500 SYLVAN AVENUE - DEVELOPMENT PROJECT

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

City Council Meeting
May 14, 2019

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Associate Planner
Agenda

- Objective
- Existing Conditions
- Project Description
- Project Chronology
- Project Analysis
- Council Actions
- Questions
Objective

- Receive specific project level information related to the proposed nine-unit multi-family development
- 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.
Project Location
Existing Conditions

- General Plan Land Use Designation: Transit Oriented Development
- Transit Corridors Plan Character Area: Central Business District
- Current Zoning Designation: R-2 (Low Density Residential)
Proposed Project

- 3-story Multi-Family Residential Structure
  - 9 Residential Rental Units
  - 14 Parking Spaces
Planning Approvals

• Zoning District Amendment
  ▪ R-2 to P-D Zoning

• Planned Development Permit

• Architectural Review Permit
  ▪ Required for Design of New Buildings

• Conditional Use Permit
  ▪ Required to Establish a Residential Unit on the Ground Floor level
Project Chronology

- January 27, 2017: TCP Pre-Submittal
  - May 4, 2017: Neighborhood Meeting
- February 23, 2018: Formal Application Submittal
- March 16, 2019: Planning Commission Meeting
  - The Planning Commission Adopted a Resolution Recommending the City Council Adopt an Ordinance for the associated Zoning District Amendment
  - The Planning Commission Adopted a Resolution Recommending the City Council approve the Planned Development Permit, Architectural Review Permit, and Conditional Use Permit
Site Layout
Massing/Scale – South and East Elevation

- Building Respects the Scale, Form, and Development Pattern of the Existing Residential Neighborhood
Massing and Scale – North and West Elevation
Landscaping

• Drought tolerant landscaping is proposed throughout the site

• Two Hollywood Juniper heritage trees would be removed
  ▪ A total of six, 24” box replacement trees are proposed (two in excess of Municipal Code Requirements)
Draft Parking Standards

• Draft Transit Corridors Plan Parking standards: 9 – 15 parking spaces required

• January 2019: City Council provided Direction to Staff in to modify the Draft Transit Corridors Plan Parking Standards:
  ▪ Studios and 1-Bedroom Units: 1 stall/unit
  ▪ Units with Two or More Bedrooms: 2 stalls/unit
  ▪ Guest Parking: 0.1 stalls/unit

  • 16 Parking Spaces would be required based on this direction
Proposed Parking

• The Plan currently includes 13 total parking spaces.
• Staff has included a condition of approval to incorporate an additional parking space, for a total of 14 spaces.
Fee Requirements

• City’s Affordable Housing Impact Fee Requirements Apply
• A Residential Impact Fee is required to be paid for apartments
• $206,450 Residential Affordable Housing Impact Fee
• $98,271 to be paid to the City’s unrestricted capital reserve fund through Development Impact Fee Agreement
• All fees are due prior to building permit issuance
Recommendation

• 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?