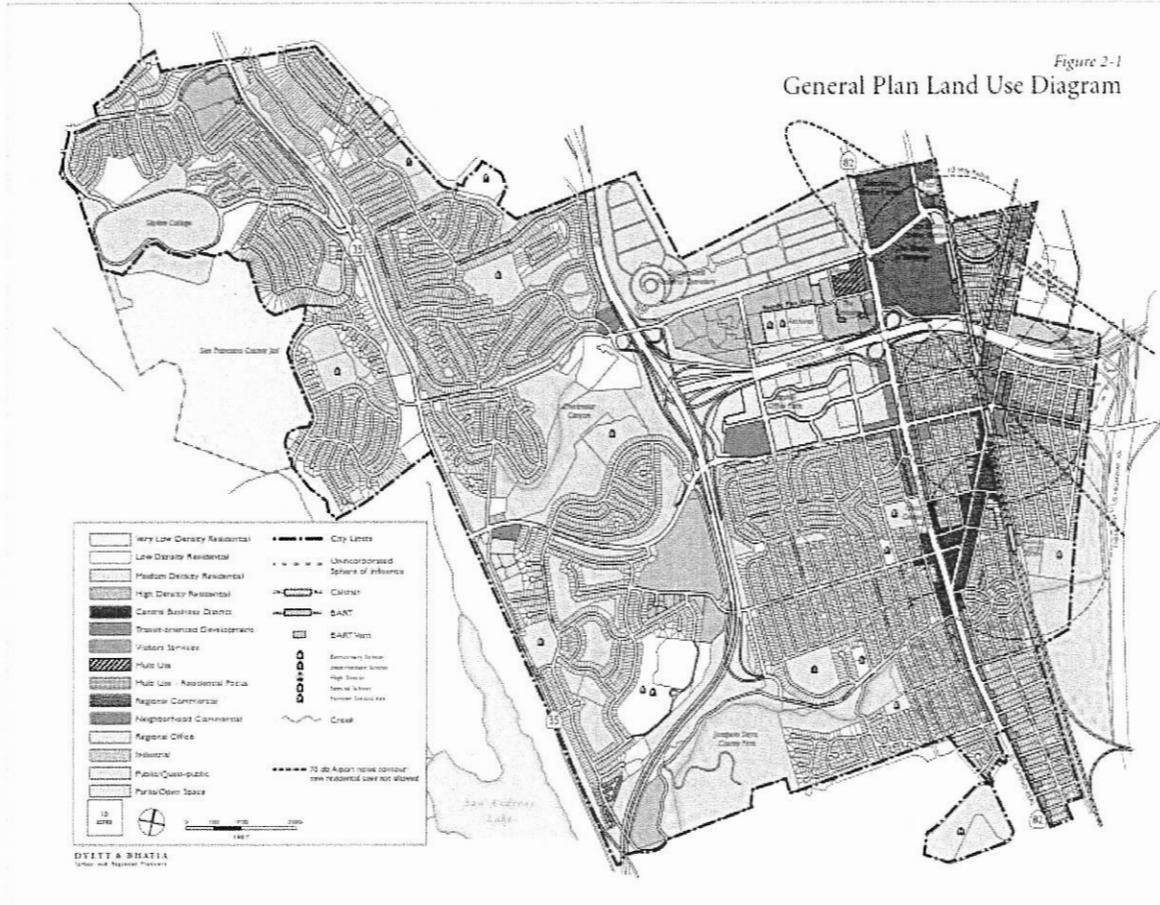
The San Bruno Sphere of Influence (SOI) and Planning Area includes incorporated City lands and those areas that may be considered for future annexation by the City. The San Bruno SOI is regulated by the San Mateo Local Agency Formation Commission (LAFCo), which determines the unincorporated communities that would most likely be best served by City services and hence represent areas with the greater potential for annexation by the City. Once property is annexed into the City, future development is subject to the standards prescribed by the San Bruno General Plan, Municipal Code and other City regulations.

The SOI designation for the City includes the unincorporated the San Francisco County Jail area along the western boundary of the City and approximately 80 acres of open space belonging to SFO. The potential future development under the proposed Project does not include any area outside the City Limits, however, for the purposes of this environmental review, the City's SOI defines the Study Area boundaries.

Interstate 280 and Highway 101 provide north-south access to San Francisco to the north and San Jose to the south. Interstate 380 provides east-west access between Highway 101 and Interstation 280. State Route 84 and State Route 92 provide access to the East Bay across the Dumbarton and San Mateo Bridges. A new San Bruno Caltrain station is located on San Bruno Avenue with service to San Francisco and San Jose. The station was relocated from an at-grade

location on Sylvan Avenue to the newly constructed grade separated tracks at San Bruno Avenue and Huntington Avenue in 2014. The city is shown in its local context in Figure 2.

**Figure 2: Map of San Bruno with General Plan Land Uses**



**B. Project Description**

The proposed Project is an update to the San Bruno Housing Element, adopted on April 23, 2010. Under the proposed Project, the City needs to demonstrate that it can accommodate 1,155 housing units during the 2015–2023 Housing Element planning period. In compliance with Government Code Section 65580 *et seq.*, the proposed Housing Element update, which supports the goals and policies of the City’s current Housing Element, provides policies and implementing programs under which new housing development would be allowed. The proposed Housing Element includes updated policies and programs that are intended to guide the City’s housing efforts through the 2015–2023 planning period.

The City of San Bruno’s RHNA for the 2015–2023 planning period is 1,155 dwelling units. As shown in Table 1 below, the City can accommodate 810 units of this housing allocation through a combination of built or approved housing and existing zoning for higher density housing and other housing types. The City will need to rezone to accommodate the remaining 345 units of its RHNA. The updated Housing Element includes a program (Program 2-A) to rezone sites to accommodate the City’s RHNA. Potential future housing locations are shown on Figure 3.

**Table 1: San Bruno Regional Housing Needs Allocation (RHNA) and Programs in the 2015-2023 Housing Element**

Category	Units Built/Approved (in the Pipeline) and Units Provided Through Housing Element Programs or Existing Residential Zoning						
	Very Low Income	Low Income	Low Income	SubTOTAL*	Moderate Income	Moderate Income	Above Moderate Income
<b>2014-2022 RHNA</b>	<b>358</b>	<b>161</b>	<b>161</b>	<b>519</b>	<b>205</b>	<b>431</b>	<b>1,155</b>
<b>Units in the Pipeline After January 1, 2014</b>							
Scattered Site Single Family Units	0	0	0	0	3	0	3
New Second Units	4	0	0	4	0	0	4
Plaza Apartments, 406 San Mateo Ave	0	0	0	0	42	41	83
Glenview Terrace	0	0	0	0	0	30	30
N/A	0	0	0	0	0	0	0
Subtotal	4	0	0	4	45	71	120
<b>Residual 2014-2022 RHNA (subtracting units in the pipeline)</b>	<b>354</b>	<b>161</b>	<b>161</b>	<b>515</b>	<b>160</b>	<b>360</b>	<b>1,035</b>
<b>New Units Potential Under 2015-2023 Housing Element Programs</b>							
Zoned Residential	44	49	49	93	68	461	622
Rezoning Required (Program 2-A)	288	131	131	419	168	371	958
Second Units (Program 1-C)	22	12	12	34	0	0	34
Rehabilitation	12	6	6	18	0	0	18
Subtotal	366	198	198	564	236	832	1,632
<b>Remaining Adjusted RHNA</b>	<b>-12</b>	<b>-37</b>	<b>-37</b>	<b>-49</b>	<b>-76</b>	<b>-472</b>	<b>-597</b>

\*The "Lower Income SUBTOTAL" adds together the very low and low income units required under RHNA

\*\*Units in the Pipeline include units built, approved or applications submitted (with estimated project affordability) after January 1, 2014

\*\*\*Moderate income units can be considered affordable for Above Moderate Income households

Source: City of San Bruno Draft Housing Element dated October 14, 2014 page 4-21

Figure 3: Housing Locations in San Bruno



### **C. Potential Physical Changes**

Altogether, the proposed Project does not include actions that could directly or indirectly result in substantial physical changes to the environment. The proposed Project would enable the City of San Bruno to meet its RHNA housing needs for 2015-2023.

The potential future housing permitted under the proposed Project would not increase development potential in San Bruno beyond what was considered in the General Plan as amended in February 2013 with the adoption of the Transit Corridors Specific Plan, but rather would allow for new housing and secondary dwelling units where residential housing is currently permitted and will be permitted within the Transit Corridors Plan area with the completion of the zoning code update, which is currently in progress. No General Plan land use that would re-designate areas from one use to another (e.g., commercial to residential) would be required to accommodate these uses, however zoning changes will be required to bring the zoning code into conformance with General Plan land uses.

The General Plan (including the Housing Element) is a regulatory document that establishes goals and polices to guide development, as well as outline various districts within the boundaries of the city and establishing restrictions for erecting, constructing, altering or maintaining certain buildings, identifying certain trades or occupations, and establishes certain uses of lands. No specific development projects have been identified or are proposed as part of the Project. Therefore, the proposed Project does not directly result in development in and of itself.

When specific implementing projects are identified, the development applications for such individual projects, as required, would be submitted separately to the City for review. All such development is required to: (1) be analyzed for conformance with the General Plan, applicable Specific Plans, Zoning Ordinance and other applicable federal, State and local requirements; (2) comply with the applicable requirements of CEQA; and, (3) obtain all necessary clearances and permits. Throughout this Initial Study applicable General Plan goals, policies and programs are identified to bolster consistency with mandatory regulation and illustrate where the City has already taken action to address a potential impact and support any gray areas where project details are unknown.

### **D. Checklist of Sources**

The following sources are referenced in the Initial Study Checklist, and are hereby incorporated by reference into this document:

#### **Sources**

1. City of San Bruno General Plan
2. City of San Bruno General Plan EIR
3. City of San Bruno Transit Corridors Plan Specific Plan
4. City of San Bruno Transit Corridors Plan Specific Plan EIR
5. City of San Bruno Municipal Code
6. Draft City of San Bruno 2015-2023 Housing Element
7. City of San Bruno 2007-2014 Housing Element
8. State Planning and Zoning Law

9. Subdivision Map Act
10. National Pollution Discharge Elimination System (NPDES) Permit
11. Composite Flood Hazard Areas - HUD National Flood Insurance Program
12. Project Plans and Reports
13. Field Inspection
14. Experience with other projects of this size and nature
15. Aerial Photography
16. USGS Data Contribution
17. California Natural Diversity Database
18. Federal Environmental Standards
  - (a) Water Quality Standards - 40 CFR 120
  - (b) Low-Noise Emission Standards - 40 CFR 203
  - (c) General Effluent Guidelines & Standards - 40 CFR 401
  - (d) National Primary & Secondary Ambient Air Quality Standards - 40 CFR 50
19. State/Federal Environmental Standards
  - (a) Ambient Air Quality Standards
  - (b) Noise Levels for Construction Equipment
20. Bay Area Air Pollution Control District
21. California Natural Areas Coordinating Council Maps
22. U.S. Census
23. Historical Resource Inventory
24. ABAG Projections 2013
25. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
26. Department of Fish & Game
27. US Army Corps of Engineers
28. California Department of Transportation website, Officially Designated State Scenic Highways
29. Caltrans, California Scenic Highway Mapping Program, Route 280 Photo Album, [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm),
30. California Department of Conservation, 2010, San Mateo County Important Farmland 2010
31. California Department of Conservation, 2010, California Land Conservation (Williamson) Act 2010 Status Report
32. California Seismic Safety Commission (CSSC), California Geological Survey (CGS), California Emergency Management Agency (CalEMA), and United States Geological Survey (USGS), *Earthquake Shaking Potential for the San Francisco Bay Region*, 2003,
33. Santa Clara County Airport Land Use Commission
34. San Carlos Airport
35. San Francisco International Airport
36. Palo Alto Airport
37. San Mateo County Airport Land Use Commission
38. CalEMA, 2009. *Tsunami Inundation Map for Emergency Planning, State of California – County of San Mateo*

39. Association of Bay Area Governments (ABAG). *Landslide Maps and Information: Earthquake Induced Landslides and Rainfall Induced Landslides*
40. San Francisco Bay Conservation and Development Commission, 2005, "Salt Ponds" Staff Report

**Links**

41. <http://www.abag.ca.gov/>
42. <http://www.baaqmd.gov/>
43. <http://www.bart.gov/>
44. <http://www.catc.ca.gov/>
45. <http://www.dot.ca.gov/>
46. <http://www.mtc.ca.gov/>
47. <http://www.caltrain.com/>
48. <http://www.commute.org/>
49. <http://www.samtrans.com/>
50. <http://www.bcdc.ca.gov/>
51. <http://www.swrcb.ca.gov/rwqcb2/>
52. <http://www.smcenergywatch.org/>
53. <http://planning.smcgov.org/>
54. <http://www.recycleworks.org/>
55. <http://www.smcta.com/>
56. <http://www.flowstobay.org/>
57. <http://www.statelocalgov.net/state-ca.cfm>
58. <http://www.sustainablesanmateo.org/>
59. <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>,
60. [http://www.bcdc.ca.gov/pdf/planning/reports/salt\\_ponds.pdf](http://www.bcdc.ca.gov/pdf/planning/reports/salt_ponds.pdf),
61. <http://quake.abag.ca.gov/landslides/>
62. <http://www.sccgov.org/sites/planning/Plans%20-%20Programs/Airport%20Land-Use%20Commission/Documents/PAO-adopted-11-19-08-CLUP.pdf>,
63. <http://quake.abag.ca.gov/earthquakes/sanmateo/>,

### III. ENVIRONMENTAL CHECKLIST FORM

#### A. CONTACT INFORMATION AND PROJECT CONTEXT

<b>Project Title:</b>	San Bruno Housing Element 2015-2023
<b>Lead agency name and address:</b>	Community Development Department City of San Bruno 567 El Camino Real San Bruno, CA 94066
<b>Contact person and phone number:</b>	Mark Sullivan Long-Range Planning Manager 650-616-7053 msullivan@sanbruno.ca.gov
<b>Project Location:</b>	City of San Bruno, California
<b>Project sponsor's name and address</b> (Same as Lead Agency)	Community Development Department City of San Bruno 567 El Camino Real San Bruno, CA 94066
<b>General Plan Designation:</b>	Citywide (various designations)
<b>Zoning:</b>	Citywide (various districts)
<b>Description of project:</b>	See page 7 of this Initial Study
<b>Surrounding land uses and setting:</b>	See page 5 of this Initial Study
<b>Other public agencies whose approval is required</b>	The Project and environmental review will be adopted and approved by the City of San Bruno, without oversight or permitting by other agencies. Following City approval, the State Department of Housing and Community Development (HCD) will be asked to certify the City's Housing Element
<b>Surrounding Land Uses and Setting</b>	See page 5 of this Initial Study

**B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a Potentially Significant Impact, as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

**C. DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mark Sullivan  
Signature

12/18/14  
Date

Mark Sullivan  
Printed Name

Long-Range Planning Manager  
Title

**D. EVALUATION OF ENVIRONMENTAL IMPACTS:**

<b>1. AESTHETICS</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

a) Would the project have a substantial adverse effect on a scenic vista?  
 (Sources: 1, 5, 6, 7, 28 and 29)

A substantial adverse effect to visual resources could result in situations where a project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista or has a substantial change to the natural landscape. All new development under the 2015-2023 Housing Element would be consistent with the City's General Plan, current Zoning and applicable Specific Plans. The 2015-2023 Housing Element will not affect scenic vistas or damage scenic resources because any new development would be subject to the City's design review requirements intended to protect the visual character and quality of areas.

Potential future development permitted under the proposed Project would have the potential to affect scenic vistas and/or scenic corridors if new or intensified development blocked views of areas that provide or contribute to such vistas. Potential effects could include blocking views of a scenic vista/corridor from specific publically accessible vantage points or the alteration of the overall scenic vista/corridor itself. Such alterations could be positive or negative, depending on the characteristics of individual future developments and the subjective perception of observers.

The majority of the City's current development standards are consistent with the 2015-2023 Housing Element in the regulation of building height, setbacks, massing and overall design in San Bruno. However, the City is in the process of amending San Bruno zoning code to be consistent with the Transit Corridors Specific Plan, adopted in 2013, and Measure N, approved by voters on November 4, 2014. These general guidelines are provided to give property owners and designers basic development and design criteria to reinforce the desired building and character. Policies in the General Plan also cover conservation lands, circulation, downtown development, hillside development, etc., that are intended to protect open hillsides, open space and environmentally sensitive land areas. No rezoning to permit new or increased construction in areas near scenic vistas or State scenic highways is proposed in the Housing Element.

