

ORDINANCE NO. 1903

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO
ADDING CHAPTER 12.290, BAYHILL SPECIFIC PLAN DISTRICTS,
TO THE CITY OF SAN BRUNO MUNICIPAL CODE ESTABLISHING REGULATIONS
FOR PARCELS WITHIN THE BAYHILL SPECIFIC PLAN

(ZA21-001)

(APNS: 020-011-430, 020-011-420, 020-011-330, 020-011-370, 020-015-020, 020-015-030,
020-015-040, 020-011-360, 020-019-070, 020-018-010, 020-017-020, 020-017-010,
020-12-120, 020-012-190, 020-012-160, 020-012-170)

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

SECTION 1. Chapter 12.290 (Bayhill Specific Plan Districts) is hereby added to Title 12 (Land Use) Article III (Zoning) of the San Bruno Municipal Code

SECTION 2. FINDINGS.

WHEREAS, Google, Inc. (now Google LLC) ("**Developer**") approached the City in 2017 regarding its desire to develop additional office buildings on eight of the ten parcels it owns (APNs 020-011-430, 020-015-020, 020-015-030, 020-018-010, 020-011-330, 020-015-040, 020-019-070, and 020-011-370, collectively the "**Google Property**") in Bayhill Office Park (the "**Google Project**"). Developer's existing buildings in Bayhill Office Park are occupied by YouTube, a Google subsidiary company, and Developer envisions that YouTube will occupy new buildings on the Google Property. Google has submitted applications for its first phase of developing the Google Project ("**Phase 1**").

WHEREAS, the City determined that Developer's proposal warranted preparation of a comprehensive plan integrating development and use of the Google Property with Developer's existing buildings and other properties in the area. In Summer 2017, the City of San Bruno initiated the process of developing a specific plan (the "**Bayhill Specific Plan**") encompassing the Google Property, the remainder of Bayhill Office Park, and Bayhill Shopping Center (together, the "**Bayhill Specific Plan Area**").

WHEREAS, the City prepared a Draft Bayhill Specific Plan. Among other things, the Bayhill Specific Plan creates two principal land use designations and two overlay designations for properties in the Bayhill Specific Plan Area (the "**Specific Plan Land Use Designations**").

WHEREAS, the City determined that certain amendments to the City of San Bruno General Plan text and Land Use Diagram (General Plan Figure 2.1) are required to reflect the City's intentions for the Bayhill Specific Plan Area as shown in the proposed Bayhill Specific Plan and achieve consistency between the General Plan and the Bayhill Specific Plan, and City prepared such amendments (GPA21-002) (the "**Bayhill General Plan Amendments**").

WHEREAS, the City determined that new zoning districts and regulations are desired to implement the Bayhill Specific Plan, requiring certain additions to the City of San Bruno Zoning Ordinance (the "**Bayhill Zoning Text Amendments**") and certain changes to the Zoning Map (the "**Bayhill Zoning Map Amendments**"), and the City has prepared such amendments (ZA21-001) (together, the "**Bayhill Zoning Amendments**").

WHEREAS, on January 14, 2021, the Draft Bayhill Specific Plan, Bayhill General Plan Amendments and Bayhill Zoning Amendments were made available for public review and comment.

WHEREAS, on March 11, 2021, the Draft Bayhill Specific Plan was presented to the San Mateo County Airport Land Use Commission ("**ALUC**"), as required by state law for any plan or project proposed within certain zones near an airport, and the ALUC provided comments.

WHEREAS, as a result of comments on the Draft Bayhill Specific Plan from the ALUC, the Bay Area Air Quality Management District, Google, and members of the public, and corrections and refinements identified by the City, City staff recommended certain modifications to the draft Bayhill Specific Plan (the "**Specific Plan Revisions and Corrections**") (which have not yet been made), and to the Bayhill Zoning Text Amendments (which have been incorporated in the updated Bayhill Zoning Text Amendments currently before the City Council for consideration as shown in **Exhibit A** attached hereto and incorporated by this reference) and to the Bayhill Zoning Map Amendments (which have been incorporated in the updated Bayhill Zoning Map Amendments concurrently before the City Council for consideration).

