

**ORDINANCE NO. 1955**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO  
AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF 1.40 ACRES  
AT 1292 HUNTINGTON AVENUE FROM THE MEDIUM DENSITY MIXED-USE (TOD-1)  
DISTRICT TO THE PLANNED DEVELOPMENT (P-D) DISTRICT, AND 0.57 ACRES AT  
1151 EL CAMINO REAL FROM NEIGHBORHOOD COMMERCIAL (C-N) DISTRICT  
TO HIGH DENSITY MIXED- USE (TOD-2) DISTRICT**

The City Council of the City of San Bruno **ORDAINS** as follows:

**SECTION 1.** The San Bruno City Council hereby amends the Zoning Map, as described in San Bruno Municipal Code Chapter 12.130, to change the zoning designation of 1.40 acres at 1292 Huntington Avenue from the Medium Density Mixed-Use (TOD-1) District to the Planned Development (P-D) District; and change the zoning designation of 0.57 acres at 1151 El Camino Real from Neighborhood Commercial (C-N) District to High Density Mixed-Use (TOD-2) District, as shown in Exhibit A.

**SECTION 2. FINDINGS.**

**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; and

**WHEREAS**, if the 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 two sites (1151 El Camino Real and 1292 Huntington Avenue) in the Sites Inventory as potential future housing sites that require Zoning Map amendments to allow housing units and established Program 3a to amend the land use and/or zoning designations concurrent with the re-adoption of the Housing Element.

**SECTION 4. CEQA.** Pursuant to the California Environmental Quality Act (CEQA) and Implementing Guidelines, the City prepared and adopted an Initial Study and Mitigated Negative Declaration (IS/MND), dated December 2022 (State Clearinghouse No. 2022120217), to evaluate the environmental impacts of the project as part of the 2023-2031 Housing Element update. The analysis concluded that the Project, with the proposed mitigation measures, would not have a significant adverse effect on the environment. The City subsequently prepared an Addendum to the IS/MND which showed that later revisions made to the Project will not cause any new significant impacts or other triggers that would require additional CEQA review, pursuant to CEQA Guidelines Section 15162; and

**SECTION 5. CONSTITUTIONALITY; SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, invalid or ineffective by a court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall take effect and be in force 30 days after its adoption.

**SECTION 7. PUBLICATION.** The City Clerk shall publish this Ordinance according to law.

**Exhibit A:** Zoning Map amendment for 1292 Huntington Avenue and 1151 El Camino Real



Rico E. Medina, Mayor

ATTEST:

  
Lupita Huerta, City Clerk

APPROVED AS TO FORM:

  
Trisha A. Ortiz, City Attorney  
Richards Watson Gershon Law

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I hereby certify that foregoing **Ordinance No. 1955** was introduced at a regular meeting of the San Bruno City Council on August 27, 2024 and adopted by the San Bruno City Council at a regular meeting on September 10, 2024, by the following vote:

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

NOES: Councilmembers: None




ABSENT: Councilmembers: None

RECUSED: Mayor R. Medina

  
Lupita Huerta, City Clerk

# Exhibit A



-  Amend Tanforan P-D to allow multi-family residential
-  Tanforan P-D Boundary
-  Proposed Addition to Tanforan P-D Boundary