Scenic corridors are considered an enclosed area of landscape, viewed as a single entity that includes the total field of vision visible from a specific point, or series of points along a linear transportation route. Public view corridors are areas in which short-range, medium-range, and long-range views are available from publicly accessible viewpoints, such as from city streets. However, scenic vistas are generally interpreted as long-range views of a specific scenic

feature (e.g., open space lands, mountain ridges, bay, or ocean views).

San Bruno's main thoroughfares include El Camino Real, which is developed with auto-related uses, restaurants, mostly one-story commercial establishments, and Civic Center buildings, and bisects San Bruno. Other major thoroughfares include San Bruno Avenue, Huntington Avenue and San Mateo Avenue, which include landscaped office parks with mid-rise buildings interspersed with landscaped parking areas, residential and light industrial uses, as well as the downtown area. The City has several locally designated scenic corridors, including Skyline Boulevard, Crystal Springs Road, Sharp Park Road, and Sneath Lane, as well as Interstate 280 (I-280), which is considered a scenic highway per the California Scenic Highways Program.

The tall, shady trees along San Bruno roadways are generally considered the "scenic" characteristic identified for designation on the following scenic corridors:

- *Skyline Boulevard*. The entire length of Skyline Boulevard (Highway 35) is designated by Caltrans as a State Scenic Highway. Skyline Boulevard, which lies along the eastern ridge of the coastal range, features mature Eucalyptus trees and views of the San Francisco Bay.
- *Interstate 280*. I-280 is designated by Caltrans as a State Scenic Highway. Most of the San Bruno segment is lined with tall, shady trees, with partial views of San Francisco to the north and the Bay to the east.
- *Crystal Springs Road*. Crystal Springs Road is designated by the San Mateo County General Plan as a County Scenic Road. West of San Bruno City Park, this residential street narrows and tall eucalyptus trees on either side of the roadway give the sense of a wooded grove.
- *Sharp Park Road*. Sharp Park Road is designated by the San Mateo County General Plan as a County Scenic Road. West of San Bruno, Sharp Park Road features striking views of the Pacific coastline.
- *Sneath Lane*. Sneath Lane, west of El Camino Real, is designated by the City of San Bruno as a scenic corridor. West of I-280, Sneath Lane features partial views of San Francisco Bay, while east of I-280, it features views of Sweeney Ridge. Tall, shady trees line the roadway, and most development is set back from the street and accessed from side roads.

Compliance with the general development standards as well as the General Plan goals and policies identified in the San Bruno General Plan, described at the would address the preservation of scenic vistas and corridors in the city.

The following General Plan goals and policies would minimize adverse effects on scenic vistas and scenic corridors.

***Applicable General Plan Goals and Policies:***

- T-C Preserve and enhance the unique natural features that constitute San Bruno's scenic roadways, as well as the visual quality of major gateways to the City.
- T-25 Coordinate with Caltrans, San Mateo County, and adjacent cities in order to maintain a consistent approach in applying scenic conservation standards in roadway design, improvements, and maintenance.
- T-26 Continue to limit widening, modification, or realignment of the City's scenic corridors, consistent with Ordinance 1284. Preserve large trees and other natural features, limit signage, maintain wide setbacks, and reduce traffic speeds along these roadways.

- T-27 Continue to support beautification efforts along Interstate 280, an officially designated State Scenic Highway.
- T-28 Recognize and protect the following as local scenic corridors:
- Skyline Boulevard, State Scenic Highway
  - Crystal Springs Road, County Scenic Road
  - Sharp Park Road, County Scenic Road
  - Sneath Lane
- T-29 Review and update the City's Scenic Corridor Protection Program for I-280, Skyline Boulevard, and future State-designated scenic highways.
- T-30 Improve the appearance of the following streets:
- El Camino Real: Continue landscaping the median strips and review projects for good design. Coordinate landscaping design with neighboring jurisdictions.
  - San Mateo Avenue: Continue implementation of the Street Beautification Plan in conjunction with merchants and property owners.
  - San Bruno Avenue (west of El Camino Real): Retain trees on Bayhill property along San Bruno Avenue, consistent with the City's Tree Preservation policy.
  - Huntington Avenue/railroad tracks: Continue landscaping along both sides of the railroad tracks.
  - Improve the appearance of the following major gateways to the city with landscaping and improved architectural design:
    - San Bruno Avenue, western city limits
    - El Camino Real, northern and southern city limits
    - Skyline Boulevard, northern and southern city limits
    - Sharp Park Road, western city limits
- T-31 Encourage local citizens and organizations to help design and maintain street and gateway improvements.
- T-32 Encourage design of public and private development to frame vistas of the Downtown, public buildings, parks, and natural features.
- T-33 Promote and facilitate planting of shade trees along all streets within San Bruno, through public education, developer incentives, and general beautification funds. Tree specifics should be selected to create a unified image and an effective canopy.

As discussed above, potential future development permitted under the proposed Project would be subject to the general development standards within the City's Municipal Code, Title 12 Land Use. Accordingly, the proposed Project would not be expected to significantly alter scenic view sheds in the zoning districts affected by the proposed Project and overall impacts to scenic corridors and vistas within the city would be *less than significant*. Implementation of the listed General Plan goals and policies would further ensure that impacts on scenic vistas would be *less than significant*.

- b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a State scenic highway?  
(Sources: 1, 5, 6, 7, 28 and 29)

The California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans), protects scenic State highway corridors from changes that would diminish the aesthetic value of lands adjacent to the highways. Caltrans designated the segment of I-280 that runs from the Santa Clara County line to the San Bruno city limit as a scenic highway. This State-designated scenic highway runs approximately 2 miles along the edge of the City. Caltrans describes the scenic value of I-280 as follows: "The motorist is offered middle ground forest and mountain vistas, background water and mountain panoramas, and enclosed lake and mountain ridge views as the route traverses the environmentally fragile valley created by the San Andreas Earthquake Fault."

Additionally, Ordinance 1284, adopted in June 1977, restricts development that encroaches upon, modifies, widens or realigns local scenic corridors of Sneath Lane and Crystal Springs Road.

The most likely potential future development that could occur within the I-280 view shed and along local scenic corridors would be that associated with a secondary housing unit in an existing residential district and would not impact views along the scenic highway corridor. Redevelopment of existing office uses along Sneath Lane could also occur, which would require design review subject to Ordinance 1284. Accordingly, impacts related to scenic highways would be *less than significant*.

- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?  
(Sources: 1, 5, 6, 7, 28 and 29)

As discussed in Section 1(a) above, potential development permitted as a result of the proposed Project would be restricted to the existing built environment. Potential development under the proposed Project would be required to comply with enumerated development standards set forth in the City's Municipal Code, Article III. Zoning of Title 12 Land Use, to ensure compatibility with adjoining land uses. Additionally, implementation of the General Plan goals and policies, as listed in a) above and in this section, below, would protect the existing visual character or quality of the city and its surroundings. Accordingly, future development permitted under the proposed Project would result in a *less than significant impact* to the visual character.

The following General Plan goals and policies would minimize adverse effects on visual character and aesthetics.

***Applicable General Plan Goals and Policies:***

- ERC-2 Preserve as open space those portions of property which have significant value to the public as scenic resources, aesthetic, or recreation purposes.
- ERC-3 Protect natural vegetation in park, open space, and scenic areas as wildlife habitat, to prevent erosion, and to serve as noise and scenic buffers.
- OSR-33 Balance Fire preventions goals with the preservation of the mature tree stands along the City's scenic corridors, including Sneath Lane, Skyline Boulevard, I-280, and Crystal Springs Road, consistent with the Tree Preservation Ordinance and Ordinance 1284. Landscaping of public rights-of-way along these corridors should complement the natural state.

- LUD-E Ensure that new development, especially in residential neighborhoods, is sensitive to existing uses, and is of the highest quality design and construction.
- LUD-I Engage in a new streetscaping and banner program at the City's major gateways to help foster San Bruno's sense of place.
- LUD-67 Conduct a design review of all development in "Areas visible from all sites" in Figure 2-3 to ensure it is not visually over-dominant.
- LUD-68 Provide incentives for developers to create view corridors from El Camino Real and Sneath Lane toward new internal open spaces at The Shops at Tanforan and Towne Center.
- LUD-70 Require buildings in Downtown and in Transit-Oriented Development district to screen mechanical equipments on the roof with non-glaring materials.
- LUD-71 Require buildings with a continuous façade of 100 feet or longer to use non-reflective materials to minimize adverse impact of glare.

### **Draft 2015-2023 Housing Element Goals and Policies**

- Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need. Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan and Transit Corridors Plan (2013), including land use designations allowing mixed-use development
- Program 1-J: Ensure renovations are compatible with neighborhood character. Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character.
- Program 2-F: Ensure compatibility of new housing with neighborhood character. Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character.

- d) **Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**  
(Sources: 1, 5, 6, 7, 28 and 29)

Substantial light and glare comes mainly from commercial areas, safety lighting, traffic on major arterials and the freeway, and street lights. Future potential development permitted under the proposed Project does not include any land use changes that would re-designate any existing land uses (e.g., residential to commercial, etc.). Light pollution, in most of the city is minimal, and is restricted primarily to street lighting along major arterials streets and Highway 101, and to nighttime illumination of commercial buildings, shopping centers and industrial buildings. Light spillage from residential areas, particularly older neighborhoods, is mostly well-screened by trees. Potential secondary dwelling units permitted under the proposed Project would occur in already largely built-out residential areas where street and site lighting currently exist and are accounted for in the San Bruno General Plan and the Housing Element.

The goals and policies in the General Plan listed above in Sections 1(a) and 1(c) would ensure that light and glare associated with potential future development under the proposed Project are minimized. Similar to the discussions in Sections 1(a) and 1(c) above, potential future development permitted under the proposed Project would be required to comply with enumerated general development standards set forth in the City's Municipal Code, Article III. Zoning of Title 12 Land Use, and applicable City design guidelines to ensure compatibility with adjoining land uses. These factors contribute to a *less than significant* impact with respect to light and glare.

<b>2. AGRICULTURE AND FORESTRY RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
Would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 30 and 31)

The City has an established Planning Area/Sphere of Influence boundary, which is the limit of urban development. The proposed 2015-2023 Housing Element does not change any boundaries or the potential for agricultural activities. There are no proposals contained in the 2015-2023 Housing Element to convert Prime Farmland or any farmland of unique or statewide importance. In addition, there is no rezoning or development proposed on forest land or land or timber property zoned Timberland Production. There are also no proposals that would conflict with existing agricultural zoning or a Williamson Act contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion or loss of forest land.

Maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency categorize land within the city as primarily Urban and Built-Up Land. There are no agricultural lands identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City of San Bruno. Based on the above, the proposed project would result in *no impact* on agricultural or forest resources.

- b) Would the project conflict with an existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 5, 30 and 31)

The California Land Conservation (Williamson) Act 2010 Status Report identifies land in Santa Mateo County that is currently under Williamson Act contract. However, as discussed in

response to Section 2(a), there is no agricultural land within San Bruno, and, therefore, implementation of the proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Consequently, there would be *no impact*.

- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?  
(Sources: 1, 5, 14, 30 and 31)

According to 2003 mapping data from the California Department of Forestry and Fire Protection, the City does not contain any woodland or forest land cover. Thus, the City does not contain land zoned for Timberland Production and *no impact* would occur.

- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?  
(Sources: 1, 5, 6, 7, 28 and 29)

For the reasons provided in response to Sections 2(a) through 2(c), there would be *no impact* in relation to the conversion of farmland to non-agricultural use or forest land to non-forest use.

- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?  
(Sources: 1, 5, 14, 15, 30 and 31)

See Sections 2(a) through 2(d) above.

<b>3. Air Quality</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project conflict with or obstruct implementation of the applicable air quality plan?  
(Sources: 1, 14, 18, 19, 20 and 25)

The project site (City of San Bruno) is within the San Francisco Bay Area Air Basin (SFBAAB). The Bay Area Air Quality Management District (BAAQMD) is the regional air quality agency for

the San Francisco Bay Area Air Basin, which comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties, and the southern portion of Sonoma County and the southwestern portion of Solano County. Accordingly, the City is subject to the rules and regulations imposed by the BAAQMD, as well as the California ambient air quality standards adopted by the California Air Resources Board (CARB) and national ambient air quality standards adopted by the United States Environmental Protection Agency (U.S. EPA).

Potential development permitted under the proposed Project could potentially have significant impacts on air quality through additional automobile trips associated with additional housing units. However, the BAAQMD does not require project specific analysis for projects proposing less than 520 apartments/condominiums or resulting in less than 2,000 vehicle trips per day. If a project does not exceed either of these thresholds, it is typically assumed to have a less than significant impact on air quality. Since no projects have been identified or are proposed as part of the proposed Project, it would not result in any potential future development that would meet or exceed the current BAAQMD standards for air quality impacts.

The 2015-2023 Housing Element will not generate significantly more vehicle trips than the 2007-2014 Housing Element or any more vehicle trips than permitted under the City's current General Plan and Zoning Ordinance. Further, there are a number of City policies intended to address air pollutants and/or odors in the City. The number of dwelling units that would be developed through the 2015-2023 Housing Element would not result in significant cumulative impacts to air quality as growth and land use intensity are consistent with the City's current General Plan and current Zoning, as well as ABAG's Projections 2013. Since the 2015-2023 Housing Element is consistent with ABAG projections and the City's current General Plan and Zoning, development under the Project will not conflict with or obstruct implementation of the applicable air quality plans. Because they generate few vehicle trips traffic and few air pollutants, secondary dwelling units will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would they result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standards.

The 2015-2023 Housing Element contains policies to encourage housing near transit. These policies are in line with current City policies as they relate to the downtown area and the identification of potential sites for housing near transit and shopping. High density and mixed use sites are located along major corridors where transit is available.

Residential development in proximity to Highway 101, I-280, and State Routes 84 and 82, and Caltrain tracks could expose sensitive receptors to human health risks associated with toxic air contaminants (TACs). Concentrations of TACs such as diesel particulate matter are much higher near railroads traveled by locomotives and heavily traveled highways and intersections, and prolonged exposure can cause health risks such as cancer, birth defects, and neurological damage. Potential future development permitted under the proposed Project would not increase development potential and would allow for secondary dwelling units in Residential zoning districts where residential uses currently exist and are accounted for in the 2007-2014 Housing Element. Residential zoning districts are located throughout the City and in some cases are near major thoroughfares. While no projects have been identified or are proposed as part of the proposed Project, potential future development permitted under the proposed Project, subject to discretionary review, would be subject to separate environmental review as required under CEQA.

Given the proposed Project would not exceed BAAQMD standards of significance for air quality impacts and compliance with applicable and mandatory regulation (i.e., CEQA), potential future development permitted under the proposed Project would have *no impact* with respect to air quality.

- b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  
(Sources: 1, 14, 18, 19, 20 and 25)

See Section 3(a) above.

- c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?  
(Sources: 1, 14, 18, 19, 20 and 25)

The Bay Area 2010 Clean Air Plan is the current control strategy to reduce ozone, particulate matter (PM), air toxins, and greenhouse gases (GHGs) for the City of San Bruno. The 2010 Clean Air Plan was based on ABAG population and employment projections for the San Francisco Bay area, including growth that would be accommodated under the City's General Plan. The BAAQMD monitors air quality at several locations in the San Francisco Bay Air Basin. Historically, problematic criteria pollutants in urbanized areas include ozone, particulate matter and carbon monoxide. Combustion of fuels and motor vehicle emissions are a major source of each of these three criteria pollutants. San Bruno is within the San Francisco Bay Area Air Ozone non-attainment area as delineated by the U.S. EPA.

As discussed in Section 3(a) above, potential future development permitted under the proposed Project would not increase development potential (no new automobile trips or additional housing units), but rather, would allow for secondary dwelling units in Residential zoning districts where residential uses currently exist and are accounted for in the 2007-2014 Housing Element. Therefore, no increase of criteria air pollutants would occur as a result of potential future development permitted under the proposed Project and impacts would be *less than significant*.

- d) Would the project expose sensitive receptors to substantial pollutant concentrations?  
(Sources: 1 and 14)

See Section 3(a) above.

- e) Would the project create objectionable odors affecting a substantial number of people?  
(Sources: 1 and 14)

Odors are also an important element of local air quality conditions. Specific activities allowed within each land use category can raise concerns related to odors on the part of nearby neighbors. Major sources of odors include restaurants and wastewater treatment plants. While sources that generate objectionable odors must comply with air quality regulations, the public's sensitivity to locally produced odors often exceeds regulatory thresholds.