WHEREAS, Pursuant to the California Environmental Quality Act ("**CEQA**"), the City conducted environmental review of the Bayhill Specific Plan at a programmatic level and project-level environmental review of Phase 1 of the Google Project, and prepared and duly processed an Environmental Impact Report ("**Specific Plan EIR**") consisting of a Draft EIR dated January 2021, a Final EIR response to comments document dated August 2021, and a Final EIR Errata dated September 2021, and the City prepared a Mitigation Monitoring and Reporting Program for implementation of mitigation measures specified in the EIR ("**Specific Plan MMRP**"). As part of the environmental review process, the City prepared a Water Supply Assessment pursuant to state law, which was included in the Specific Plan EIR.

WHEREAS, on August 17, 2021, the Planning Commission held a duly noticed public hearing to consider the Bayhill Specific Plan and the Bayhill Zoning Amendments among other actions related to the Bayhill Specific Plan and the Google Project, after which the Planning Commission adopted its Resolution No. 2021-04 recommending that the City Council adopt the Bayhill Zoning Amendments to ensure consistency with and reflect the intentions of the Bayhill Specific Plan.

WHEREAS, a Notice of Public Hearing was mailed to properties within a 600-foot radius of the Bayhill Specific Plan Area and to other parties on September 17, 2021, and duly published in the San Mateo Daily Journal on September 18, 2021, providing notice of the City Council's September 28, 2021 public hearing regarding the Bayhill Specific Plan and the Google Project, including City Council consideration of the Bayhill Zoning Text Amendments and Bayhill Zoning Map Amendments.

WHEREAS, on September 28, 2021, the City Council conducted a duly noticed public hearing on the Bayhill Specific Plan and related approvals, where the public were able to participate and comment remotely via Zoom, and on said date the City Council waived the first reading of the Bayhill Zoning Text Amendments and introduced this Ordinance, and the public hearing was opened, held and closed.

WHEREAS, by Resolution adopted on September 28, 2021, the City Council approved the Water Supply Assessment and found that the City will have sufficient water supply to serve development authorized by the Bayhill Specific Plan Including Phase 1 of the Google Project.

WHEREAS, by Resolution adopted on September 28, 2021, the City Council adopted certain CEQA Findings regarding the Specific Plan EIR and its evaluation of the Bayhill Specific Plan and Phase 1 of the Google Project, certified the Specific Plan EIR as adequate in accordance with CEQA, recognized certain environmental impacts of the Bayhill Specific Plan as significant and unavoidable despite feasible mitigation measures, adopted a Statement of Overriding Considerations concluding that approval of the Bayhill Specific Plan is appropriate despite such impacts, and adopted the Specific Plan MMRP.

WHEREAS, by Resolution adopted on September 28, 2021, the City Council adopted the Bayhill General Plan Amendments.

WHEREAS, by Resolution adopted on September 28, 2021, the City Council adopted the Bayhill Specific Plan.

WHEREAS, the proposed Bayhill Zoning Text Amendments will be in general conformance with the General Plan of the City as amended by the Bayhill General Plan Amendments.

WHEREAS, the proposed Bayhill Zoning Text Amendments will be consistent with the Bayhill Specific Plan.

WHEREAS, the Specific Plan EIR adequately addresses any potential environmental impacts of the Bayhill Zoning Text Amendments.

WHEREAS, the public necessity, convenience and general welfare support adoption of the Bayhill Zoning Text Amendments.

SECTION 3. REGULATION. The Bayhill Zoning Text Amendments contained in **Exhibit A** are added to San Bruno Municipal Code Title 12 (Zoning), Article III (Land Use) .

SECTION 4. NO MANDATORY DUTY OF CARE. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or parties within the city or outside of the city, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

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 thirty (30) days from and after the date of its final passage and adoption.

