

**RESOLUTION NO. 2024 - 77**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO AMENDING THE GENERAL PLAN LAND USE DIAGRAM TO CHANGE CERTAIN LAND USE DESIGNATIONS TO TRANSIT-ORIENTED DEVELOPMENT, AND AMENDING THE U.S. NAVY SITE AND ITS ENVIRONS SPECIFIC PLAN TO ESTABLISH A VERY HIGH DENSITY RESIDENTIAL DESIGNATION, AND AMENDING THE SPECIFIC PLAN LAND USE DIAGRAM TO CHANGE THE DESIGNATION OF CERTAIN PROPERTIES TO VERY HIGH DENSITY RESIDENTIAL**

**WHEREAS**, to address the City's housing shortage, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City adopt a Housing Element for the eight-year period 2023-2031 to address local housing needs and accommodate its 6th Cycle Regional Housing Needs Allocation ("RHNA") of 3,165 housing units, comprised of 704 very-low-income units, 405 low-income units, 573 moderate-income units, and 1,483 above moderate-income units; and

**WHEREAS**, State Housing Element Law (Government Code, Section 65583 (a)(3).) requires that the City provide an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the city's regional housing need (hereafter the "Sites Inventory"); and

**WHEREAS**, if the Sites Inventory does not identify adequate sites to accommodate the City's regional housing need (shortfall), pursuant to Government Code Section 65583.2(h) and (i), the Housing Element must include a program or programs to identify sites with appropriate zoning to accommodate the regional housing need within the planning period; and

**WHEREAS**, San Bruno's RHNA strategy, as discussed in Chapter 4 of its Amended 2023-2031 Housing Element, has identified a RHNA shortfall of 847 units, comprised of 25 lower income units and 822 above-moderate income units; and

**WHEREAS**, to address the RHNA shortfall, the City has identified three potential housing sites: (1) the Shops at Tanforan located at 1178 El Camino Real, including the overflow parking lot at 1292 Huntington Avenue (site 20), (2) the San Bruno Pet Hospital located at 1151 El Camino Real (site 21), and (3) Russo Dental located at 1101 El Camino Real (site 22) (collectively, the "Properties") in the Sites Inventory as potential future housing sites that require General Plan and/or Specific Plan amendments (collectively, the "Amendments") to accommodate housing units and established Program 3a to amend the land use and/or zoning designations concurrent with the adoption of the Amended Housing Element; and

**WHEREAS**, provision of housing near transit will reduce Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by providing households more opportunities to live near where they work; and

**WHEREAS**, on January 24, 2023, the City Council adopted the 2023-2031 Housing Element and an Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2022120217) which evaluated, among other topics, the land use designation, specific plan and zoning changes necessary to accommodate housing units on the Properties; and

**WHEREAS**, pursuant to CEQA Guidelines Section 15162, the City prepared an Addendum to the adopted Initial Study/Mitigated Negative Declaration that was prepared for the 2023-2031 Housing Element, which showed that amendments to the adopted Housing Element and the related implementing actions, including the land use changes considered herein, will not cause any new significant impacts or other triggers that would require additional CEQA review, and that no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance has been submitted; and

**WHEREAS**, on August 27, 2024, and prior to the adoption of this Resolution, the City Council adopted Resolution No. 2024-74, adopting the Addendum to the adopted Initial Study/Mitigated Negative Declaration for the Amended Housing Element Project and related implementing actions, including the land use changes considered herein, and which is hereby incorporated by reference, and serves as the CEQA review for the land use changes considered herein; and

**WHEREAS**, as provided in Government Code Sections 65353, 65453, and 65854, the Planning Commission shall hold at least one public hearing before making a recommendation on the adoption or amendment of a general plan or specific plan; and

**WHEREAS**, on August 6, 2024, the Planning Commission conducted a duly noticed public hearing to take public testimony and reviewed the proposed Amendments and adopted resolution 2024-10 recommending that City Council adopt the proposed Amendments; and

**WHEREAS**, a Notice of Public Hearing for the proposed Amendments was duly posted in the *San Mateo Daily Journal* on Saturday, August 17, 2024, posted in a public place, and mailed to property owners pursuant to California Government Code Section 65090, for the City Council public hearing on August 27, 2024; and