The type of housing development that would be permitted under the proposed Project is not considered a major source of odor and would not create objectionable odors to surrounding sensitive land uses. Accordingly, there would be *no impact*.

<b>4. BIOLOGICAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

(Sources: 1, 14, 16, 17, 21 and 26)

Special status plants include those listed as “Endangered,” “Threatened,” or “Candidate for Listing” by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS), that are included in the California Rare Plant Rank, or that are considered special-status in local or regional plans, policies or regulations. Special status animals include those listed as “Endangered,” “Threatened,” or “Candidate for Listing” by the CDFW or the USFWS, that are designated as “Watch List,” “Species of Special Concern,” or “Fully Protected” by the CDFW, or that are considered “Birds of Conservation Concern” by the USFWS. There are occurrences of plant and animal species with special-status within the city limits.

Depending on the location, any future urban development in the City has the potential to affect important biological resources by disturbing or eliminating areas of remaining natural communities. This could include: (a) a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; (b) a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service;

(c) a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act; or, (d) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The proposed 2015-2023 Housing Element would not modify the location or amount of residential designated lands allowed under the City's current General Plan and Zoning. All new development under the 2015-2023 Housing Element would be consistent with the City's General Plan and current Zoning Ordinance, and would be consistent with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and it will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Based on the above, the proposed project would result in no impact or less than significant impact to biological resources.

The General Plan goals and policies, described at the end of this section, would protect special-status species associated with potential future development.

Implementation of these General Plan policies as well as compliance with federal and State laws, including but not limited to, the Migratory Bird Treaty Act, Clean Water Act, Federal and California Endangered Species Acts, and California Native Plant Protection Act would ensure impacts to special-status species associated with potential future development that could occur through implementation of the proposed Project would be *less than significant*.

- b) **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**  
(Sources: 1, 5, 14, 16, 17, 21 and 26)

The recognized sensitive natural communities of San Bruno are its wetlands and oak woodlands. In addition, creeks traverse the Study Area. While some existing residential zoning districts are located adjacent to San Bruno Creek in Crestmoor Canyon, which is a valuable urban riparian habitat, construction of second dwelling units in existing residential districts would not result in the conversion of creek channel habitat or removal of vegetation from within the banks of the creek. Construction of second units could result in removal of vegetation such as trees and shrubs not within the creek itself, but riparian habitat adjacent to the creek. In instances of large lots and/or tall trees, vegetation on the residential lots immediately adjacent to the creek can provide additional nesting and foraging opportunities for riparian-associated species, particularly birds and bats. Generally, impacts would be limited to removal of vegetation (to trees or bushes) on already developed lots.

Removal of trees over ten inches in diameter (six inches in diameter for native Bay, Buckeye, Oak, Redwood, or Pine tree) would trigger the Heritage Tree Ordinance, which requires a minimum of either two twenty-four-inch box size trees, or one thirty-six-inch box size tree, for each heritage tree removed.

Potential future development as a result of implementing the proposed Project area would occur on lands that are currently developed and would not increase run-off potential that could directly impact wetlands. Furthermore, wetlands and other waters are protected under the federal Clean Water Act and the State's Porter-Cologne Water Quality Control Act are under the jurisdiction of the U.S. Army Corps of Engineers and the San Francisco Bay Regional Water Quality Control

Board. Federal and State regulations require avoidance of impacts to the extent feasible, and compensation for unavoidable losses of jurisdictional wetlands and waters. The General Plan goals and policies, described below, would reduce impacts to sensitive habitats (i.e., oak woodlands and riparian habitats). These goals, policies, and actions provide a comprehensive approach for addressing and mitigating the direct and indirect impacts of anticipated development on or near riparian habitat or other sensitive natural communities. Therefore, implementation of the proposed Project, in combination with the Municipal Code Title 12 Land Use and Chapter 8.25 Heritage Trees, and regulations prohibiting the use of invasive and/or noxious plant species in landscaping, and federal and State laws, would reduce potential impacts to sensitive habitats to a *less than significant* level.

The following General Plan goals and policies would minimize adverse effects on biological resources.

***Applicable General Plan Goals and Policies:***

- OSR-32 During plan review, assure that development on City lands is compatible with preservation of Crestmoor Canyon, Junipero Serra Park, San Francisco Peninsula Watershed lands, Golden Gate National Recreation Area, and San Francisco International Airport wetlands in a natural state.
- ERC-A Preserve open space essential for the conservation of San Bruno's natural resources – including vegetation, wildlife, soils, water, and air.
- ERC-B Protect the natural environment, including wildlife, from destruction during new construction or redevelopment within San Bruno.
- ERC-C Recognize areas of overlapping jurisdiction with respect to open space and environmental resources, and coordinate the City's actions with efforts of surrounding cities, agencies, and San Mateo County.
- ERC-1 Preserve as open space those lands which are identified, through environmental review, as sensitive habitat areas. Require setbacks to development as buffer areas, as appropriate.
- ERC-5 Preserve critical habitat areas and sensitive species within riparian corridors, hillsides, canyon areas, tree canopies, and wetlands that are within the City's control (Figure 6-1). Protect declining or vulnerable habitat areas from disturbance during design and construction of new development.
- ERC-6 Preserve wetland habitat in the San Francisco Bay Margins along the eastern edge of City land as permanent open space (Figure 6-1). Where jurisdiction allows, establish buffer zones at the edge of wetland habitats and identify buffer zones as areas to restrict development. Environmental concerns should be addressed during stormwater maintenance activities.
- ERC-7 Ensure that construction adjacent to open canyon areas is sensitive to the natural environment. Preserve the natural topography and vegetation.
- ERC-8 If development occurs adjacent to a wetlands area, ensure that a qualified biologist has conducted a wetlands delineation in accordance with federal and state guidelines.
- ERC-9 Preserve mature trees and vegetation, including wildflowers, within open canyon areas and along the City's scenic roadways.
- ERC-10 Require incorporation of native plants into landscape plans for new development as feasible – especially in areas adjacent to natural areas, such as canyons or scenic roadways (Figure 6-1). Require preservation of mature trees, as feasible, during design and construction.
- ERC-11 Prohibit the use of any new non-native invasive plant species in any landscaped or natural area. Develop a program for abatement of non-native invasive species in open space or habitat areas.
- ERC-12 Balance the need for fire safety and invasive plant species management with new considerations along the city's scenic corridors. Encourage buildings to be locked outside of the

- tree's drip-line or 12 feet from the tree trunk, whichever is greater, and/or incorporating special techniques to minimize root damage, etc.
- ERC-13 Through environmental review, assure that all projects affecting resources of regional concern (e.g., the San Francisco garter snake habitat, water and air quality, the San Francisco Fish and Game Reserve) satisfy regional, State and federal laws.
- ERC-14 Preserve wetlands habitat and associated species in compliance with the federal "no net loss" policy using mitigation measures such as:
- Avoidance of sensitive habitat areas;
  - Clustering of development away from wetlands;
  - Transfer of development rights for preservation of existing sensitive lands; and/or
  - Compensatory in-kind mitigation, such as restoration or creation.
- ERC-15 Consult with the California Department of Fish and Game to determine significant habitat areas. Identify priorities for acquisition or maintenance of open space areas based on biological or environmental concerns.
- ERC-16 Conduct presence/absence biological surveys for sensitive plant and animal species in natural areas prior to any construction activities proposed adjacent to or within identified natural areas (Figure 6-1). If no special status species are detected during these surveys, then construction-related activities may proceed. If listed special status species are found within the construction zone, then avoid these species and their habitat or consult with U.S. Fish and Wildlife Service and/or California Department of Fish and Game.
- ERC-17 If construction activities, including tree removal activities, are required adjacent to or within natural areas (Figure 6-1), then avoid activities during March through June unless a bird survey is conducted to determine that the tree is unused during the breeding season by avian species that are protected under California Fish and Game Codes 3503, 3503.5, and 3511.
- ERC-18 Coordinate efforts with the San Mateo County Flood Control District, Caltrans, Golden Gate National Recreation Area, San Francisco Airport, Peninsula Watershed lands, and Junipero Serra County Park to develop or preserve and manage interconnecting wildlife movement corridors.
- OSR-34 Protect mature trees, as feasible, during new construction and redevelopment. Require identification of all trees over six inches in diameter and approval of landscaping plans during design review.

- c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption or other means? (Sources: 1, 14, 16, 17, 21 and 26)

See Section 4(b) above.

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 1, 5, 14, 16, 17, 21 and 26)

San Bruno Creek provides a valuable wildlife movement corridor and nursery site within the urbanized setting of the Study Area. As discussed in Sections 4(b) and 4(c), the residential zoning districts affected by secondary dwelling units could be developed on existing residential lots along the creek. Construction of secondary dwelling units on lots adjacent to the creek would not necessitate alteration of the creek or removal of vegetation within the creek channel. Hence, travel of species within the creek channel would not be obstructed under the proposed Project. However, construction of secondary dwelling units on lots adjacent to the creek may

necessitate removal of vegetation along creek banks, or result in obstructions along the creek banks. There are numerous policies in the San Bruno General Plan that serve to protect and enhance sensitive biological resources and the important wildlife habitat the San Bruno Creek provides. Therefore, compliance with the goals and policies listed under Sections 4(b) and 4(c) above, in combination with Municipal Code, Title 12 Land Use and Chapter 8.25 Heritage Trees, and federal and State laws, would ensure that impacts to the wildlife movement corridor and nursery site that the San Bruno Creek supports would be *less than significant*.

- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  
(Sources: 1, 5, 14, 16, 17, 21 and 26)

Chapter 8.25 Heritage Trees, of the City's Municipal Code, known as the "Heritage Tree Ordinance," protects stands of oak, bay and other trees in the City. The preservation of these trees is necessary for the health and welfare of the citizens of the city in order to preserve the scenic beauty and historical value of trees, prevent erosion of topsoil and sedimentation in waterways, protect against flood hazards and landslides, counteract the pollutants in the air, maintain the climatic balance and decrease wind velocities. It is the intent of Chapter 8.25 to establish regulations for the removal of heritage trees within the city in order to retain as many trees as possible consistent with the purpose of the chapter and the reasonable economic enjoyment of private property. If potential future development under the proposed Project were to impact a heritage tree, it would be required to comply with the City's Heritage Tree Ordinance before any tree could be removed. Tree removal permits must be secured before any qualifying tree removal action occurs. Potential future development permitted under the proposed Project would have to comply with this City ordinance. With adherence to the General Plan policies described in Section 4(a) and the City's Heritage Tree Ordinance, no conflicts are anticipated and impacts would be considered *less than significant*.

- f) Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?  
(Sources: 1, 5, 14, 16, 17, 21 and 26)

There are no adopted Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs) covering the city. Consequently, there would be *no impact*.

<b>5. CULTURAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?  
 (Sources: 1, 5, 6, 7, 14, 21 and 23)

The types of cultural resources that meet the definition of historical resources under CEQA generally consist of districts, sites, buildings, structures and objects that are significant for having traditional, cultural, and/or historical associations. Commonly, the two main resource types that are subject to impact, and that may be impacted by potential future development allowed under the proposed Project, are historical archaeological deposits and historical architectural resources, as discussed below. Human remains are addressed in Section 5(d) below.

Cultural resources are protected by federal and State regulations and standards, including, but not limited to, the National Historic Preservation Act, the California Public Resources Code, and CEQA. If the potential future development under the proposed Project or adjacent properties are found to be eligible for listing on the California Register, the development would be required to conform to the current Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating and Restoring Historic Buildings, which require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.

Historical and pre-contact archaeological deposits that meet the definition of historical resources under CEQA could be damaged or destroyed by ground-disturbing activities associated with potential future development allowed under the proposed Project. Should this occur, the ability of the deposits to convey their significance, either as containing information important in prehistory or history, or as possessing traditional or cultural significance to Native American or other descendant communities, would be materially impaired.

It is highly improbable that archaeological deposits and/or architectural resources associated with the historic period of San Bruno would be impacted by potential future development as this development would be concentrated in and around a highly urban area, where development will have a lesser impact on historical archeological and/or architectural resources.

Implementation of the following General Plan goals and polices would provide for the identification of archaeological deposits prior to actions to address: (1) actions that may disturb such deposits; (2) the preservation and protection of such deposits; (3) the evaluation of unanticipated finds made during construction; and, (4) the protection and respectful treatment of human remains associated with archaeological deposits. Furthermore, the goals and policies would protect historical resources in the Study Area by providing for the early detection of potential conflicts between development and resource protection, and by preventing or minimizing the material impairment of the ability of archaeological deposits to convey their significance through excavation or preservation.

The following General Plan goals and policies would minimize adverse effects on cultural resources:

***Applicable General Plan Goals and Policies:***

- ERC-F Preserve and enhance historic and cultural resources within the City, particularly within the historic Downtown area.
- ERC-35 Develop criteria for designation of local historic or cultural resources. Designation may not be based solely on the age of a resource, but rather special qualities, detailing, people, or events associated with it. Resources may also include special signage and/or landmarks known to city residents.
- ERC-36 Preserve historic structures and resources during reuse and intensification within the city's older neighborhoods.
- ERC-37 Designate the vicinity of Taylor Avenue, San Mateo Avenue, and El Camino Real as the beginning of the State Highway System as a historic landmark with a marker (Figure 6-2).
- ERC-38 Work cooperatively with the owners of The Shops at Tanforan to preserve the historic marker on site (Figure 6-2).
- ERC-39 Continue to protect archaeological sites and resources from damage. Require that areas found to contain significant indigenous artifacts be examined by a qualified archaeologist for recommendations concerning protection and preservation.
- ERC-40 Ensure that new development adjacent to historic structures is compatible with the character of the structure and the surrounding neighborhood.
- ERC-41 Educate citizens about San Bruno's past by creating a brochure describing the City's history and resources for distribution to community groups and public schools.
- ERC-42 If demolition of a historical building is necessary for safety reasons, attempt to preserve the building façade for adaptive reuse during reconstruction. Offer funding through the Redevelopment Agency for façade preservation projects.
- ERC-43 Conduct a thorough study of the historic and cultural resources within San Bruno, in coordination with the City's centennial anniversary in 2014.
- ERC-44 Rehabilitation, renovation, or reuse of historic resources will be implemented in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation.
- ERC-45 If, prior to grading or construction activity, an area is determined to be sensitive for paleontological resources, retain a qualified paleontologist to recommend appropriate actions. Appropriate action may include avoidance, preservation in place, excavation, documentation, and/or data recovery, and shall always include preparation of a written report documenting the find and describing steps take to evaluate and protect significant resources.
- PFS-47 Develop criteria to determine whether damaged buildings can be preserved and/or restored following a natural disaster, rather than demolished.
- ED-21 Emphasize Downtown as San Bruno's historic center, providing an identity and a sense of place for the entire city, by establishing a focused revitalization strategy. Initiatives of the Downtown Revitalization Strategy should include:

- Monitoring of land use and development trends in Downtown to ensure a sufficient supply of land, development intensities, and parking facilities;
- Attraction of retail, hotel, and service sector business to key locations in Downtown;
- Establishment of a proactive land assembly strategy in Downtown for the purposes of redevelopment and revitalization;
- Facilitation of additional cultural attractions and events that bring both residents and visitors to the Downtown; and
- Preservation and enhancement of historic structures contributing to the unique character of the Downtown.

LUD-3 During Plan review, protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale

### **Draft 2015-2023 Housing Element Goals and Policies**

Program 1-G. Support Historic Preservation. Support preservation and reuse of properties with historical character.

Program 2-F: Ensure compatibility of new housing with neighborhood character. Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character.

Implementation of the goals and policies identified above, as well as compliance with federal and State laws, would reduce potential impacts to historical resources to a *less than significant* level.

- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?  
(Sources: 1, 5, 6, 7, 14, 21 and 23)

Archaeological deposits that meet the definition of unique archaeological resources under CEQA could be damaged or destroyed by ground disturbing activities associated with future potential development under the proposed Project. If the cultural resource in question is an archaeological site, CEQA Guidelines Section 15064.5(c)(1) requires that the lead agency first determine if the site is a historical resource as defined in CEQA Guidelines Section 15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered through the process that governs the treatment of historical resources. If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological site, then it is treated in accordance with Public Resources Code (PRC) Section 21083.2 (CEQA Guidelines Section 15064.5(c)(3)). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource.

Should this occur, the ability of the deposits to convey their significance, either as containing information important in prehistory or history, or as possessing traditional or cultural significance to Native American or other descendant communities, would be materially impaired. In addition to the likely presence of unrecorded Native American archaeological sites, it is highly improbable that significant archaeological deposits exist in the Study Area.