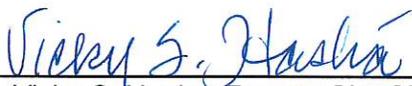
SECTION 7. PUBLICATION. The City Clerk is directed to cause publication of this Ordinance as required by law.

Exhibit A: Bayhill Zoning Text Amendments

ATTEST:



Rico E. Medina, Mayor



Vicky S. Hasha, Deputy City Clerk

APPROVED AS TO FORM:



Marc Zafferano, City Attorney

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I hereby certify that foregoing **Ordinance No. 1903** was introduced at a regular meeting of the San Bruno City Council on September 28, 2021 and adopted by the San Bruno City Council at a regular meeting on October 12, 2021, by the following vote:

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

NOES: Councilmembers: None

RECUSED: Councilmembers: Mayor R. Medina

ABSENT: Councilmembers: None



Vicky S. Hasha, Deputy City Clerk

Chapter 12.290 - Bayhill Specific Plan Districts

Sections:

- 12.290.010 Purpose and Intent of Bayhill Specific Plan Districts
- 12.290.020 Establishment of Districts
- 12.290.030 Terms and Definitions
- 12.290.040 Land Use Regulations
- 12.290.050 Allocation of New Development and Transfer of Development
- 12.290.060 Development and Design Standards
- 12.290.070 Additional Development Regulations
- 12.290.080 Architectural Review Permit
- 12.290.090 Vehicle Access and Parking
- 12.290.100 Signage

12.290.010 Purpose and Intent of Bayhill Specific Plan Districts

The Bayhill Specific Plan Zoning Code Chapter and associated Zoning Districts are established to assure that the Bayhill Specific Plan Area is developed in a comprehensively planned manner, compatible with adjacent uses and consistent with the Bayhill Specific Plan policies that support infill development of new professional offices, hotels and ancillary commercial uses to serve employee needs, the creation of new housing along San Bruno Avenue and mixed use development of the Bayhill Shopping Center, while preserving retail and service uses in the Bayhill Shopping Center.

12.290.020 Establishment of Districts

The Specific Plan establishes four land use designations including two overlay designations. The zoning districts established in this Zoning Ordinance implement the Specific Plan by establishing the following zoning districts consistent with the land use designations of the Specific Plan (Refer to Specific Plan Figure 2-6.)

- A. **Bayhill Regional Office (BRO) Zoning District.** The BRO district facilitates regional office and hotel development to be located in a campus-style setting (Bayhill Office Park). Such development should be designed to encourage cohesive environments for safe and pleasant pedestrian movement, connectivity, greenways and plazas, and cohesive streetscapes and landscaping, as described in policies and standards in the Bayhill Specific Plan. Other uses such as daycare is allowed and retail sales and services, personal services, business services, and restaurants, are permitted only as ancillary uses.
- B. **Bayhill Neighborhood Commercial (BNC) Zoning District.** The BNC district allows for a mixture of convenience and retail commercial uses including retail sales and services, restaurants, personal services, business services, health and exercise clubs, and offices.
- C. **Bayhill Residential (BR) Overlay Zoning District.** The BR Overlay Zoning District allows for residential development on certain properties along San Bruno Avenue that are located within the Bayhill Regional Office (BRO) Zoning District. Residential development can be

allowed with uses that are otherwise permitted in the BRO Zoning District. Residential development can also be allowed as a stand-alone use.

- D. **Bayhill Mixed-Use (BMU) Overlay Zoning District.** The BMU Overlay Zoning District allows for mixed-use (residential and commercial) development within the Bayhill Neighborhood Commercial Zoning District, either side-by-side (horizontal) or with housing above commercial (vertical). However, vertical mixed-use development with ground-floor commercial uses shall be provided for properties that front on Cherry Avenue. The current square footage of commercial space may not be reduced as a result of housing development.

