November 20, 2018

RE: Bayhill Specific Plan – December 4, 2018 Special Meeting of the City Council

Dear San Bruno Property Owners,

This letter is to inform you that a Special Meeting of the City Council will be held on Tuesday, December 4, 2018 at 6:30 pm at the San Bruno Senior Center, 1555 Crystal Springs Road. You are invited to attend this meeting. At this meeting, the City Council is being asked to identify a Preferred Alternative to be studied in the Environmental Impact Report (EIR) on the Bayhill Specific Plan. The EIR Preferred Alternative will be what is studied in the EIR and will inform the subsequent development of the Specific Plan.

The EIR Preferred Alternative can reflect a bigger development “envelope” (such as higher level of office development) than the City may ultimately chose to adopt as part of the Specific Plan. While the City Council can choose to adopt a smaller envelope than the one evaluated in the EIR in the Specific Plan, the City Council generally cannot choose to adopt a larger envelope than evaluated in the EIR without revisions to the EIR. The analysis of the EIR Preferred Alternative will provide valuable information that will help the Community, the Planning Commission and the City Council evaluate and decide on the Specific Plan level of development.

**Background Information**

The City is leading preparation of 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 (see enclosed Proposed Bayhill Specific Plan Area Map). The Bayhill Specific Plan will outline a cohesive, long-term, plan for this key area, which is home to the largest cluster of offices in the City, including Wlamart.com, Kaiser Permanente, and the headquarters of YouTube, as well as several other uses. The need for the Specific Plan is the result of a request by YouTube for the City to consider the company’s proposed plans to accommodate its anticipated employment growth by building additional office space within the Bayhill Office Park.

Work on the Specific Plan has been taking place since the Summer of 2017. Since that time the existing conditions in the planning area were described and Alternatives were developed. Additionally, a number of community outreach activities were held. All the reports and documents completed to date are available online at the Bayhill Specific Plan Website:
https://www.sanbruno.ca.gov/gov/city_departments/commdv/planning_division/long_range_planning/bayhill_specific_plan.htm

The staff report for this Council meeting will be available on the website on Wednesday, November 28, 2018.

Updated information will be posted on the Bayhill Specific Plan website throughout the Planning Process. We encourage you to routinely check the Bayhill Specific Plan website for new updates.

Sincerely,

[Signature]

Matt Neuebaumer
Associate Planner
(650) 616-7042
mneweubaumer@sanbruno.ca.gov