500 SYLVAN AVENUE - DEVELOPMENT PROJECT

Item 6a – Hold a Public Hearing to Approve the Nine-Unit Multi-Family Residential Development at 500 Sylvan Avenue

City Council Meeting
May 28, 2019

Darcy Smith,
Community and Economic Development Director
Agenda

- Objective
- Brief Project Description
- Summary of May 14, 2018 City Council Meeting
- Parking Permit Program Analysis
- Council Actions
- Questions
Objective

- Receive update on Parking Permit Program comments identified at the May 14, 2019 City Council Meeting

- Hold Public Hearing and Take the Following Actions to Approve the Nine-Unit Multi-Family Residential Project
  - Adopt a CEQA Conformity Determination.
  - Waive First Reading and Introduce an Ordinance Amending Chapter 12.96 of the San Bruno Municipal Code.
  - Adopt a Resolution Approving a Planned Development Permit, Architectural Review Permit, Conditional Use Permit, and Authorize the City Manager to Execute a Development Impact Fee Agreement.
Proposed Project

- 3-story Multi-Family Residential Structure
  - 9 Residential Rental Units
  - 14 Parking Spaces
May 14, 2019 City Council Meeting Summary

• Public Hearing held on May 14, 2019
  ▪ Councilmembers expressed an interest in excluding the proposed development from participating in any future Residential Permit Parking Program
  ▪ The Public Hearing was continued to the May 28, 2019 to allow staff to further review and research Councilmember comments
Parking Permit Program

• A Parking Permit Program limits the number of vehicles that each residence can park on City Streets in a defined zone
• Special time restrictions, parking permits, and dedicated enforcement are common components of the programs
• Public Works is actively working on establishing a parking program pilot project
Parking Permit Program Analysis

• Typical best practice to not exclude future residents from participating in a permit program based on unit /ownership type
• 500 Sylvan is located in a residential neighborhood and it would be hard to exclude this site from a parking permit program.
Recommendation

• Staff does not recommend the incorporation of a condition of approval that would exclude residents of the proposed development from participating in a future Residential Permit Parking Program

• Hold Public Hearing and Take the Following Actions to Approve the Nine-Unit Multi-Family Residential Project at 500 Sylvan Avenue:
  ▪ Adopt a CEQA Conformity Determination for the Proposed Multi-Family Residential Development at 500 Sylvan Avenue
  ▪ Waive First Reading and Introduce an Ordinance Amending Chapter 12.96 of the San Bruno Municipal Code to Establish a Planned Development District, Update the Zoning Map, and Adopt a Development Plan for the Multi-Family Residential Development located at 500 Sylvan Avenue
  ▪ Adopt a Resolution Approving a Planned Development Permit, Architectural Review Permit, Conditional Use Permit, and Authorize the City Manager to Execute a Development Impact Fee Agreement for the Multi-Family Residential Development located at 500 Sylvan Avenue
QUESTIONS?