Chapter 12.290.030 Terms and Definitions

The following shall be defined when used in this Chapter:

- A. **Greenway:** A linear green space extending along the frontage of multiple parcels, incorporating a sidewalk/walkway, expansive curbside planting area(s), expansive landscaped area(s), seating, lighting, sculpture and/or other amenities for community use and enjoyment.
- B. **Unallocated Development:** Square footage that is allowed by Bayhill Specific Plan Table 2-2 that has not been allocated to any particular parcel and is available for expansion of hotel and retail commercial development and regional office on a first-come, first-served basis, with a priority for hotel and retail commercial development that is consistent with the Bayhill Specific Plan Policies.
- C. **Average Front Setback:** The dimension that results from dividing the area between the front façade of a building and the back edge of the sidewalk by the length of the property frontage.
- D. **Pedestrian Oriented Lighting:** Pedestrian-oriented lighting has as its primary function the illumination of pedestrian ways and spaces. Pedestrian-oriented lighting is designed with a light source that is above and/or directed toward a pedestrian way or space, and a quality of light that is attractive for pedestrians and encourages pedestrian activity.
- E. **Landscaping:** "Landscaping" means living vegetation, planted in the ground at ground level, in pots or planters. Landscaping does not include footprints of building structures, sidewalks, driveways, parking lots, decks, patios, gravel/stone walks, or other pervious or non-pervious hardscapes.

12.290.040 Land Use Regulations

Table 12.290-1 prescribes the land use regulations for the four Bayhill zoning districts. The regulations for each district are established by letter designations as shown in the table.

- A. The use types are defined in Chapter 12.80, Definitions of the San Bruno Zoning Ordinance. If a specific land use or activity is not defined, the Community and Economic Development Director shall assign the land use or activity to a use type that is substantially similar in character. Use types not listed in the table or not substantially similar to the uses below are prohibited unless the Community and Economic Development Director make a written determination that an unlisted proposed use is equivalent to a permitted or conditionally listed use and is either permitted or conditionally permitted if all of the following findings can be made.

1. The use is no greater in density or intensity than other uses in the applicable zoning district;
 2. The use is compatible with permitted or conditionally permitted uses in the applicable zoning district;
 3. The use is consistent with the purpose and intent of the applicable zoning district and Bayhill Specific Plan;
 4. The use is consistent with applicable goals and policies of the General Plan and Bayhill Specific Plan;
 5. The use will not be detrimental to the public health, safety, or welfare.
- B. When the Community and Economic Development Director determines that a proposed use is equivalent to a permitted or conditionally permitted listed use, the proposed use shall be treated in the same manner as the listed use with respect to development standards, permits required (including the need for a Conditional Use Permit or any other Planning entitlement), and all applicable requirements of the Zoning Ordinance.
- C. Conditional Land Uses
1. Those land uses specified as conditionally permitted uses in the Bayhill Specific Plan may be permitted subject to approval of a use permit in accordance with Chapter 12.112.
 2. Where a use is classified as a "Conditional Use" under the Bayhill Specific Plan and exists as a permitted use at the effective date of this chapter, it shall be considered a legal and conforming use, without further approval.

TABLE 12.290-1: PERMITTED LAND USES—BAYHILL ZONING DISTRICTS

P DESIGNATES PERMITTED LAND USES
C DESIGNATES CONDITIONAL LAND USES
- DESIGNATES LAND USES THAT ARE NOT ALLOWED
AN ARCHITECTURAL REVIEW PERMIT SHALL BE REQUIRED FOR ANY NEW BUILDINGS OR FOR MAJOR FACADE MODIFICATIONS TO ANY EXISTING BUILDINGS. AS REQUIRED IN CHAPTER 12.108.