However, as described above in Section 5(a), the General Plan includes goals and policies that would address potential impacts to archaeological deposits. Any potential future development would provide for the identification of archaeological deposits and would be required to address: (1) actions that may disturb such deposits; (2) the preservation and protection of such deposits; (3) the evaluation of unanticipated finds made during construction; and, (4) the protection and

respectful treatment of human remains associated with archaeological deposits.

Compliance with General Plan policies would provide for the protection of archaeological deposits in the Study Area by providing for the early detection of potential conflicts between development and resource protection, and by preventing or minimizing the material impairment of the ability of archaeological deposits to convey their significance through excavation or preservation. Implementation of the goals and policies identified above, as well as compliance with federal and State laws, would reduce potential impacts to archaeological deposits to a *less than significant* level.

- c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  
(Sources: 1, 5, 6, 7, 14, 21 and 23)

No known fossils or unique paleontological resources or unique geologic features are present in the Study Area. However, geological formations underlying San Bruno have the potential for containing paleontological resources (i.e., fossils). There could also be fossils of potential scientific significance in other geological formations that are not recorded in the database. It is possible that ground-disturbing construction associated with potential future development under the proposed Project could reach significant depths below the ground surface. Should this occur, damage to, or destruction of, paleontological resources could result, which would prevent the realization of their scientific data potential through documentation and analysis.

The General Plan Environmental Resources and Conservation Element includes policies that will provide for the mitigation of impacts to paleontological resources. These cover protection of prehistoric or historic cultural resources either on-site or through appropriate documentation as a condition of removal and require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, that construction will stop until appropriate mitigation is implemented.

The policies described above provide for the protection of paleontological resources in the Study Area by providing for work to stop to prevent additional disturbance of finds discovered during construction, and by providing for the recovery of scientifically consequential information that would offset the loss of the resource. Implementation of the policies identified above, as well as compliance with federal and State laws, would reduce potential impacts to paleontological resources to a *less than significant* level.

- d) Would the project disturb any human remains, including those interred outside of formal cemeteries?  
(Sources: 1, 5, 6, 7, 14, 21 and 23)

Human remains associated with pre-contact archaeological deposits could exist in the Study Area, and could be encountered during at the time potential future development occurs. The associated ground-disturbing activities, such as site grading and trenching for utilities, have the potential to disturb human remains interred outside of formal cemeteries. Descendant communities may ascribe religious or cultural significance to such remains and may view their disturbance as an unmitigable impact. Disturbance of unknown human remains would be a significant impact.

However, any human remains encountered during ground-disturbing activities are required to be treated in accordance with California Health and Safety Code Section 7050.5, Public Resources

Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA), which state the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at a site, all work in the immediate vicinity of the discovery must cease and necessary steps to ensure the integrity of the immediate area shall be taken.

In the event of discovery of human remains, the San Mateo County Coroner must be notified immediately. The Coroner then determines whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours, who will, in turn, notify the person the NAHC identifies as the Most Likely Descendant (MLD) of any human remains. 'Native American Most Likely Descendant' is a term used in an official capacity in *CEQA Guidelines* Section 15064.5(e), and other places, to refer to Native American individuals assigned the responsibility/opportunity by NAHC to review and make recommendations for the treatment of Native American human remains discovered during project implementation. Section 5097.98 of the Public Resources Code and Section 7050.5 of the Health and Safety Code also reference Most Likely Descendants.

Further actions would be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner can, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC. Through mandatory regulatory procedures, as described above, impacts to human remains would be *less than significant*.

<b>6. GEOLOGY AND SOILS</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides, mudslides or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42; ii) strong seismic ground shaking; iii) seismic-related ground failure, including liquefaction; iv) landslides, mudslides, or other similar hazards?

(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

The City of San Bruno could experience the effects of a major earthquake from one of the active or potentially active faults on the San Francisco Peninsula or in the greater Bay Area. The four major hazards associated with earthquakes are fault surface rupture (ground displacement), ground shaking, ground failure, and settlement. The main trace of the San Andreas Fault runs along the western side of the City of San Bruno, just northeast of Skyline Boulevard. Active "splinter" traces have been accurately located within the southwestern portion of the City. The designated Alquist-Priolo "Earthquake Fault Zone" for fault rupture hazard extends approximately 800 feet on either side of the San Andreas Fault, and lies within the City of San Bruno. In the event of a large, magnitude 6.7 or greater seismic event, much of the Study Area is projected to experience "strong" to "very strong" ground shaking, with the most intense shaking forecast in the low-lying areas of the eastern side of the City part. Those areas underlain by Bay Mud are judged to have a very high potential for seismically-induced liquefaction. However, all future residential development would be subject to existing federal, State, and local regulations and the following General Plan goals and policies:

The General Plan includes the following goals and policies that are intended to minimize potential seismic hazards.

***Applicable General Plan Policies:***

- HS-A Reduce the risk of loss of life, injuries, loss of property, or resources due to natural hazards. Recognize the interrelationship between potential land use plans and land capacity constraints.
- HS-B Reduce the potential for damage from geologic hazards through appropriate site design and erosion control.
- HS-C Reduce the potential for damage from seismic hazards through geotechnical analysis, hazard abatement, emergency preparedness, and recovery planning.
- HS-D Protect sites subject to flooding hazards by implementing storm drainage improvements, and by requiring building design and engineering that meets or exceeds known flood risk requirements.
- HS-1 Regulate development, including remodeling or structural rehabilitation, to assure adequate mitigation of safety hazards on sites having a history or threat of slope instability, erosion, subsidence, seismic dangers (including those resulting from liquefactions, ground failure, ground rupture), flooding, and/or fire hazards (Figure 7-2).
- HS-2 Review and revise the City's Building Code, Zoning Ordinance, and Subdivision requirements to safeguard against seismic, geologic, and safety hazards. Mitigation should include:
- Minimal grading and removal of natural vegetation to prevent erosion and slope instability. Cleared slopes should be replanted with vegetation.
  - Proper drainage control to prevent erosion of the site and affected properties.
  - Careful siting and structural engineering in unstable areas.
  - Consideration of flooding and fire hazards in siting and designing new development.
- HS-3 Require geotechnical investigation of all sites, except single family dwellings, proposed for development in areas where geologic conditions or soil types are subject to landslide risk, slippage, erosion, liquefaction, or expansive soils (Figure 7-2). Require submission of geotechnical investigation and demonstration that the project conforms to all recommended mitigation measures prior to city approval.
- HS-4 Prevent soil erosion by retaining and replanting vegetation, and by siting development to minimize grading and land form alteration.
- HS-5 Require preparation of a drainage and erosion control plan for land alteration and vegetation removal on sites greater than one acre in size.
- HS-6 Restrict development of critical facilities—such as hospitals, fire stations, emergency management headquarters, and utility lifelines—in areas determined as high-risk geologic hazard zones (Figure 7-2).
- HS-7 Development in areas subject to seismic hazards, including ground shaking, liquefaction, and seismically-induced landslides (Figure 7-2) to comply with guidelines set forth in the most recent version of the California Division of Mines and Geology Special Publication 117.
- HS-8 Identify existing structural hazards related to un-reinforced masonry, poor or outdated construction techniques, and lack of seismic retrofit. Coordinate with the Redevelopment Agency to provide assistance to property owners to abate or remove structural hazards that create an unacceptable level of risk.
- HS-9 In accordance with the Alquist-Priolo Special Studies Zones Act, do not permit structures across an active fault (Figure 7-2) or within 50 feet of an active fault, except single-family wood frame dwellings where no other location on a lot is feasible. Require any new development to contract with geo-technical engineers to reduce potential damage from seismic activity.
- HS-10 Recommend a geologic report by a qualified geologist for construction or remodeling of all structures, including all single-family dwellings, proposed within 100 feet of a historically active or known active fault (Figure 7-2). Geologic reports should recommend minimum setbacks,

- siting and structural safety standards, to reduce potential seismic hazards. Geologic reports must be filed with the State Geologist by the City within 30 days of receipt.
- HS-11 Coordinate with surrounding cities, agencies, and San Mateo County in planning for recovery after a major seismic event. Determine appropriate emergency management and rebuilding strategies.
- HS-12 Develop and provide incentives for property owners to conduct preventive maintenance of structures and to perform foundation and other seismic retrofit improvements.
- PFS-42 Conduct emergency drills in public buildings, large office developments, and in coordination with local schools. Hold post-drill training seminars to identify needed improvements to emergency preparedness.
- PFS-43 Work with critical use facilities (i.e., hospitals, schools, public assembly facilities, transportation services) to assure that they can provide alternate sources of electricity, water, and sewage disposal in the event that regular utilities are interrupted in a disaster.

Compliance with existing federal, State and local regulations, and the goals and policies listed above would ensure that the impacts associated with seismic hazards are minimized to the maximum extent practicable. Consequently, associated seismic hazards impacts would be *less than significant*.

- b) Would the project result in substantial soil erosion or the loss of topsoil?  
(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

Substantial soil erosion or loss of topsoil during construction could undermine structures and minor slopes, and this could be a concern of nearly all development under the proposed Project. However, compliance with existing regulatory requirements, such as implementation of erosion control measures as specified in the City of San Bruno's grading and drainage control requirements, would reduce impacts from erosion and the loss of topsoil. Examples of these control measures include hydro-seeding or short-term biodegradable erosion control blankets; vegetated swales, silt fences or other inlet protection at storm drain inlets; post-construction inspection of drainage structures for accumulated sediment; and post-construction clearing of debris and sediment from these structures. Furthermore, the future development permitted by the proposed Project would be concentrated on highly urban sites, where development would result in limited soil erosion or loss of topsoil. Therefore, adherence to existing regulatory requirements would ensure that impacts associated with substantial erosion and loss of topsoil during the future development of the housing sites would be *less than significant*.

- c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?  
(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

Unstable geologic units are known to be present within the Study Area. The impacts of such unstable materials include, but may not be limited to, subsidence in the diked baylands, where the underlying fill has been described as highly compressible. Such subsidence has been exacerbated by historical groundwater overdraft. Areas underlain by thick colluvium or poorly engineered fill as well as low-lying areas along the Bay margins may also be prone to subsidence. Potential housing locations that lie atop mapped artificial fill could be at greater risk for subsidence. Compliance with City application processes and General Plan policies, which requires site-specific geologic and geotechnical studies for land development or construction in areas of potential land instability as shown on the State and/or local geologic hazard maps, or identified through other means, would reduce the potential impacts to future development from

an unstable geologic unit or soil to a *less than significant* level.

- d) Would the project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?  
(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

The pattern of expansive soils within the Study Area is such that moderately expansive soils (denoted by soils with high linear extensibility and plasticity index) are most prevalent in the in the Colma Formation, underlying the east side of San Bruno, in the neighborhoods that lie closest to San Francisco Bay. However, development of housing would be subject to the California Building Code (CBC) regulations and provisions, as adopted in the City’s Municipal Code (Section 11.04.010 Adoption of the 2013 California Building Code) and enforced by the City during plan review prior to building permit issuance. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition, and also regulates grading activities, including drainage and erosion control. Furthermore, requirements for geologic/geotechnical reports at development locations identified as potential problem areas supported by various goals, programs and policies in the General Plan as listed under Section 6(a) above. Thus, compliance with existing regulations and policies would ensure impacts to the future development permitted under the proposed Project would be reduced to a *less than significant* level.

- e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?  
(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

Potential future development under the proposed Project would occur in the existing built areas of the City. Connection to the sewer system is available in these areas and, therefore, *no impact* regarding the capacity of the soil in the area to accommodate septic tanks or alternate wastewater disposal systems would occur.

<b>7. GREENHOUSE GAS EMISSIONS</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  
(Sources: 1, 5, 6, 7 and 14)

In 2006, California adopted Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006. AB 32 established a statewide GHG emissions reduction goal to reduce statewide GHG emissions levels to 1990 levels by 2020. Assembly Bill 32 established a legislative short-term (2020) mandate for State agencies in order to set the State on a path toward achieving the long-term GHG reduction goal of Executive Order S-03-05 to stabilize carbon dioxide (CO2) emissions by 2050. The City of San Bruno adopted a Climate Action Plan to ensure consistency

with statewide efforts to reduce GHG emissions under AB 32.

The General Plan Housing Element and the Zoning Ordinance are regulatory documents that establish goals and polices that guide development, as well as outline various districts within the boundaries of the city and restrictions for erecting, constructing, altering or maintaining certain buildings, identifying certain trades or occupations, and determining uses of land. The proposed Project does not directly result in development in and of itself. Before any development can occur in the city, all such development is required to be analyzed for conformance with the San Bruno General Plan, Zoning Ordinance, other applicable local and State requirements, and must comply with the requirements of CEQA and obtain all necessary clearances and permits.

Future development in San Bruno could contribute to global climate change through direct and indirect emissions of GHG from transportation sources, energy (natural gas and purchased energy), water/wastewater use, waste generation, and other off-road equipment (e.g., landscape equipment, construction activities). Potential future development under the proposed Project would not increase development potential in San Bruno beyond what was considered in the General Plan and the current Housing Element (2007-2014). Consequently, implementation of the proposed Project would result in a *less than significant* impact related to contributing to GHG emissions that could have a significant effect on the environment and conflicting with an applicable plan adopted for the purpose of reducing GHG emissions.

- b) Would the project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?  
(Sources: 1, 5, 6, 7 and 14)

See Section 7(a) above.

<b>8. HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are inter-mixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?  
 (Sources: 1, 5, 6, 7 and 14)

State-level agencies, in conjunction with the U.S. EPA and Occupational Safety and Health Administration (OSHA) regulate removal, abatement, and transport procedures for asbestos-containing materials. Asbestos-containing materials (ACMs) are materials that contain asbestos, a naturally occurring fibrous mineral that has been mined for its useful thermal properties and tensile strength. Releases of asbestos from industrial operations, demolition or construction activities are prohibited by these regulations and medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, State and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

Lead-based paint (LBP), which can result in lead poisoning when consumed or inhaled, was widely used in the past to coat and decorate buildings. Although, LBP has been banned by the Federal Consumer Product Safety Commission since 1978. Therefore, only buildings built before 1978 are presumed to contain LBP, as well as buildings built shortly thereafter, as the phase-out of LBP was gradual. Lead poisoning can cause anemia and damage to the brain and

nervous system, particularly in children. Like ACMs, LBP generally does not pose a health risk to building occupants when left undisturbed. However, deterioration, damage, or disturbance will result in hazardous exposure.

The U.S. EPA prohibited the use of polychlorinated biphenyls (PCBs) in the majority new electrical equipment starting in 1979, and initiated a phase-out for most existing PCB-containing equipment. The inclusion of PCBs in electrical equipment and the handling of those PCBs are regulated by the provisions of the Toxic Substances Control Act, 15 U.S.C. Section 2601 et seq. (TSCA). Relevant regulations include labeling and periodic inspection requirements for certain types of PCB-containing equipment and outline highly specific safety procedures for their disposal. The State of California likewise regulates PCB-laden electrical equipment and materials contaminated above a certain threshold as hazardous waste. These regulations require that such materials be treated, transported and disposed in a safe manner. At lower concentrations for non-liquids, regional water quality control boards may exercise discretion over the classification of such wastes.

The California Division of Occupational Safety and Health's (Cal OSHA) Lead in Construction Standard is contained in Title 8, Section 1532.1 of the California Code of Regulations. The regulations address all of the following areas: permissible exposure limits (PELs); exposure assessment; compliance methods; respiratory protection; protective clothing and equipment; housekeeping; medical surveillance; medical removal protection (MRP); employee information, training, and certification; signage; record keeping; monitoring; and agency notification.

Potentially hazardous building materials (i.e., ACM, lead-based paint, PCBs, mercury) may be encountered during the demolition of existing structures, if required under the proposed Project. The removal of these materials (if present) by contractors licensed to remove and handle these materials in accordance with existing federal, State, and local regulations would insure that risks associated with the transport, storage, use and disposal of such materials would be *less than significant*.

Common cleaning substances, building maintenance products, paints and solvents, and similar items would likely be stored, and used, at future housing developments that could occur under the proposed Project. These potentially hazardous materials would not be of a type or occur in sufficient quantities to pose a significant hazard to public health and safety or the environment. Consequently, associated impacts from implementation of the proposed Project would be *less than significant*.

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

(Sources: 1, 5, 6, 7 and 14)

As described in Section 7(a) above, the storage and use of common cleaning substances, building maintenance products and paints and solvents in the potential development planned for under the proposed Project could likely occur. However, these potentially hazardous substances would not be of a type or occur in sufficient quantities on-site to pose a significant hazard to public health and safety or the environment. Consequently, overall, associated hazardous materials impacts would be *less than significant*.

