

ORDINANCE NO. 1954

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO
AMENDING THE PLANNED DEVELOPMENT (P-D) DISTRICT CREATED BY ORDINANCE
NO. 1087 TO ADD MULTI-FAMILY HOUSING AS A PERMITTED USE ON THE 11.28 ACRE
SITE AT 1178 EL CAMINO REAL, AND TO AMEND THE BOUNDARIES OF THE P-D
DISTRICT CREATED BY ORDINANCE NO.1087 TO INCLUDE THE 1.40 ACRE PARCEL AT
1292 HUNTINGTON AVENUE WITH MULTI-FAMILY HOUSING AS A PERMITTED USE**

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

SECTION 1. The boundaries of the Planned Development (P-D) District established by Ordinance No. 1087 shall be extended to include that 1.40 acre parcel commonly known as 1292 Huntington Avenue (APN: 014-311-060), as shown in Exhibit A.

SECTION 2. Ordinance No. 1087, adopted by the City Council of San Bruno on January 10, 1966, and subsequently amended by the City Council, is hereby amended so as to change subparagraph A of Section 1 of said ordinance by adding the following:

“8. Multi-family residential uses shall be permitted on that 11.28 acre portion of the Tanforan site commonly known as 1178 El Camino Real (APN: 014-316-330), and that 1.40 acre parcel commonly known as 1292 Huntington Avenue (APN: 014-311-060), subject to obtaining a Planned Development Permit.”

SECTION 3. 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 Sites Inventory does not identify adequate sites to accommodate the City’s regional housing need (shortfall), pursuant to Government Code section 65583.2, subdivisions (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 (hereafter the “Sites Inventory”); 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 portions of the Tanforan site (1178 El Camino Real and 1292 Huntington Avenue) (collectively, the “Properties”) in the Sites Inventory as potential future housing sites that require Zoning amendments to accommodate housing units; 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 zoning 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-__, adopting the Addendum to the adopted Initial Study/Mitigated Negative Declaration for the Amended Housing Element Project and related implementing actions, including the zoning changes considered herein, and which is hereby incorporated by reference, and serves as the CEQA review for the land use changes considered herein; and

SECTION 4. 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 5. EFFECTIVE DATE. This Ordinance shall take effect and be in force 30 days after its adoption.

SECTION 6. PUBLICATION. The City Clerk shall publish this Ordinance according to law.

Exhibit A: Map of Tanforan P-D Amendment



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. 1954** 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: Councilmembers: Mayor R. Medina


Lupita Huerta, City Clerk

Exhibit A
Proposed Zoning Map Amendment