Land Uses	Districts			
	Bayhill Regional Office	Bayhill Neighborhood Commercial	Bayhill Residential Overlay	Bayhill Mixed Use Overlay
Residential				
Duplex Homes, Mobile Home Parks, Single-Family Homes	-	-	-	-
Boarding House	-	-	C	C
Live/Work	-	-	P	P
Multi-Family Homes	-	-	P	P
Residential Care Facilities, Large	-	-	C	C
Residential Care Facilities, Small	-	-	P	P
Accessory Dwelling Units	-	-	P	P
Public/Quasi-Public				
Cemeteries	-	-	-	-
Colleges and Universities; Schools; Trade and Vocational Schools	C	C	C	C
Community Facilities, Private	-	-	C	-
Community Facilities, Public	-	-	C	-
Day Care Center	P	P	P	P
Emergency Shelters	-	-	-	-
Home Day Care, Small and Large	-	-	P	P
Hospitals	-	-	-	-
Nursing and Convalescent Homes	-	-	-	-
Parks and Recreational Facilities	P	P	P	P
Places of Worship	-	C	-	C
Public Safety Facilities	P	-	P	-
Public Maintenance Facilities	-	-	-	-
Social Services and Charitable Institutions	-	C	-	C
Commercial				
Adult Businesses	-	-	-	-
Banks and Other Financials	P [1]	P	P [1]	P

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<i>Land Uses</i>	<i>Districts</i>			
	<i>Bayhill Regional Office</i>	<i>Bayhill Neighborhood Commercial</i>	<i>Bayhill Residential Overlay</i>	<i>Bayhill Mixed Use Overlay</i>
Bars, Nightclubs and Lounges	-	C	-	C
Business Services	P [1]	P	P [1]	P
Check Cashing Establishments	-	-	-	-
Commercial Recreation and Entertainment	-	C	-	C
Drive-Through Facilities	-	-	-	-
Firearm Dealers	-	-	-	-
Health and Exercise Clubs	P [1]	P/C [2]	P [1]	P/C [2]
Hotels and Motels	C	C	C	C
Office	P	P [4]	P	P [4]
Personal Services	P [1]	P	P [1]	P
Personal Storage	-	-	-	-
Pet Boarding Overnight	-	C	-	C
Pet Day Care Facility	C [1]	C	C [1]	C
Research and Development	P	-	P	-
Restaurants	P [1]	P [3]	P [1]	P [3]
Outdoor Dining	P [1]	P	P [1]	P
Retail Sales and Services	P [1]	P	P [1]	P
<i>Vehicle Sales and Rental</i>	-	-	-	-
<i>Vehicle Service Stations</i>	-	-	-	-
<i>Vehicle Repair and Maintenance</i>	-	-	-	-
Industrial Uses				
<i>(Construction, Maintenance and Repair services; Heavy Equipment Sales and Rental; Lumberyards; Manufacturing and Processing (Light and General); Warehousing, Wholesaling, and Distribution)</i>	-	-	-	-

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AN ARCHITECTURAL REVIEW PERMIT SHALL BE REQUIRED FOR ANY NEW BUILDINGS OR FOR MAJOR FACADE MODIFICATIONS TO ANY EXISTING BUILDINGS. AS REQUIRED IN CHAPTER 12.108.				
	<i>Districts</i>			
<i>Land Uses</i>	<i>Bayhill Regional Office</i>	<i>Bayhill Neighborhood Commercial</i>	<i>Bayhill Residential Overlay</i>	<i>Bayhill Mixed Use Overlay</i>
Transportation, Communication, and Utilities				
Alternative Energy Structures	C	C	C	C
Ground Transportation Provider	-	-	-	-
Parking Lots, Commercial	-	-	-	-
Parking Structures, Commercial	-	-	-	-
Recycling Collection Facilities	-	C	-	C
Recycling Processing Facilities	-	-	-	-
Transportation Terminals	P	P	P	P
Utilities, Major	C	C	C	C
Utilities, Minor	P	P	P	P

Notes:

[1] Permitted only as an ancillary use to the main office use.

[2] Health and Exercise Clubs less than or equal to 15,000 square feet in total area are permitted. Health and Exercise Clubs greater than 15,000 square feet in total area require a Conditional Use Permit.

[3] Restaurant uses are allowed by right in the Bayhill Shopping Center. The total combined area for all Restaurant uses shall be limited to no more than 30,000 gross square feet.