Furthermore, compliance with the following General Plan goal and policies would ensure impacts would be minimized.

***Applicable General Plan Goals and Policies:***

- HS-E Ensure health, safety and welfare of San Bruno residents by requiring appropriate use, disposal, and transport of hazardous materials.
- HS-23 Ensure appropriate clean-up of all former commercial and industrial sites according to relevant regulatory standards prior to reuse.
- HS-24 Control the transport of hazardous substances to minimize potential hazards to the local population. Identify appropriate regional and local routes for transportation of hazardous materials, and require that fire and emergency personnel can easily access these routes for response to spill incidents.
- HS-25 Review and revise City regulations regarding manufacturing, storage, and usage of hazardous materials as necessary to minimize potential hazards.
- HS-26 Restrict siting of businesses that use, store, process, or dispose of large quantities of hazardous materials in areas subject to seismic fault rupture or strong ground shaking.
- HS-27 Initiate a public awareness campaign—through flyers, website, and mailings—about household hazardous waste management, control, and recycling through San Mateo County programs and San Bruno Garbage.
- HS-28 Require that lead-based paint and asbestos surveys be conducted by qualified personnel prior to structural demolition or renovation, in buildings constructed prior to 1980.
- HS-29 Require abatement of lead-based paint and asbestos prior to structural renovation and demolition, and compliance with all State, Federal, OSHA, Bay Area Air Quality Management District, and San Mateo County Health, Environmental Health Division rules and regulations.
- ERC-19 Regulate new development—specifically industrial uses—as well as construction and demolition practices to minimize pollutant and sediment concentrations in receiving waters and ensure waterbodies within San Bruno and surface water discharged into San Francisco Bay meets or exceeds relevant regulatory water quality standards.
- ERC-20 Require implementation of Best Management Practices to reduce accumulation of non-point source pollutants in the drainage system originating from streets, parking lots, residential areas, businesses, and industrial operations.
- ERC-21 Continue programs to inform residents of the environmental effects of dumping household waste, such as motor oil, into storm drains that eventually discharge into San Francisco Bay.
- ERC-22 Regularly measure and monitor water quality in San Bruno's surface water to ensure maintenance of high quality water for consumption by humans and other species throughout the region.
- ERC-23 Regulate new development to minimize stormwater runoff rates and volumes generated by impervious surfaces, and maximize recharge of local groundwater aquifers when feasible. Utilize the recommendations provided in the Bay Area Stormwater Management Agency's Start at the Source Design Guidance Manual for Stormwater Quality Protection.
- ERC-24 Require that new development incorporate features into site drainage plans that reduce impermeable surface area and surface runoff volumes. Such features may include:
- Additional landscaped areas including canopy trees and shrubs;
  - Reducing building footprint;
  - Removing curbs and gutters from streets and parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
  - Permeable paving and parking area design;
  - Stormwater detention basins to facilitate infiltration; and
  - Building integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

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Program 1-I: Continue lead-based paint abatement. Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents.

- c) Would the project emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?  
(Sources: 1, 5, 6, 7, 28 and 29)

While the majority of schools in San Bruno are within ¼-mile of a zone affected by the proposed Project, the implementation of the proposed Project and allowances for new secondary dwelling units will occur in residential zoning districts where residential uses currently exist and are accounted for in the 2007-2014 Housing Element. As such, there would be no increase in the risk of hazardous emissions as discussed in Sections 7(a) and 7(b) above. As a result impacts to schools would be *less than significant*.

- d) Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?  
(Sources: 1, 5, 6, 7 and 14)

Records searches of the Envirostor database identify that there are locations within the City that are listed under the Spills, Leaks, Investigation, and Cleanups (SLIC) program and as locations of former Leaking Underground Fuel Tanks (LUFTs). However, because any secondary dwelling unit that could be permitted under the proposed Project would occur on a site where existing residential uses currently exist, potential future residential or emergency shelter land uses would not be located on a site with hazardous materials and no impact would occur. Continued compliance with applicable federal, State and local regulations, (see Section 7(a)) and implementation of the following General Plan goals and policies would ensure that associated impacts are reduced to the maximum extent practicable. Therefore, any potential future development that could occur under the proposed Project would not create a significant hazard to the public or the environment by virtue of being identified as a hazardous materials site and impacts related to existing hazardous material sites would be *less than significant*.

**Applicable General Plan Goals and Policies:**

HS-30 Regulate development on sites with known or suspected contamination of soil and/or groundwater to ensure that construction workers, the public, future occupants, and the environment are adequately protected from hazards associated with contamination, in accordance with Federal, State, and local rules, regulations, policies, and guidelines.

- e) For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?  
(Sources: 1, 5, 6, 7, 33, 34, 35, 36 and 37)

The City of San Bruno is one mile from San Francisco International Airport (SFO) to the east, five miles from San Carlos Airports to the south, 15 miles from Palo Alto Airport to the south and 12 miles from Moffett Federal Airfield to the south. The City is located within the San Mateo County Comprehensive Airport Land Use Compatibility Plan (ALUCP) boundary, and falls within the SFO Imaginary Surfaces Height Restrictions Map. Given the proximity to SFO, the Study Area could be subject to airport safety hazards. Development under the

General Plan that exceeds FAR Part 77 standards or do not meet safety compatibility guidelines may potentially expose people living or working in these structures to airport-related hazards. The General Plan includes the following policies that are intended to minimize potential air safety hazards. Compliance with these policies would ensure compliance with FAR Part 77 Obstruction Criteria or the San Mateo County CALUP associated with the SFO, thereby reducing potential impacts associated with airport safety to a less than significant level:

- HS-37 Require that all sponsors of new housing (residential and senior housing units) record a notice of Fair Disclosure, regarding the proximity of the proposed development to San Francisco International Airport and of the potential impacts of aircraft operation, including noise impacts, per Ordinance 1646 and AB 2776.
- HS-39 Pursue mitigation of noise impacts from the San Francisco International Airport to the fullest extent possible. Support and advocate for operational practices, changes to aircraft, new technologies, and physical improvements that would reduce the area in San Bruno impacted by aircraft noise.
- HS-40 Prohibit new residential development in 70+CNEL areas, as dictated by Airport Land Use Commission infill criteria.
- HS-48 Work together with other affected cities, the Airport Land Use Commission, and San Mateo County to achieve further reduction of SFO airport-generated noise and safety concerns
- HS-49 Require all new development to comply with FAR Part 77 and San Mateo County CALUP height restriction and safety compatibility standards, in accordance with Airport Land Use Commission guidelines.
- HS-50 Actively and aggressively participate in forums and discussions regarding operations and expansion plans for San Francisco International Airport. Seek local representation on task forces, commissions, and advisory boards established to guide airport policies and programs.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

(Sources: 1, 5, 6, 7, 33, 34, 35, 36 and 37)

Mills-Peninsula Hospital operates one heliport, which is located approximately three miles to the south border with San Bruno. Due to limited and sporadic heliport use for medical emergencies, and distance to Mills-Peninsula Hospital there would be *no impact* related to safety hazards for people residing or working in zoning districts affected by the proposed Project. Thus, there would be *no impact* related to private airstrip hazards.

- g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project does not include potential land use changes that would impair or physically interfere with the ability to implement the City's Emergency Operation Plan (adopted in 2008) or the City's Disaster Preparedness Plan. Implementation of the following General Plan goals and policies would ensure that new development in the Study Area would not conflict with emergency operations in the Study Area.

- PFS-3 Require, as part of plan review, identification of needed public service improvement and maintenance costs for those projects that may have a significant impact on existing services.
- PFS-5 Develop a Civic Center Complex Master Plan, in order to coordinate rehabilitation and expansion of the various City departments and service providers.
- PFS-26 Ensure adequate staffing and facilities for the City's Police and Fire Departments to achieve desired levels of service, particularly surrounding transit areas and along urban-interface

hazard areas.

- PFS-27 Consider rebuilding or rehabilitating Fire Station No. 51 to accommodate current and future Fire Department needs, Americans with Disabilities Act standards, and seismic requirements. The new Fire Station could include a community meeting room.
- PFS-28 Consider relocating Fire Station No. 52 to a safe site outside of the San Andreas Earthquake Fault Zone. Maintain existing or better levels of service to neighborhoods in the northern and western neighborhoods.
- PFS-29 Establish a separate radio channel for use by city crews and firefighters during emergencies. Obtain funding for information technology systems, such as wireless communication systems, to further decrease fire and police response times.
- PFS-30 Require installation and maintenance of fire protection measures in high-risk and urban-interface areas:
- Proper siting and access;
  - Brush clearance (non-fire resistant landscaping 50 feet from structures);
  - Use of fire resistive materials (pressure-impregnated, fire resistive shingles or shakes);
  - Landscaping with fire resistive species; and
  - Installation of early warning systems (alarms and sprinklers).
- PFS-31 Ensure adequate fire water pressure as a condition of approval for all new development projects.
- PFS-32 Require installation of residential sprinklers in areas with steep slopes and/or diminished access.
- PFS-33 Consider the feasibility of establishing a Fire Risk Assessment Zone within and surrounding high-risk and urban-interface areas.
- PFS-34 Identify and remove mature and/or diseased Eucalyptus trees in rights-of-way and other open areas, if they pose a fire hazard or other threat to health and safety.
- PFS-35 Require installation of automatic sprinkler systems in all hotel, motel, and other overnight lodging facilities, in mixed commercial/residential uses, and in apartment buildings of three or more units.
- PFS-37 Continue to clear fire hazardous materials from Crestmoor Canyon that pose a threat to nearby residents. Care should be taken to prevent unnecessary harm to healthy vegetation. Ensure continued use by the Fire Department should the existing fire road be transitioned to a multi use trail.
- PFS-38 Ensure proper maintenance of the open space areas in western residential neighborhoods. Vegetation maintenance is necessary to prevent potential fire hazards.
- PFS-39 Minimize risks to single-access residential neighborhoods by providing alternative access for fire and other emergency personnel.

Therefore, implementation of the listed policies and programs, and compliance with the provisions of the California Fire Code (CFC) and the CBC would ensure that potential future development under the proposed Project would result in a *less than significant* impact with respect to interference with an adopted emergency response plan or emergency evacuation plan.

- h) **Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

(Sources: 1, 5, 6, 7, 14 and 15)

The Study Area is located in a highly urbanized area and is not surrounded by woodlands or vegetation that would provide fuel load for wildfires. As determined by CALFIRE's Wildlife Urban

Interface Fire Threat data, the Study Area is not designated as having high, very high or extreme fire threat. The majority of housing sites are located developed areas and contain a limited amount vegetation.

All development in the Study Area would be constructed pursuant to the CBC, CFC and the California Fire Code. In addition, the San Bruno Fire Department conducts a weed-abatement program throughout its jurisdiction to minimize fire risk on empty or unmaintained parcels.

Residential construction in the City may result in an increased hazard from wildland fires if construction occurs in Urban Interface Areas along Skyline Boulevard and in the areas of Crestmoor Canyon, Junipero Serra County Park, and the Peninsula Watershed, characterized by slopes covered with tall grasses, chaparral, or eucalyptus stands. However, because proposed development by the General Plan along Skyline Boulevard is minimal, and intensification is not planned for Crestmoor Canyon, Junipero Serra Park, and the Peninsula Watershed, the impact of new development on wildland fires is less than significant. Policies proposed in the General Plan would serve to further reduce potential effects from wildfire hazards.

The General Plan goals and policies above in Section 8(g), as wells as those listed below, would reduce the risk of loss, injury or death resulting from wildland fires and impacts would be *less than significant*.

***Applicable General Plan Policies:***

- HS-1 Regulate development, including remodeling or structural rehabilitation, to assure adequate mitigation of safety hazards on sites having a history or threat of slope instability, erosion, subsidence, seismic dangers (including those resulting from liquefactions, ground failure, ground rupture), flooding, and/or fire hazards (Figure 7-2).
- HS-2 Review and revise the City's Building Code, Zoning Ordinance, and Subdivision requirements to safeguard against seismic, geologic, and safety hazards. Mitigation should include:
- Minimal grading and removal of natural vegetation to prevent erosion and slope instability. Cleared slopes should be replanted with vegetation.
  - Proper drainage control to prevent erosion of the site and affected properties.
  - Careful siting and structural engineering in unstable areas.
  - Consideration of flooding and fire hazards in siting and designing new development.
- PFS-45 Continue to participate in a cooperative San Mateo County program to pool natural hazard data which are developed either through special studies or via the plan review process.

<b>9. HYDROLOGY AND WATER QUALITY</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project violate any water quality standards or waste discharge requirements?  
 (Sources: 1, 5, 6, 7, 10, 18 and 14)

As previously stated in the Project Description, no specific projects have been identified or are proposed as part of the Project. However, potential future development, redevelopment or modifications associated with development permitted by the proposed Project could affect drainage patterns and increase the overall amount of impervious surfaces, thus creating changes to stormwater flows and water quality. Increasing the total area of impervious surfaces can result in a greater potential to introduce pollutants to receiving waters. Urban runoff can carry a variety of pollutants, such as oil and grease, metals, sediments and pesticide residues from roadways, parking lots, rooftops and landscaped areas and deposit them into an adjacent waterway via the storm drain system. New construction could also result in the degradation of water quality with the clearing and grading of sites, releasing sediment, oil and greases and other chemicals to nearby water bodies.

Future development permitted by the proposed Project would be located in the urbanized areas of San Bruno, all of which have already been developed and currently have a high percentage of impervious surfaces.

Water quality in stormwater runoff is regulated locally by the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP), which include the C.3 provisions set by the San Francisco Bay Regional Water Quality Control Board (RWQCB). Adherence to these regulations requires new development or redevelopment projects to incorporate treatment measures, an agreement to maintain them, and other appropriate source control and site design features that reduce pollutants in runoff to the maximum extent practicable. Many of the requirements consider Low Impact Development (LID) practices, such as the use of on-site infiltration through landscaping and vegetated swales that reduce pollutant loading. Incorporation of these measures can even improve on existing conditions.

In addition, the potential housing will be required to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and implementation of the construction Storm Water Pollution Prevention Plan (SWPPP) that require the incorporation of Best Management Practices (BMPs) to control sedimentation, erosion and hazardous materials contamination of runoff during construction. Additionally, the City of San Bruno requires development or redevelopment projects that require a parcel map to submit a drainage study prepared by a civil engineer registered in California (San Bruno Municipal Code Chapter 12.32.070 Drainage Study).

The following policies identified in the Land Use and Circulation Element would further ensure potential impacts to water quality would not occur with the implementation of the proposed Project.

***Applicable General Plan Policies:***

- ERC-19 Regulate new development—specifically industrial uses—as well as construction and demolition practices to minimize pollutant and sediment concentrations in receiving waters and ensure water bodies within San Bruno and surface water discharged into San Francisco Bay meets or exceeds relevant regulatory water quality standards.
- ERC-20 Require implementation of Best Management Practices to reduce accumulation of non-point source pollutants in the drainage system originating from streets, parking lots, residential areas, businesses, and industrial operations.
- ERC-21 Continue programs to inform residents of the environmental effects of dumping household waste, such as motor oil, into storm drains that eventually discharge into San Francisco Bay.
- ERC-22 Regularly measure and monitor water quality in San Bruno's surface water to ensure maintenance of high water quality for consumption by humans and other species throughout the region.
- HS-1 Regulate development, including remodeling or structural rehabilitation, to assure adequate mitigation of safety hazards on sites having a history or threat of slope instability, erosion, subsidence, seismic dangers (including those resulting from liquefactions, ground failure, ground rupture), flooding, and/or fire hazards (Figure 7-2).
- HS-2 Review and revise the City's Building Code, Zoning Ordinance, and Subdivision requirements to safeguard against seismic, geologic, and safety hazards. Mitigation should include:
- Minimal grading and removal of natural vegetation to prevent erosion and slope instability. Cleared slopes should be replanted with vegetation.
  - Proper drainage control to prevent erosion of the site and affected properties.
  - Careful siting and structural engineering in unstable areas.
  - Consideration of flooding and fire hazards in siting and designing new development.
- HS-4 Prevent soil erosion by retaining and replanting vegetation, and by siting development to

- minimize grading and land form alteration.
- HS-5 Require preparation of a drainage and erosion control plan for land alteration and vegetation removal in hillside areas and vegetation removal on sites greater than one acre in size.
- HS-22 Require that construction-related grading and other activities comply with the Association of Bay Area Governments' (ABAG) Manual of Standards for Erosion and Sediment Control Measures and with the California Storm water Quality Association (CASQA), Storm water Best Management Practice Handbook for Construction.
- HS-23 Ensure appropriate clean-up of all former commercial and industrial sites according to relevant regulatory standards prior to reuse.
- HS-24 Review and revise City regulations regarding manufacturing, storage, and usage of hazardous materials as necessary to minimize potential hazards.
- HS-27 Initiate a public awareness campaign—through flyers, website, and mailings—about household hazardous waste management, control, and recycling through San Mateo County programs and San Bruno Garbage.