**WHEREAS**, on August 27, 2024, the City Council conducted a duly and properly noticed public hearing to take public testimony and consider a Resolution regarding the proposed Amendments for the Properties.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San Bruno, based on substantial evidence in the staff reports, written and oral testimony, and exhibits presented, hereby finds as follows:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The proposed Amendments are consistent with the policies and intent of the General Plan. The proposed Housing Element amendment to the General Plan clarifies and improves existing Housing Element policies and objectives to ensure internal consistency between the Housing Element and the Health and Safety Element. Further, the Housing Element amendment ensures consistency between the City's General Plan and State law, and which achieve and satisfy General Plan policies and objectives for equal access to housing, access to transportation improvement funds, and mixed use, transit-oriented housing opportunities.
3. The proposed Amendments are in response to the requirements of the California Government Code to update the Housing Element every eight years and identify enough sites to accommodate the City's RHNA. Compliance with State Housing Element Law is critical to maintaining certification of the City's Housing Element which itself is important for the City to preserve access to State funding sources and retain local land use authority.
4. The City Council, based on the evidence in the record, finds the proposed Housing Element to be in substantial conformance with State law and the General Plan of the City of San Bruno.
5. With respect to the Amendments, the City Council hereby finds they are consistent with the goals and policies of the San Bruno General Plan and will create a transit-oriented zoning district near the San Bruno BART Station.

**BE IT FURTHER RESOLVED** that the City Council hereby amends the General Plan Land Use Diagram and U.S. Navy Site And Its Environs Specific Plan as follows, based on the finding that the proposed changes were analyzed in the adopted Initial Study/Mitigated Negative Declaration (IS/MND) and Addendum to the IS/MND:

- A. Amend the General Plan Land Use Diagram to change the designation of 11.28 acres at 1178 El Camino Real (APN: 014-316-330) from Regional Commercial to Transit-Oriented Development, and 0.57 acres at 1151 El Camino Real (020-013-100) from Neighborhood Commercial to Transit-Oriented Development, as shown in Exhibit A.
- B. Amend the General Plan Land Use Diagram to change the designation of 0.57 acres at 1151 El Camino Real (APN: 020-013-100) from Neighborhood Commercial to Transit-Oriented Development, as shown in Exhibit A.
- C. Amend the General Plan Land Use Diagram to change the designation of 0.40 acres at 1101 El Camino Real (APNs: 020-013-200, 020-013-170) from High Density Residential to Transit-Oriented Development, as shown in Exhibit A.
- D. Amend the U.S. Navy Site And Its Environs Specific Plan to establish a Very High Density Residential designation, as shown in Exhibit C, and amend the Specific Plan Land Use Diagram to change the designation of 0.57 acres at 1151 El Camino Real (APN: 020-013-100) from Commercial-Retail to Very High Density Residential, and the designation of 0.40 acres at 1101 El Camino Real (APN: 020-013-200, 020-013-170) from Residential to Very High Density Residential, as shown in Exhibit B.

**Exhibit A:** Map of General Plan Land Use Diagram Amendment

**Exhibit B:** Map of U.S. Navy Sites And Its Environs Specific Plan Land Use Diagram Amendment

**Exhibit C:** U.S. Navy Sites And Its Environs Specific Plan Text Amendments

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I hereby certify that foregoing **Resolution No. 2024 - 77**  
was introduced and adopted by the San Bruno City Council at a regular meeting on  
August 27, 2024, by the following vote:

AYES: Councilmembers: Alvarez, Hamilton, M. Medina, Salazar

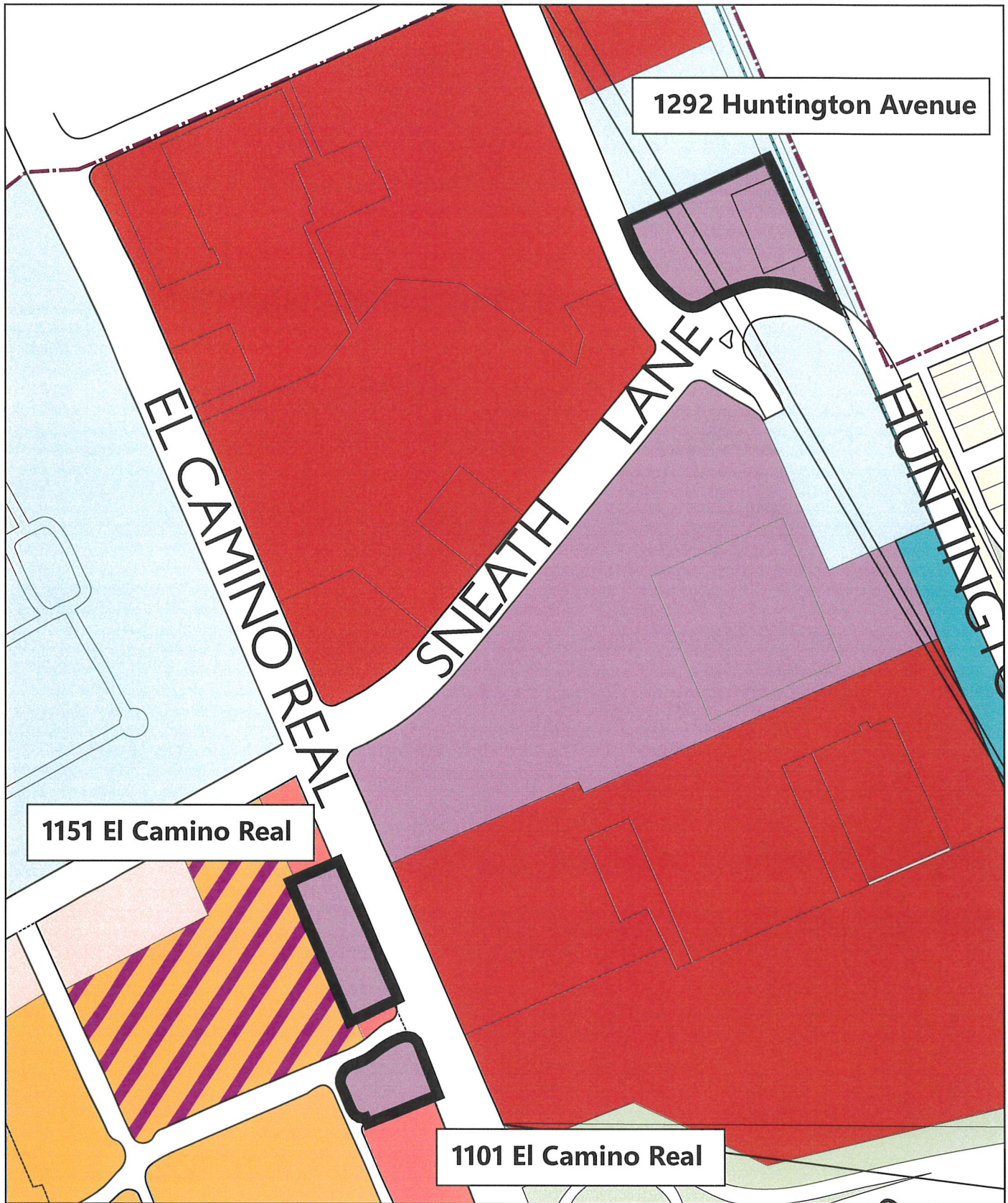
NOES: Councilmembers: None

ABSENT: Councilmembers: None

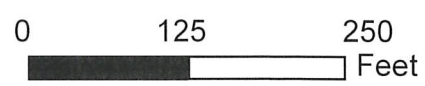
RECUSED: Councilmembers: Mayor R. Medina

  
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Lupita Huerta, City Clerk

Exhibit A  
Proposed Land Use Diagram Amendment



 Transit-oriented Development





## Exhibit C

### Proposed Amendment for the U.S. Navy Site And Its Environs Specific Plan:

1. Amend Table 1: Summary of Major New Land Uses and Development Standards to include a new row as follows:

Standard Land Use	Maximum Density	Maximum Height	Proposed # of Rooms	Proposed # of Dwelling Units	Proposed Square Footage
Very High Density Residential	Up to 120 du/acre	70 feet (5 stories)	N.A.	100 units	Ground floor commercial encouraged

2. Insert Very High Density Residential description into text, as follows:

#### **Very High Density Residential**

(120 du/ac)

This designation allows for multifamily residential development at a density of one hundred twenty (120) units per acre, either as apartments or condominiums, and ground floor commercial is encouraged, but not required, based on the City's transit-oriented development standards.