AGENDA
SAN BRUNO CITY COUNCIL & PLANNING COMMISSION
SPECIAL JOINT MEETING
August 16, 2017
6:30 p.m.
Meeting Location: Senior Center, 1555 Crystal Springs Road, San Bruno

City Council meetings are conducted in accordance with Roberts Rules of Order Newly Revised and City Council Rules of Procedure. You may address any agenda item by standing at the microphone until recognized by the Council. All regular Council meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. Video recordings of meetings are on our website at www.sanbruno.ca.gov and CD’s are available at the Library. We welcome your participation. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodations or appropriate alternative formats for notices, agendas and records for this meeting should notify us 48 hours prior to meeting. Please call the City Clerk’s Office 650-616-7058.

1. CALL TO ORDER:

2. ROLL CALL/PLEDGE OF ALLEGIANCE:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:
   Individuals allowed three minutes, groups in attendance, five minutes. It is the Council’s policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Council from discussing or acting upon any matter not agendized pursuant to State Law.

4. STUDY SESSION:
   a. Conduct Study Session to Discuss the Bayhill Specific Plan.

5. ADJOURNMENT:
   The next regular City Council Meeting will be held on August 22, 2017 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Posted 08/11/17
DATE: August 16, 2017
TO: Honorable Mayor, Members of the City Council, and Planning Commissioners
FROM: David Woltering, Community Development Director
SUBJECT: Conduct Study Session to Discuss the Bayhill Specific Plan

BACKGROUND:

As the City Council and Planning Commission are aware, the City of San Bruno recently hired Dyett & Bhatia, City and Regional Planning Consultants, to prepare a Specific Plan for the Bayhill Office Park and nearby areas. The Bayhill Specific Plan will guide anticipated development within the Plan Area over the next 20-years. Specific Plans are typically prepared for a limited geographic area within a city where growth is planned to occur. Specific Plans are similar to zoning ordinances in that they deal with the project implementation through development regulations; however, Specific Plans offer greater flexibility and the opportunity to tailor development standards toward the goals of a particular area.

Preparation of the Specific Plan will allow consideration of appropriate uses of land (land uses), and land use intensities/densities (commercial square footage/number of units) for all properties, along with a full range of transportation, utility, financing and other comprehensive considerations. An Environmental Impact Report (EIR) will be necessary to fully analyze all potential environmental impacts associated with the anticipated development/redevelopment of the Bayhill Office Park area presented in the plan. An economic analysis will also be required to study potential economic and fiscal impacts of YouTube’s proposed development and redevelopment on the greater Bayhill Office Park and the City of San Bruno.

At this time, the project is at the initial Visioning and Public Outreach stage of preparing the Specific Plan. This initial outreach includes the first Property Owner Forum, a Joint City Council/Planning Commission meeting, the first Community Workshop, and Stakeholder interviews. The intent of this Joint Meeting is to solicit feedback from the City Council and Planning Commission regarding the overall vision, interests, priorities, and goals for the Specific Plan area. At the Study Session, staff and Dyett and Bhatia will provide an introductory overview and summary of the Specific Plan development process and the key issues and topics for the City Council and Planning Commission consideration. Dyett and Bhatia will lead a discussion among members of the City Council and Planning Commission on the community’s vision for the future of the Bayhill Office Park; opportunities and challenges related to development in this area, and specific issues and topics that should be considered and addressed in the Specific Plan process.
DISCUSSION:

The need for the Specific Plan for the area is the result of a request by YouTube for the City to consider the firm's proposed plans to accommodate its anticipated growth within the Bayhill Office Park. YouTube has been a tenant within the Bayhill Office Park for approximately 10 years and initially occupied 901 Cherry Avenue. Over the past several years, YouTube has conducted several tenant improvements at the 901 Cherry Avenue property it leases to enhance the work space environment and food service operations for the needs of its employees. More recently, YouTube purchased buildings at 900 and 1000 Cherry Avenue and completed comprehensive tenant improvements to accommodate their expanding workforce at those locations. YouTube plans to further expand its workforce in San Bruno and recently purchased six additional properties in the Bayhill Office Park. YouTube now owns eight parcels within the Office Park, which amount to approximately 900,000 square feet in total office space. The greater Bayhill Office Park contains a total of about 1.5 million square feet of office space and is approximately 73 acres in total area.

YouTube representatives contacted the City in late 2016 to share a long-term plan to fulfill some of the firm's future employment needs over a 20-year period within the Bayhill Office Park. To accommodate this anticipated long-term employment growth, YouTube is interested in presenting a plan for phased redevelopment of some of its properties within the Bayhill Office Park to add office space and create a campus environment.

Staff informed YouTube representatives that other property owners' interests would need to be considered in the context of the firm's proposed expansion within the Bayhill Office Park. Accordingly, the City is requiring that YouTube fund the preparation of a comprehensive plan for the future development and redevelopment of the entire Bayhill Office Park Area. This more comprehensive plan is referred to as a Specific Plan.

Attachments: Map of Specific Plan Area
Informational Specific Plan Pamphlet
WHAT IS A SPECIFIC PLAN?

Under California law, cities may complete Specific Plans to develop policies, programs, regulations and guidelines to implement the jurisdiction's General Plan. Specific Plans are typically prepared for a limited geographic area within a city where growth is planned to occur. They include text and diagrams describing the following:

- The distribution, location & extent of all land uses.
- The proposed distribution, location, extent & intensity of major components of public infrastructure, such as transportation & drainage systems.
- The standards & criteria by which new development shall proceed.
- A program of implementation measures to carry out the Specific Plan.

Specific Plans are similar to zoning ordinances in that they deal with project implementation through development regulations, however, Specific Plans offer greater flexibility and opportunity to tailor the development standards toward the goals of a particular area. They may contain written narratives and graphics describing:

- Land use regulations and development standards.
- Circulation and parking improvements.
- Implementation mechanisms.

WHY CREATE A SPECIFIC PLAN?

While a General Plan designates the mix of uses allowed within a city, Specific Plans offer cities and communities much more detail about incoming future development, with a focus on implementation. They can:

- Respond to changing market conditions.
- Address economic stability by creating vibrant economic centers.
- Capitalize on major public investments with an eye towards long-term growth.
- Strengthen pedestrian and bicycle networks & policies to support community needs.

The Specific Plan can articulate the community's vision including exciting architecture and welcoming gateways, convenient transportation connections and pedestrian-oriented green streets, and provide measures to ensure appropriate transitions to nearby residential neighborhoods.

HOW IS A SPECIFIC PLAN DEVELOPED?

Hiring a Specific Plan consultant is the first step in the Specific Plan process.

Steps to develop a Specific Plan include:

2. Initial Community Outreach, Property Owner Meetings & Community Workshop.
4. Community Workshops and Planning Commission and City Council Study Sessions & Hearings.