While the proposed Project would permit new housing and secondary dwelling units to occur in San Bruno, it does not contain any policies that would directly or indirectly result in violations of water quality standards. Therefore, implementation of the proposed Project would have a *less than significant* impact on water quality.

- b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?  
(Sources: 1, 5, 6, 7, 10 and 14)

Potential future development under the proposed Project would have a significant environmental impact if it would result in a net deficit in aquifer volume or a lowering of the local groundwater table level. Other physical changes that could occur as a result of implementing the proposed Project would occur within the existing built environment in areas where existing development occurs and would not interfere with groundwater recharge. The proposed Project would not result in any additional development potential in the city beyond what was considered in the current Housing Element (2007-2014) and the adopted Transit Corridors Specific Plan (2013) and no additional water demand would occur. Consequently, impacts would be *less than significant*.

- c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  
(Sources: 1, 5, 6, 7 and 14)

The proposed Project would result in a significant environmental impact if it would require modifications to drainage patterns that could lead to substantial erosion of soils, siltation, or flooding. Such drainage pattern changes could be caused by grade changes, the exposure of soils for periods of time during which erosion could occur, or alterations to creekbeds. Potential future development as a result of the proposed Project would occur within already developed areas and would not involve the direct modification of any watercourse. If unforeseen excessive grading or excavation were required then, pursuant to the State Water Quality Control Board (SWQCB) Construction General Permit, a SWPPP would be required to be prepared and implemented for the qualifying projects under the proposed Project, which would ensure that erosion, siltation and flooding is prevented to the maximum extent practicable during construction. Overall, construction associated with potential future development permitted under

the proposed Project would not result in substantial erosion, siltation or flooding either on-or off-site, and associated impacts would be *less than significant*.

- d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial flooding on-or off-site?

(Sources: 1, 5, 6, 7 and 14)

See Section 10(c) above.

- e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

(Sources: 1, 5, 6, 7, 10 and 14)

Physical changes that could occur as a result of implementing the proposed Project could increase impervious surfaces that could create or contribute to runoff water that would exceed the City's stormwater drainage systems. However, since the type of anticipated development associated with the proposed Project would be restricted to the existing built environment, the impacts related to stormwater drainage runoff would be *less than significant*.

- f) Would the project provide otherwise substantially degrade water quality?

(Sources: 1, 5, 6, 7, 10 and 14)

A principal source of water pollutants is stormwater runoff containing petrochemicals and heavy metals from parking lots and roadways. Given that the proposed Project would not create such surfaces or increase vehicular use of existing parking lots and roadways, implementation of the proposed Project would not contribute to these types of water pollutants. As discussed under Section 9(c) and 9(d), where excessive construction related grading or excavation is required, pursuant to the SWQCB Construction General Permit, a SWPPP would be required to be prepared and implemented for the qualifying projects under the proposed Project. This would reduce polluted runoff to the maximum extent practicable during construction phases. Furthermore, implementation of the proposed Project would be subject to the oversight and review processes and standards outlined in Section 9(a). As such, compliance with these existing regulations would result in *less than significant* water quality impacts.

- g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

(Sources: 1, 5, 6, 7, 11 and 14)

The City of San Bruno has several areas, which occasionally flood due to the combined high tides and heavy rain, mostly in the southeastern portion of the City in Belle Air Park neighborhood. The Federal Emergency Management Agency (FEMA) has designated San Bruno as Flood Zone D. The Zone D designation is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. The areas/properties affected by implementing the proposed Project could be within the identified FEMA-designated 100-year Special Flood Hazard Areas (SFHAs). The type of anticipated development associated with residential uses and secondary dwelling units would be restricted to the existing built environment in areas where development currently exists.

The City of San Bruno and San Mateo County have adopted local standards for construction in

floodplain areas. Construction within SFHAs is governed by the City's Municipal Code (Chapters 12.16 Grading Regulations and 10.12 Water Quality Control), which sets forth standards for development that would minimize flood hazard risks, including anchoring and flood-proofing, limitations on use for structures below the base flood elevation, use of materials and utility equipment resistant to flood damage, the requirement that electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities be designed and/or located to prevent water from entering or accumulating within the components during flood conditions, and the requirement that all new and replacement water supply and sanitary sewage systems be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from systems into floodwaters. Compliance with the San Bruno Municipal Code requirements would reduce potential flood hazards to a *less than significant* level.

Further, the following General Plan policies protect housing within the 100-year Flood Zone and restrict the placement of structures which would impede or redirect flood flows:

***Applicable General Plan Policies:***

- HS-13 With cooperation from the San Mateo County Flood Control District, continue maintenance, early warning, and clean-up activities for storm drains throughout San Bruno. Upgrade or replace storm drains where needed to reduce potential flooding, particularly in the neighborhoods east of El Camino Real.
- HS-14 Coordinate with the Federal Emergency Management Agency (FEMA) to ensure appropriate designation and mapping of floodplains.
- HS-15 Actively engage the San Mateo County Flood Control District to address long-term solutions to potential flood hazards. Solutions advocated will include but are not limited to: greater pumping capacity, deeper flow channels, or detention ponds.
- HS-16 Design and engineer new or redevelopment projects in potential flood hazard areas (e.g., Belle Air Park) to withstand known flood risk...
- HS-17 Require upgrade of the City's storm drain infrastructure proportionate with new development's fair share of demand. Require that storm water management capacity and infrastructure be in place prior to occupancy of new development.
- HS-18 Require developers to implement erosion and sedimentation control measures to maintain an operational drainage system, preserve drainage capacity, and protect water quality.
- HS-19 Maintain on-going communication and coordination with surrounding cities, San Mateo County, and agencies—primarily the San Mateo County Flood Control District, but also the San Francisco International Airport and California Department of Fish and Game—to ensure proper maintenance of storm drain channels and pipes that carry surface water runoff away from San Bruno.
- HS-20 Retain existing open space areas that serve as detention ponds in order to retain storm water, recharge aquifers, and prevent flooding.
- ERC-23 Regulate new development to minimize stormwater runoff rates and volumes generated by impervious surfaces, and maximize recharge of local groundwater aquifers when feasible. Utilize the recommendations provided in the Bay Area Stormwater Management Agency's Start at the Source Design Guidance Manual for Stormwater Quality Protection.
- ERC-24 Require that new development incorporate features into site drainage plans that reduce impermeable surface area and surface runoff volumes. Such features may include:
  - Additional landscaped areas including canopy trees and shrubs;
  - Reducing building footprint;
  - Removing curbs and gutters from streets and parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
  - Permeable paving and parking area design;

- Stormwater detention basins to facilitate infiltration; and
- Building integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

Potential future development under the proposed Project would be required to comply with these existing regulations. Consequently, implementation of the proposed Project would result in *less than significant* impacts.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

(Sources: 1, 5, 6, 7, 11 and 14)

See Section 9(g) above.

i) Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

(Sources: 1, 5, 6, 7, 11, 14, 38 and 39)

According to maps provided by the San Mateo County Department of Planning and Building, no portion of San Bruno lies within a Dam Inundation Zone. Therefore the anticipated development associated with the proposed Project would not be effected by dam or levee failure. Thus, *no impact* would occur.

j) Would the project potentially be inundated by seiche, tsunami, or mudflow?

(Sources: 1, 5, 6, 7, 11, 14, 38 and 39)

According to the CalEMA, a tsunami inundation map for emergency planning, no portion of San Bruno is within the tsunami inundation zone. No areas/properties affected by the proposed Project are within the tsunami inundation zone. Because there are no large bodies of water, such as reservoirs or lakes, within San Bruno, and no portion of the City is within the tsunami inundation zone, there is no risk of tsunamis or seiches impacting the potential future development under the proposed Project. In addition, the city is outside of the impacted zones for earthquake-induced landslides or rainfall-induced landslides. Therefore, there is no expectation of mudflows or debris slides to occur within San Bruno or at potential housing sites. The General Plan policies outlined earlier in Section 6(a), Geology and Soils, of this Initial Study would further reduce potential impacts due to tsunamis to a *less than significant* level.

<b>10. LAND USE</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project physically divide an established community?  
 (Sources: 1, 5, 6, 7 and 14)

Implementation of the proposed Project would not involve any structures, land use designations or other features (i.e., freeways, railroad tracks) that would physically divide an established community. The type of anticipated development associated with the proposed Project would be restricted to the existing built environment in areas and would not physically divide an established community. Thus, *no impact* would occur.

b) Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?  
 (Sources: 1, 5, 6, 7 and 14)

The General Plan and Zoning Ordinance are the primary planning documents for the City of San Bruno. The proposed Project would enable the City of San Bruno to meet its housing needs required by State law and facilitate future development to meet the needs of at-risk populations by providing housing types designed for these groups consistent with the City's 2007-2014 General Plan Housing Element and adopted Transit Corridors Specific Plan (2013). Future potential development permitted under the proposed Project does not include any land use changes that would re-designate land uses. The City is in the process of updating its zoning code to be consistent with the amended General Plan, the Transit Corridors Specific Plan and Measure N, adopted by San Bruno approved on November 4, 2014. As previously described in the Project Description earlier in this document, the purpose of the proposed Project is to permit future development that would allow for residential development and secondary dwelling units consistent with the City's 2007-2014 General Plan Housing Element. Therefore, impacts regarding conflicts with applicable plans, policies or regulations would be *less than significant*.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?  
 (Sources: 1, 14, 16, 17, 21 and 26)

As discussed above in Section 4(f) above, there are no habitat conservation plans or natural community conservation plans within the city limits. Therefore, implementation of the proposed Project will not conflict with any such plans. Consequently, there would be *no impact*.

<b>11. MINERAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region or the state?  
 (Sources: 1, 5, 6, 7, 14 and 16)

While the proposed Project would permit development in the Study Area, it would not result in the loss of known mineral resources or substantially limit the availability of mineral resources over the long term. Industrial-scale solar salt production from seawater has occurred in San Mateo County since the 1800s. The salt ponds nearest to the Study Area are the Ravenswood and Redwood City Plant sites. The Ravenswood site has undergone restoration to wildlife habitat as part of the South Bay Salt Pond Restoration project and is no longer in industrial operation. The Redwood City Plant site is owned by Cargill Salt and remains in production. Implementation of the proposed Project would not affect ongoing production at the Redwood City Plant salt ponds. Therefore, there would be *no impact* to known mineral resources.

- b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?  
 (Sources: 1, 5, 6, 7, 14 and 16)

See Section 9(a) above.

<b>12. Noise</b> Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?**

(Sources: 1, 5, 6, 7, 14, 18 and 19)

The type of anticipated development associated with residential development and secondary dwelling units would be restricted to the existing built environment in areas where residential and non-residential uses are currently permitted. The current Housing Element (2007-2014), the San Bruno General Plan and the Transit Corridors Specific Plan (2013) anticipated the amount of development under the proposed Project. The provisions of the proposed Project would not conflict with any aspects of the General Plan, including land use designations, noise limits or other restrictions that address noise impacts. Though future potential development permitted under the proposed Project may potentially be noise-generating during their construction phase, all potential future development under the proposed Project would be subject to the oversight and review processes and standards that are required by the San Bruno General Plan, established within the City Municipal Code Chapter 6.16 Noise Regulations and Chapter 6.18 Mandatory Real Estate Transfer Disclosure Regarding Airport Noise, and/or otherwise required to be addressed by the State and federal regulations.

The San Bruno Municipal Code Chapter 6.16 Noise Regulations, regulates excessive sound and vibration in residential areas of the City. Additionally, the General Plan Health and Safety Element includes the following goals, policies and programs to guide public and private planning to attain and maintain acceptable noise levels.

**Applicable General Plan Policies:**

HS-32 Encourage developers to mitigate ambient noise levels adjacent to major noise sources by incorporating acoustical site planning into their projects. Utilize the City's Building Code to implement mitigation measures, such as:

- Incorporating buffers and/or landscaped berms along high-noise roadways or railways;

- Incorporating traffic calming measures and alternative intersection design within and/or adjacent to the project;
  - Using reduced-noise pavement (rubberized asphalt); and
  - Incorporating state-of-the-art structural sound attenuation measures.
- HS-33 Prevent the placement of new noise sensitive uses unless adequate mitigation is provided. Establish insulation requirements as mitigation measures for all development, per the standards in Table 7-1.
- HS-34 Discourage noise-sensitive uses such as hospitals, schools, and rest homes from locating in areas with high noise levels. Conversely, discourage new uses likely to produce high levels of noise from locating in areas where noise sensitive uses would be impacted.
- HS-35 Require developers to comply with relevant noise insulation standards contained in Title 24 of the California Code of Regulations (Part 2, Appendix Chapter 12A).
- HS-36 Encourage developers of new residential projects to provide noise buffers other than sound walls, such as vegetation, storage areas, or parking, and site planning and locating bedrooms away from noise sources.
- HS-44 Adopt traffic mitigations—including reduced speed limits, improved paving texture, and traffic signal controls—to reduce noise in areas where residential development may front on high-traffic arterials, such as El Camino Real.
- HS-45 Where feasible and appropriate, develop and implement noise reduction measures when undertaking improvements, extensions, or design changes to San Bruno streets.
- HS-47 Enforce Vehicle Code noise emission standards, as well as provisions which prohibit alteration of vehicular exhaust systems in ways that increases noise levels.

Compliance with existing regulations would ensure that the proposed Project would neither cause new noise impacts nor exacerbate existing impacts. Accordingly, noise impacts associated with implementing the proposed Project would be *less than significant*.

- b) Would the project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?

(Sources: 1, 5, 6, 7, 14, 18 and 19)

Potential future development associated with the proposed Project would not include any new roads or transportation infrastructure and therefore would not itself result directly in any new transportation-related sources of vibration. The construction of new housing and secondary dwelling would not include vibration-generating equipment and would not result in long-term operational vibration impacts. *No impact* related to long-term vibration would occur. Any impacts associated with construction would be temporary and short-term. General Plan policies to reduce potential vibration impacts are listed below.

***Applicable General Plan Policies:***

- HS-38 Require developers to mitigate noise exposure to sensitive receptors from construction activities. Mitigation may include a combination of techniques that reduce noise generated at the source, increase the noise insulation at the receptor, or increase the noise attenuation rate as noise travels from the source to the receptor.

Methods to reduce vibration during construction would include the use of smaller equipment, use of static rollers instead of vibratory rollers and drilling piles as opposed to pile driving. Compliance with General Plan policies together with no long-term vibration impacts would ensure impacts would be *less than significant*.

- c) Would the project result in a substantial permanent increase in ambient noise levels in

the project vicinity above levels existing without the project?  
(Sources: 1, 5, 6, 7, 14, 18 and 19)

Potential impacts from future residential development would stem mainly from the addition of vehicles along roadways in the city. However, no additional vehicles are anticipated under the proposed Project beyond what was previously analyzed under the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan. The type of development envisioned under the proposed Project would be compatible with nearby residential land uses that are either already developed and/or are in close proximity to existing residential and residential-serving development. As discussed above in Section 12(a), because residential uses are not typically associated with high levels of stationary noise generation and would largely be developed and located near other residential uses, it is unlikely that any residential development under the proposed Project would directly contribute to an increase in ambient noise levels in their surrounding areas. Therefore, the impact would be *less than significant*.

In addition, implementation of General Plan policies, including those listed under Section 12(a) and 12(b), would ensure the impacts identified above would be *less than significant*.

**Applicable General Plan Policies:**

- HS-46 Encourage transit vehicles to develop and apply noise reduction technologies to reduce the noise and vibration impacts of Caltrain, BART and bus traffic.
- LUD-31 Develop a green buffer along Huntington Avenue, as illustrated in Figure 2-7 to buffer residents from BART and Caltrain activities.

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- List and summarize

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  
(Sources: 1, 5, 6, 7, 14, 18 and 19)

Based on applicable criteria stipulated by the San Bruno noise ordinance, a significant impact would occur if construction of potential development under the proposed Project will:

- Occur outside the hours of 7:00 a.m. and 10:00 p.m. Monday through Friday; and
- Utilize equipment that results in noise levels exceeding 85 dBA at a distance of 100 feet.

Development of the future potential development associated with the proposed Project could cause temporary noise impacts during construction at adjacent land uses. The future residential development and secondary dwelling units could be located in proximity of noise-sensitive residential areas. Specific site plans and construction details have not been developed. Construction would be localized and would occur intermittently for varying periods of time. Because specific project-level information is not available at this time, it is not possible to quantify the construction noise impacts at specific sensitive receptors.

Construction is performed in distinct steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. However, despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise level ranges to be categorized by work phase. The highest noise impacts from construction activity would occur from operation of heavy earthmoving equipment and truck hauling that would occur with construction. Except for emergency work of

public service utilities or by variance, the City restricts the hours of construction activities to the least noise-sensitive portions of the day (i.e., between 7:00 a.m. and 10:00 p.m. on Monday through Friday).

Prior to construction of each development consistent with the proposed Project, for projects that are not subject to separate environmental review, construction noise impacts would be addressed through compliance with the City's General Plan and Zoning Ordinance through the City's building permitting process. Several methods can be implemented to reduce noise during construction, such as equipment selection, selecting staging areas as far as possible from nearby noise sensitive uses and temporary construction walls.

Implementation of the General Plan goals, policies, and programs listed in Section 12(a) through 12(c) would ensure these impacts identified above are *less than significant*.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

(Sources: 1, 5, 6, 7, 33, 34, 35, 36 and 37)

Local airports include San Francisco International (SFO), located one mile from the Study Area, San Carlos Airport, located 14 miles from the Study Area, Palo Alto Airport, located 28 miles from the Study Area, and Moffett Federal Airfield, located 39 miles from the Study Area. San Bruno falls within the SFO airport land use plan. All other airports are located 4 miles or more away from the Study Area. Because residences and other noise-sensitive land uses could be located in areas that exceed the "compatible" criteria, this would be considered a significant impact. However, the following General Plan policies included in the Health & Safety Element, would reduce this impact to a Less than Significant level. Therefore, although implementation of the proposed Project could result in exposure to excessive aircraft noise levels, the impact would be *less than significant*.

- HS-37 Require that all sponsors of new housing (residential and senior housing units) record a notice of Fair Disclosure, regarding the proximity of the proposed development to San Francisco International Airport and of the potential impacts of aircraft operation, including noise impacts, per Ordinance 1646 and AB 2776.
- HS-39 Pursue mitigation of noise impacts from the San Francisco International Airport to the fullest extent possible. Support and advocate for operational practices, changes to aircraft, new technologies, and physical improvements that would reduce the area in San Bruno impacted by aircraft noise.
- HS-40 Prohibit new residential development in 70+CNEL areas, as dictated by Airport Land Use Commission criteria.
- HS-41 Encourage SFO Airport authorities to undertake noise abatement and mitigation programs that are based not only on the airport's noise contour maps, but that consider other factors such as the frequency of over-flights, altitude of aircraft, and hours of operation.
- HS-42 Require new residential development within the 65 dBA CNEL SFO noise contour to provide an avigation easement to the airport prior to issuing occupancy permits.
- HS-49 Actively and aggressively participate in forums and discussions regarding operations and expansion plans for San Francisco International Airport. Seek local representation on task forces, commissions, and advisory boards established to guide airport policies and programs.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

(Sources: 1, 5, 6, 7, 33, 34, 35, 36 and 37)

There are no private airstrips located within San Bruno. The Mills-Peninsula Medical Center Hospital does operate one heliport, which is located in the City of Burlingame, three miles south of San Bruno. Due to limited and sporadic heliport use for medical emergencies, and distance to San Bruno, there would be *no impact* related to excessive noise levels related to private airstrips.

<b>13. POPULATION AND HOUSING</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

(Sources: 1, 5, 6, 7 and 24)

The proposed Project would be considered to result in a substantial and unplanned level of growth if estimated build-out exceeded local and regional growth projections (e.g., by proposing new homes or businesses). Implementation of the proposed Project is consistent with projections under the San Bruno General Plan, Transit Corridors Specific Plan and ABAG/s Projections 2013 and would not extend roads or other infrastructure, and thus would not indirectly induce substantial population growth. Thus, a *less than significant* impact would occur in relation to population growth.

- b) **Would the project displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?**

(Sources: 1, 5, 6, 7 and 24)

Because the proposed Project only involves changes to the permitting of uses and in no way increases the restrictiveness of the Zoning Ordinance, nothing in the Zoning Ordinance would serve to displace housing or people. The proposed Project prescribes standards, but does not mandate the exact use of the land. Therefore, market conditions and a variety of other factors will be the primary determinates of the increase or decrease in the number of housing units and residents in San Bruno. Consequently, impacts with respect to displacing housing units or residents would be *less than significant*.

- c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

(Sources: 1, 5, 6, 7 and 24)

See Section 13(a) above.

<b>14. Public Services</b> Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:  
 (Sources: 1, 5, 6, 7 and 14)

The primary purpose of a public services impact analysis is to examine the impacts associated with physical improvements to public service facilities required to maintain acceptable service ratios, response times or other performance objectives. Public service facilities need improvements (i.e., construction of new, renovation or expansion of existing) as demand for services increases. Increased demand is typically driven by increases in population. The proposed Project would have a significant environmental impact if it would exceed the ability of public service providers to adequately serve the residents of the city, thereby requiring construction of new facilities or modification of existing facilities. As discussed in Section 12, Population and Housing, above, the proposed Project would not directly or indirectly result in population growth. The proposed Project does not include the construction of any new public service facilities or expansion of existing facilities.

The proposed Project would not increase development potential beyond what was considered in the current Housing Element (2007-2014). Further, the provisions of the proposed Project would consistent with the General Plan and Transit Corridors Specific Plan, including land use designations and allowed building intensities that could impact demand for City services. Implementation of the proposed Project would therefore neither cause new impacts in regard to provision of City services nor exacerbate any existing impacts. Thus, *no impact* would occur.

<b>15. RECREATION</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?  
 (Sources: 1, 5, 6, 7 and 14)

Because implementation of the proposed Project would not directly or indirectly result in population growth as discussed in Section 12, Population and Housing, above, it also would not increase the use of existing parks or recreational facilities. Additionally, implementation of the proposed Project does not include nor require the construction or expansion of recreational facilities. For these reasons, implementation of the proposed Project would have *no impact* on recreation.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?  
 (Sources: 1, 5, 6, 7 and 14)

See Section 15(a) above.

<b>16. TRANSPORTATION/TRAFFIC</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?  
(Sources: 1, 5, 6, 7 and 14)

The proposed Project would have no effect on the circulation system of San Bruno as it would not increase development potential and would not directly or indirectly result in population growth. As such, implementation of the proposed Project would not conflict with any applicable plan, ordinance or policy that establishes measures of effectiveness for the performance of the circulation system. Consequently, impacts would be *less than significant*.

- b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  
(Sources: 1, 5, 6, 7 and 14)

See Section 16(a) above.

- c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  
(Sources: 1, 5, 6, 7 and 14)

The proposed Project does not include any strategy or measure that would directly or indirectly affect air traffic patterns. Therefore, *no impact* would result.

- d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  
(Sources: 1, 5, 6, 7 and 14)

The proposed Project does not include any strategy that would promote the development of hazardous road design features or incompatible uses. Therefore, *no impact* would occur.

- e) Would the project result in inadequate emergency access?  
(Sources: 1, 5, 6, 7 and 14)

No part of the proposed Project would result in the development of uses or facilities that would degrade emergency access. Therefore, there would be *no impact*.

- f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  
(Sources: 1, 5, 6, 7 and 14)

The proposed Project will have no impact on policies, plans or programs regarding public transit, bicycle or pedestrian facilities. While future development consistent with the proposed Project may include provisions that are dependent on the location of public transit stops, potential development consistent with the proposed Project will only be reactive to the location of bus stops and will have no effect on the placement of bus stops or any other aspect of the public transportation system. Therefore, *no impact* will occur.

<b>17. UTILITIES AND SERVICE SYSTEMS</b> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**  
 (Sources: 1, 5, 6, 7 and 14)

The San Bruno Public Works Department Wastewater Division provides wastewater collection and conveyance services to San Bruno. Wastewater from the City of San Bruno is treated by the South San Francisco-San Bruno Water Quality Control Plan treatment plan that the City of San Bruno owns jointly with the City of South San Francisco. Sanitary wastewater treatment requirements are established in the NPDES Permit issued by the San Francisco Bay RWQCB, which currently allows for the expansion to 13 million gallons per day (MGD) of average dry weather flow. Based on demand projections, this joint effort by the Cities of San Bruno and South San Francisco this expansion will be constructed in stages to meet projected demands over the next 30 years, to 2041. The NPDES Permit also sets out a framework for compliance and enforcement. The proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014) and the Transit Corridors Specific Plan, which was considered in the Sewer System Management Plan, prepared in 2011 and updated in 2013. Therefore, construction and operation resulting from potential future development permitted under the proposed Project would have *no impact* with regard to the wastewater treatment requirements of the San Francisco Bay RWQCB and the capacity of the Public Services Department to serve the projected San Bruno General Plan and Transit Corridors Specific Plan demand in addition to its existing commitments.

- b) **Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**  
 (Sources: 1, 5, 6, 7 and 14)

Given the proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan (2013), it would not result in new population that would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Thus, *no impact* would occur.

- c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

(Sources: 1, 5, 6, 7 and 14)

Given the proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan (2013), it would not result in new population that would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Thus, *no impact* would occur.

- d) Would the project have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan (2013). Given that no additional demand for water supply would occur, there would be *no impact* to water supply as a result of implementing the proposed Project.

- e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

(Sources: 1, 5, 6, 7 and 14)

See Sections 17(a) and 17(b) above.

- f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan (2013). Given the fact that no additional solid waste generation is anticipated under the proposed Project, *no impact* to the Ox Mountain Landfill as a result of implementing the proposed Project would occur.

- g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project will have no effect on the solid waste disposal and recycling system of Recology San Bruno, as it will not increase development potential and would not directly or

indirectly result in population growth. As such, implementation of the proposed Project would not conflict with any applicable plan, ordinance or policy that establishes measures of effectiveness for the performance of the solid waste disposal and recycling system.

In compliance with State Law Senate Bill 1016, the City would continue to aim for the California Integrated Waste Management Board (CIWMB) target of 7.5 pounds of waste per person per day through the source reduction, recycling and composting programs coordinated by RethinkWaste. San Bruno's disposal rate in 2013 was approximately 3.0 pounds of waste per person per day, which was well below the CIWMB target of 7.5 pounds of waste per person per day. The City should be able to continue to meet or perform better than the State mandated target through continued implementation of the various waste reduction policies and programs that are currently in place.

Additionally, San Bruno has adopted a Source Reduction and Recycling Element (SRRE), a Household Hazardous Waste Element (HHWE) and a Non-Disposal Facility Element (NDFE) in compliance with the California Integrated Waste Management Act. Implementation of strategies and programs from these plans allowed the City to meet the State mandated waste diversion goal of 50 percent in 2011. These programs are sufficient to ensure that any potential future development in San Bruno, consistent with the Project, would not compromise the ability to meet or perform better than the State-mandated target. Thus, there would be *no impact* to solid waste as a result of implementing the proposed Project.

18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The Project would not contravene any aspects of the San Bruno General Plan or the Transit Corridors Specific Plan (2013) and is consistent with the development allowed under the current Housing Element (2007-2014), including land use designations and allowed building intensities

that would lead to increased population or development, impacts to wildlife, cumulative effects or other substantial adverse effects on human beings. All structures, programs and projects pursued under the proposed Project would adhere to the vision established within the San Bruno General Plan and the land use designations contained in the San Bruno Zoning Ordinance. Furthermore, the proposed Project is consistent with regional projections contained in ABAG's Projections 2013 document. Implementation of the proposed Project would, therefore, neither cause new impacts in regard to these issues nor would it exacerbate any existing impacts.

Through mandatory regulatory compliance and consistency with General Plan policies, implementation of the proposed Project would have a *less than significant* impact with regards to the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The Project will also not have impacts that are individually limited but cumulatively considerable. Nor does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

See Section 18(a) above.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

See Section 18(a) above.

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 30, 2015

Mr. David Woltering, Director  
Community Development Department  
City of San Bruno  
567 El Camino Real  
San Bruno, CA 94066-4299

Dear Mr. Woltering:

**RE: City of San Bruno's 5<sup>th</sup> Cycle (2015-2023) Draft Housing Element**

Thank you for submitting the City of San Bruno's draft housing element update which was received for review on December 1, 2014, along with additional revisions received on January 28 and 29, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by various communications including a conversation on January 13, 2015 with you and Mark Sullivan, Long-Range Planning Manager. The City also utilized 21 Elements pre-approved housing needs assessment.

While the draft element meets the statutory requirements of State housing element law, the Department cannot yet find the element in full compliance. San Bruno must complete actions required in the prior 4<sup>th</sup> cycle to amend its zoning ordinance to permit year-round emergency shelter(s) without discretionary action pursuant to GC Section 65583(a)(4)(A), amended by Senate Bill 2 (Chapter 633, Statutes of 2007). As noted in the current element on page 5-21, Program 6-D, zoning has not been updated. The element will comply with housing element law once the City has completed this zoning amendment and submitted the adopted element to the Department pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our Department's website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf)

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available, considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication that the City provided in preparation of the housing element and looks forward to receiving San Bruno's adopted element. If you have any questions or need additional technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,



Glen A. Campora  
Assistant Deputy Director



## INTEROFFICE MEMORANDUM

CITY OF SAN BRUNO  
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: January 26, 2015  
TO: Paul McDougall and Greg Nickles  
FROM: Mark Sullivan  
SUBJECT: Housing Element – San Bruno responses to HCD comments of January 13, 2015

This memorandum addresses comments by HCD on the San Bruno's Draft Housing Element 2015-2023 provided to City Staff in an advisory phone call January 13, 2015. HCD comments are in five topic areas, shown in blue font, and City responses follow in black. Edits to the Housing Element are shown in redline and highlighted in green.

### Transitional and Supportive Housing

**1. HCD Comment:** *Add program to evaluate and amend zoning ordinance as appropriate to comply with state law (GC Section 65583(a)(5)) and indicate timing.*

**City Response:** Revised Program 6-E to evaluate and amend the Zoning Ordinance to comply with state law, and to evaluate the program at least once a year. The amendment will make transitional and supportive housing a permitted residential use within all residential districts. This amendment is anticipated to be completed within one year after adoption of the Housing Element.

**Program 6-E: Address identified need for extremely-low income and supportive housing.**

Evaluate and amend the Zoning Ordinance as appropriate to comply with state law (GC Section 65583(a)(5)) and investigate opportunities to create supportive housing units in accordance with the City's share of countywide need identified in the San Mateo County HOPE Plan.

**Actions:**

- Evaluate and amend the Zoning Ordinance as appropriate to allow transitional and supportive housing uses within residential zones in accordance with state law (GC Section 65583(a)(5)).
- Partner with local or regional agencies and non-profits that specialize in supportive housing development and management to identify opportunities for the development of supportive housing in San Bruno. Supportive housing may be organized as:
  - Apartment or single-room occupancy (SRO) buildings, townhouses, or single-family homes that exclusively house formerly homeless individuals and/or families;
  - Apartment or SRO buildings, or townhouses that mix special-needs housing with general affordable housing;
  - Rent-subsidized apartments leased in the open market; or
  - Long-term set-asides of units within privately-owned buildings.
- Work with partners to identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households and to pursue access to specialized funding sources.
- Develop an action plan with partners, which will include assisting with site identification and acquisition, providing local financial resources, streamlining entitlements and providing incentives.

Responsibility: Community Development Dept  
 Funding Source: BMR In-Lieu Fee Fund, Community Development Block Grant, staff time  
 Timeframe: Amend the Zoning Code as appropriate within one-year after adoption of the Housing Element. Evaluate program at least once a year thereafter.

[Fees \(page 3-17\)](#)

**2. HCD Comment:** Add school and other fees outside of City Control.

**City Response:** Page 3-17. Updated fees table, added school fees. No other outside fees apply.

**Table 3-1: Model Development Fees, Conforming Development Projects (2014)**

	Single Family Detached For-Sale	Multifamily Rental Apartment
<b>Project Assumptions</b>		
Project Size (units)	1	100
Living Area per Unit (sq. ft.)	1,800	1,000
Parking Area per Unit (sq. ft.)	400	470
Construction Costs per Unit	\$365,900	\$197,900
	<b>Per Unit Costs (\$)</b>	<b>Per Unit Costs (\$)</b>
<b>Building Fees</b>		
Building Permit Fee	2,876	1,395
Plan Check Fee	2,157	1,326
Mechanical Fees	1,450	315
Electrical Fees	611	312
Plumbing Fees	1,245	701
Seismic Fee	55	49
Green Building Surcharge	15	8
Technology Fee	556	245
City Art Fund Fee	309	191
C&D Recycling Deposit	1,000	500
General Plan Maintenance	288	140
Document Imaging Fee	201	89
Waste Water Capacity Charges	5,825	874
Water Capacity Charges	2,504	480
Water Meter Installation Fee	259	207
Public Works Department Fees	630	152
Fire Department Fees	640	250
<b>Total Building Fees</b>	<b>\$20,622</b>	<b>\$7,233</b>
<b>Planning Fees</b>		
Planning Department Fees <sup>a</sup>	1,610	857
For-Sale Single Family Residential Tax <sup>b</sup>	1,080	0
Parks In-Lieu Fee <sup>c</sup>	see d. below	see d. below
Below Market Rate Housing In-Lieu Fee <sup>d</sup>	see a. below	n/a
<b>Total Planning Fees</b>	<b>\$2,690</b>	<b>\$857</b>
<b>Other Fees</b>		
<b>School Assessment Fees <sup>e</sup></b>	<b>5,922</b>	<b>3,290</b>
<b>Total Fees per Unit</b>	<b>\$29,359</b>	<b>\$11,430</b>
<b>Total Fees as Percent of Construction Costs Per Unit</b>	<b>8%</b>	<b>6%</b>

a. The fees indicated are for standard design review. Applications for larger and more complex projects will generally include additional approvals such as environmental review, tract maps, and planned development permits. These applications have no set fee, and the applicant is responsible for actual cost of staff and consultant time.

b. Single-Family Residential Tax applies only to "for sale" units, not rental units.

c. Developers are required to provide adequate park and recreational facilities for a subdivision by the dedication of land in the subdivision or the payment of in-lieu fees. In most cases, proportional credit is given for on-site open space/recreational improvements. If an in lieu fee is required, the amount is based on the cost of land to provide the required recreational facilities.

d. The City's Below Market Rate Housing Ordinance requires new residential developments with 10 or more units to provide a minimum of 15 percent of the total units affordable to very-low, low- and moderate-income households. The City Council may approve payment of an in-lieu fee of \$38,700 per unit for single-family detached and \$39,450 per unit for multi-family development.

e. School District fees in San Bruno are \$3.29 per square foot for new residential development in 2014.

Source: City of San Bruno Community Development Department, 2014

### Emergency Shelter. Capacity and Program

#### **3. HCD Comment:** *Identify zoning options and provide analysis of capacity (acreage, opportunity for reuse, proximity to services, etc. Identify options in program.*

**City Response:** Described potential alternative location of emergency shelter zone in the M-1 Zoning District in Chapter 2. Added information in Program 6-D about alternative location and commitment to complete process within one year.

#### Emergency Shelter Zone

As discussed in Chapter 2, San Bruno has an identified need for a zone that permits emergency shelters by right and can accommodate 32 beds. **Program 6-D** requires the City to amend the Zoning Ordinance to provide an appropriate zone or zones within which emergency shelters are permitted, in accordance with State law. In the previous Housing Element, the City had identified the Transit Oriented Development (TOD) area designated under the San Bruno 2025 General Plan as an appropriate zone for emergency shelters, because it is near public transportation and commercial services.

During public meetings to consider adoption of the emergency shelter ordinance, residents expressed opposition to locating emergency shelters in the TOD area because they could have a negative impact on the surrounding low-density residential neighborhoods. Concerns included concentration of homeless population in proximity to an existing 10-bed shelter already within the proposed TOD area, which could be detrimental to safety and quality of life, and potentially diminish property values.<sup>1</sup> City staff is conducting further research and public outreach, and will present alternative location(s) for an emergency shelter zone to the Planning Commission and City Council.

An alternative location for the emergency shelter zone is the City's M-1, Light Industrial zoning district in the northeastern section of the City. The identified area is approximately 5.5 acres, encompassing 45 parcels (the majority 5,000 square feet or greater), which is sufficient and reasonably available (vacant or underutilized) to meet the City's identified need. The area is near public transportation, including San Bruno BART station and SamTrans bus routes (1/4 mile) and the Caltrain Station (1/2 mile) and commercial uses including the Tanforan and Towne Center shopping centers (1/3 of mile) and downtown (1/2 mile).

The City anticipates completing the process to designate an emergency shelter zone within one year after adoption of the Housing Element.

#### **Program 6-D: Accommodate city's share of emergency (homeless) shelter need.**

Complete the process to amend the Zoning Ordinance to permit emergency (homeless) shelter facilities by right (that is, as a permitted use, without requiring a conditional use permit) to meet the City's identified need for 32 beds, in accordance with State law.

Actions:

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<sup>1</sup> Saint Bruno's Catholic Worker Hospitality House operates a 10-bed shelter on San Bruno Avenue.

- Study alternatives and conduct public meeting(s) to designate a preferred location for an emergency shelter zone. Alternatives include the TOD area identified in the previous Housing Element and the M-1, Light Industrial Zone.
- Both alternative locations have sufficient and reasonably available acreage (vacant or underutilized) to meet the City's identified need, including the potential for reuse or conversion of existing buildings. The TOD land use district includes 26 acres and 150 parcels and the M-1 zone includes 5.5 acres and 45 parcels.
- Prepare reasonable and objective development and performance standards permissible by law. Emergency shelters shall be subject to the same development standards as any other use within the identified zone, except that San Bruno may develop and apply written, objective standards in the Zoning Ordinance in accordance with SB2 that do not impede the City's ability to meet its identified need.
- Amend the Zoning Ordinance to establish new emergency shelter zoning district standards and map.
- Continue to support the 10-bed shelter run by St. Bruno's Church, and support future faith-based efforts to supply emergency and transitional housing to those in need.

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Responsibility: Community Development Dept.

Funding Source: Staff time

Timeframe: Amend the Zoning Ordinance establishing the zone within one year after adoption of the Housing Element.

#### Quantified Objectives (page 4-21)

#### **4. HCD Comment:** *Add conservation objectives. Programs 1-D, 1-E, 1-E, 1-G, 3-I, 4-4, etc. could be summarized with conservation objectives.*

**City Response:** Modified Table 4.5-1 to combine Preservation and Conservation Objectives, including legalized and new second units, rehabilitation, HIP Homesharing Program, and energy conservation improvements. See the attached table 4.5-1 on the next page. Modified Program 4-A, Promote energy conservation, to include provision regarding promotion of the HERO Program which provides financing for energy efficiency improvements, which was endorsed by the City Council in 2014.

#### **Program 4-A: Promote energy conservation.**

Continue to publicize and encourage energy conservation programs, including weatherization programs.

##### **Actions:**

- Maintain an updated list of residential energy conservation opportunities, programs, and funding resources. Include information about programs available through PG&E, the State, and the federal government.
- Provide available information about energy conservation programs and state and federal grants at City Hall, the Public Library, on the City website, and intermittently in utility billings.
- Study new opportunities for providing rebates or incentives for homeowners' investments in energy-saving techniques (upgrading thermostats, insulation, windows, etc.)
- Consider structuring incentives as tax credits or improvements funded through voluntary long-term assessment on property tax bills.
- Promote awareness of opportunities for financing energy conservation improvements, including but not limited to, the California HERO Program to provide for the financing of renewable energy distributed generation sources, energy and water efficiency improvements and electric vehicle charging infrastructure property owners.

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**Table 4.5-1: Summary of Quantified Housing Objectives and Other Identified Opportunities, San Bruno 2014-2022**

Income Category	Quantified Objectives						Preservation & Conservation Objectives <sup>5</sup>	Total Q.O. plus P.&C. Objectives	Remaining RHNA
	2014-2022 RHNA <sup>1</sup>	Under Construction and Pipeline Approvals <sup>2</sup>	Zoned For Residential <sup>3</sup>	Requiring Rezoning <sup>4</sup>	Subtotal Q.O. Meeting RHNA				
Extremely Low	179	0	22	144	166	33	199	0	
Very Low	179	4	22	144	170	37	207	0	
Low	161	0	49	131	180	53	233	0	
Moderate	205	45	68	168	281	7	288	0	
Above Moderate	431	71	461	371	903	0	903	0	
<b>Total by Type</b>	<b>1,155</b>	<b>120</b>	<b>622</b>	<b>958</b>	<b>1,700</b>	<b>130</b>	<b>1,830</b>	<b>0</b>	

A. See also tables 4.2-1, 4.4-1 and 4.4-2.

- For purposes of this analysis, the very-low income RHNA allocation is divided in half with 50 percent attributed to extremely-low income households.
- Housing developed, under construction, or in approval process between June 2013 and December 2014.
- Former school sites are zoned low density residential and realistic capacity is assumed to be 6 units to the acre. The quantified objectives assume provision of 15 percent affordable housing, per Housing Element Action 6-A and existing City BMR Ordinance.
- Realistic residential development capacity of identified opportunity sites designated TOD in the TCP area is assumed at 60-80 units per acre as demonstrated by a recently approved development in the downtown (Plaza apartments was approved at 83 units per acre). Realistic residential development capacity of identified opportunity sites designated MU-RF in the General Plan is 40 units to the acre. Many sites with General Plan TOD and MU-RF designation requiring rezoning will permit higher than the default density for San Bruno (30 du/acre). For those parcels (over 900 units capacity), projected units are considered affordable to satisfy the RHNA without relying on programs, and are included in the column labeled "Requiring Rezoning" under Quantified Objectives and are counted toward meeting the RHNA affordable housing need. These are the parcels from Table 4.4-2.
- Perservation and Conservation objectives include actions that facilitate preservation of affordable housing units. There are no restricted affordable units at risk of losing affordability restrictions over the Housing Element cycle. Assumptions below:
  - Construction and/or legalization of second units at a rate of 4 per year, slightly above the recorded annual average from the prior Housing Element cycle due to the likelihood that second units are more attractive in a strong economy and housing market. Second units are assumed to qualify for the very-low income category.
  - HIP Housing Home Sharing Program matches home seekers with homeowners in San Mateo County. Over 90% of those placed are low to extremely low income, 53% are seniors and 38% are disabled, and many are at risk of homelessness. San Bruno contributes \$30,000 annually to the Homesharing Program, which places approximately ten new homeseekers per year in San Bruno.
  - Programs to promote energy and water-efficiency improvements such as the California HERO program and PG&E energy efficiency financing. It is assumed that a number of homeowners will take advantage of the program, given that over 70 permits for solar panel installations were issued in 2014.

Source: City of San Bruno, 2014.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within Evaluate program once a year

### Programs:

**5. HCD Comment:** *Timing (e.g., at least once a year) for programs: 3-A (Financing Strategies), 5-D (Financial Assistance for Affordable Housing), 5-I (Promote 2<sup>nd</sup> Unit Ordinance).*

**City Response:** Changed timing in Programs 3-A 5-D, and 5-I to “evaluate once a year”.

**6. HCD Comment:** *Rezoning (page 5-6): address by right requirements from prior sent checklist. (e.g., without discretion, minimum density)*

**City Response:** Revised Program 2-A (see below) to include a provision in the zoning code update to treat employee housing for six or fewer employees a residential use within all residential zones pursuant to H&S Code Section 17021.5.

**7. HCD Comment:** *Employee Housing Act: Review and revise zoning as appropriate in compliance with H&S Code Section 17021.5.*

**City Response:** added bullet in Program 2-A, clarifying that the zoning code update will allow housing by right in mixed use zones.

### **Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno’s share of regional housing need.**

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Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan and Transit Corridors Plan (2013), including land use designations allowing mixed-use development.

#### **Actions:**

- Update the Zoning Ordinance to create Mixed Use and Multi Use–Residential Focus zoning districts that promote high-intensity mixed-use development, including retail, office, services, and housing to provide adequate sites to meet San Bruno’s RHNA. Limit retail development along El Camino Real to those sites north of Crystal Springs Road, thus reinforcing the existing retail activity in Downtown.
- Update the Zoning Map to match the designations indicated in General Plan and TCP.
- In the interim before the Zoning Ordinance is updated, encourage and facilitate approval of projects that adhere to the General Plan and TCP land uses and densities/intensities.
- Ensure that Zoning Ordinance amendment to rezone sites from nonresidential use to residential use in accordance with Section 65583.2 of the California Government Code as amended by Assembly Bills No. 1690 and 1537.
- Allow residential uses by right, without a conditional use permit, planned development permit or other discretionary action in mixed-use districts, consistent with Section 65583.2(h) and (i).
- Treat agriculture-related employee housing providing accommodation for six or fewer employees the same as any single-family structure within all residential zoning districts, in accordance with Health and Safety Code Section 17021.5.

Responsibility: Community Development Dept.

Funding Source: Staff time

Timeframe: Within 3 years after adoption of the Housing Element

**8. HCD Comment:** *HIP. Page 5-29. Clarify program to include persons with disabilities including developmental.*

**City Response:** Revised Program 6-C to clarify that the HIP Home Sharing Program includes persons with disabilities including developmental.

**Program 6-C: Support shared housing programs.**

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Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies.

**Actions:**

- Continue to support the Housing Investment Partnership (HIP) Home Sharing program, which facilitates living arrangements among two or more unrelated people. Home owners or renters (Home Providers) who have a residence with one or more bedrooms are matched with persons seeking housing (Home Seekers). People who home share include seniors, working persons, students, persons with disabilities (including developmental), families, veterans, emancipated foster youth and others.
- Continue to consider appropriation of monies for support of various organizations during annual budget review. (City allocated \$30,000 last year and this year to HIP)

Responsibility: Community Development Dept., City Council

Funding Source: Staff time, BMR In-Lieu Fee Fund, General fund

Timeframe: Ongoing

**9. HCD Comment:** *Indirect Displacement: add language as appropriate (21 Element language) to evaluate indirect displacement and establish strategies as appropriate.*

**City Response: Page 3-37.** Non-Governmental Constraints, Residential Land Costs. Analysis of housing displacement. Added analysis of potential displacement as result of increasing land costs.

**Residential Land Costs**

Because San Bruno is a virtually built-out city where residences and businesses have been established for many years, very few sales transactions of raw land take place in a given year. A search for land transactions on RedFin revealed just three land sales (of underutilized sites for redevelopment) in San Bruno over the past three years; sale prices ranged from \$400,000 to \$2.9 million (inflation adjusted), or \$28.51 to \$61.78/acre (inflation adjusted).. All of these sites, including those in San Bruno, are designated for mixed-use development in the new General Plan; their commercial zoning will be updated to reflect new General Plan designations during the comprehensive Zoning Ordinance update in the next year.

Land costs in San Mateo County are high, due in part to the desirability of housing in the county, and because available land is in short supply. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density. It is anticipated that land costs within the City's Priority Development Area will increase over time as new development replaces existing, older land uses, infrastructure improvements take place and the desirability of living closer to transit and amenities increases. Rising land values resulting from the area becoming more desirable, may lead to increased market rents. This may impact existing lower-income residents through increased housing costs, housing overpayment, overcrowding, and deteriorating housing conditions (with lower income households disproportionately having to locate in substandard conditions), resulting in direct displacement, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increasing rents.

The Housing Element includes a number of programs to address the issue of displacement of lower income residents that will strive to minimize displacement of lower income residents. In addition, new **Program 5-H** commits the City to participate in a San Mateo Countywide effort to evaluate potential strategies, develop measures and implement programs to address housing displacement, as appropriate.

**10. HCD Comment:** *Identify other programs that address displacement.*

**City Response:** Page 5-19, Program 5-H. Replaced “Home Equity” program with “Housing Displacement” program, as discussed with Paul McDougall. Used sample program provided by 21 Elements.

**Program 5- H: Prevent Potential Displacement of Existing lower-income residents within San Bruno’s Priority Development Area (PDA).**

Quantify, develop and evaluate potential strategies to address displacement of lower income residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable.

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**Actions:**

- Coordinate with other jurisdictions in San Mateo County, under the umbrella of work to be undertaken by 21 Elements, to quantify, develop and evaluate potential strategies to address displacement of lower income residents.
- Based on this evaluation, develop measures and implement programs to address housing displacement, as appropriate.
- Monitor such programs annually for effectiveness and make adjustments as necessary.

Responsibility: *Community Development Dept., City Council, 21 Elements*

Funding Source: *Staff time*

Timeframe: *Evaluate programs and policies and provide recommendations by the end of 2015. Provide recommendations to City Council by mid-2016. Adopt appropriate programs and policies to address displacement within 2 years of adoption of the housing element. Monitor programs and policies annually for effectiveness.*