[4] Office uses are allowed by right in the Bayhill Shopping Center. The total combined area for all office uses shall be limited to no more than 30,000 gross square feet.

12.290.050 Allocation of New Development and Transfer of Development

A Development in the Bayhill Specific Plan is allocated on a parcel-by-parcel basis, as depicted within Table 2-2 in the Bayhill Specific Plan. As indicated in Bayhill Specific Plan Table 2-2, 180,718 square feet is unallocated to specific parcels and may be allocated among hotel, retail, and/or office uses for expansion in the future. Hotel and retail are priority uses, and allocation would be assigned on a first-come, first-serve basis. The amount of development permitted for hotel and retail would be in the form of regional office equivalents.

- B. **Regional Office Equivalents:** Regional Office Equivalents listed in Table 12.290-2 shall be used to convert the amount of unallocated square feet of regional office development to hotel and retail square footage. Regional office land uses shall also be permitted to use this unallocated square footage, but with a lower priority than hotel and retail uses.

Table 12.290-2. Regional Office Development Equivalents for Non-Residential Land Uses		
Land Use	Conversion Factor per Sq. Ft. of Regional Office ¹	Equivalent per 1,000 Sq.Ft. Regional Office
Professional Services Office	1.00	1,000 sq. ft.
Retail Commercial	0.19	190 sq. ft.
Hotel	0.64	640 sq. ft. ²
Civic Use	1.00	1,000 sq. ft.
Notes		
[1] Equivalent factors maintain development within the EIR analysis envelope based on quantitative analysis of: 1) Operational traffic, 2) Operational water, wastewater, and solid waste, 3) Operational criteria air/GHG pollutants, and 4) Operational roadway noise.		
[2] Each hotel room is assumed an average size of 595 sq. ft. Therefore, each 1,000 sq. ft. of office development is equivalent to 1.08 hotel rooms (640 sq. ft. /595 sq. ft. = 1.08).		

- C. **Assignment of Unallocated Square Footage.** Assignment of the 180,718 square feet of unallocated square footage shall be made on a first-come first serve basis and shall be approved by the Planning Commission at a noticed public hearing, based on the following findings:

1. The total amount of assigned unallocated square footage is consistent with the Regional Office Development Equivalents for Non-Residential Land Uses as referenced in Table 12.290-2;
2. The total square footage on the receiving parcels does not exceed 2.0 FAR;
3. The site(s) considered for assignment of unallocated square footage are adequate in size and shape to accommodate proposed land uses;
4. The assignment of unallocated square footage will not be detrimental to the public health, safety, or welfare;
5. The assignment of unallocated square footage will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use character of the surrounding area.

- D. **Assignment of Unallocated Square Footage Appeals.** Appeals are subject to procedures set for in Section 12.78.060 (Appeals).

- E. **Residential and Office Development Conversion in the BR Overlay Zoning District.** The Bayhill Residential (BR) Overlay Zoning District allows residential uses along San Bruno Avenue at 801-851 Traeger Avenue and 1111 Bayhill Drive, shown as Parcels 4 and 13 in Bayhill Specific Plan Figure 2-2. The total allowed residential units in the BR Overlay Zoning District is 363 dwelling units; with a maximum of 205 units allowed for the 6.06 acres at 801-851 Traeger and a maximum of 158 units allowed for the 3.95 acres at 1111 Bayhill. When residential square footage is developed on these parcels, the Office Development square footage permitted on these parcels shall be reduced using the conversion factors listed below:

1. **801-851 Traeger:** The amount of office development square footage shall be reduced by 1,267 square feet for each dwelling unit proposed.
 2. **1111 Bayhill:** The amount of office development square footage shall be reduced by 1,454 square feet for each dwelling unit proposed.
- F. **Residential Development in the BMU Overlay Zoning District.** The Bayhill Mixed Use (BMU) Overlay Zoning District allows for future transformation of the Bayhill Shopping Center site into a mixed-use development by permitting residential uses onto neighborhood-serving retail and service uses. The Bayhill Mixed-Use Overlay Zoning District allows up to a maximum of 210 dwelling units, as shown in Bayhill Specific Plan Table 2-2. Residential uses are allowed as a standalone use or with a mixed-use development; however, along Cherry Avenue, ground-floor commercial use with residential uses above shall be required. The current square footage of neighborhood commercial uses may not be reduced as required by Bayhill Specific Plan Policy 2-6.
- G. **Transfer of Development – Properties with Common Ownership.** When the transferring and receiving properties are under common ownership, up to 20 percent of the maximum permitted square footage of a designated Bayhill Regional Office parcel as listed in Bayhill Specific Plan Table 2-2 may be approved by the Community and Economic Development Director for transfer to another designated Bayhill Regional Office parcel based on all of the following findings:
1. The total amount of development resulting on the receiving parcel does not exceed 2.0 FAR;
 2. The transfer produces a public benefit, such as increasing the amount of publicly accessible open space or making the construction of housing more feasible on the donating parcel;
 3. The additional development on the receiving parcel is consistent with all applicable Bayhill Specific Plan standards and policies; and
 4. The owner of both the transferring and the receiving properties are the same.
- H. **Transfer of Development – Properties with Different Ownership.** When transferring properties that are under different ownerships, up to 20 percent of the maximum permitted square footage of the designated Bayhill Regional Office parcel as listed in Bayhill Specific Plan Table 2-2 may be approved by the City Council for transfer to another designated Bayhill Regional Office parcel based on all of the following findings:
1. The total amount of development resulting on the receiving parcel does not exceed 2.0 FAR;
 2. The transfer produces a public benefit that is unlikely to be achieved without this transfer, such as increasing the amount of publicly accessible open space or making the construction of housing more feasible;
 3. The additional development on the receiving parcel is consistent with all applicable Bayhill Specific Plan standards and policies.

12.290.060 Development and Design Standards

Table 12.290-3 establishes standards and regulations to implement the Specific Plan's policies for shaping the form and design of development in the Bayhill zoning districts. In addition to the standards in this Chapter, all development is subject to all applicable requirements of the San Bruno General Plan, Zoning Ordinance, City of San Bruno Standard Engineering Specifications and Details, and all other applicable requirements for managing stormwater flows and discharge, as well as the Specific Plan Policies.

TABLE 12.290-3 DEVELOPMENT AND DESIGN STANDARDS—BAYHILL ZONING DISTRICTS

<i>District</i>	<i>Bayhill Regional Office - BRO</i>	<i>Bayhill Neighborhood Commercial - BNC</i>	<i>Bayhill Residential Overlay - BR</i>	<i>Bayhill Mixed Use Overlay - BMU</i>
Development Intensity				
Minimum Lot Size (square feet)	35,000 square feet	25,000 square feet	1 acre	25,000 square feet
Maximum Lot Coverage	Commercial or retail 80 % Office 70 % ¹ Residential or hotel 80 %			
Building Mass				
Maximum Building Length	Office – 600 ft. Commercial – 400 ft. Residential – 300 ft.			
Building Placement (Setbacks) - Street side building setbacks are measured from the property line, ROW or sidewalk easement line, whichever encompasses the entire width of the planned sidewalk. Other setbacks, such as side yard setbacks, are measured from the property line. All required setbacks shall be unobstructed from ground level to the sky, except as otherwise provided in this title.				
Setbacks (ft.) Along Street Frontages	Bayhill Drive-- 10 feet minimum/30 feet average ^{2, 4} Grundy Lane – 10 feet minimum/30 feet average ⁴ Cherry Avenue – 10 feet minimum/30 feet average ² Elm and Trager Avenues – 10 feet minimum/30 feet average ⁴ San Bruno Avenue –10 feet minimum/30 feet average ⁴ , 20 feet minimum for Residential ³			
Side, Interior	10 feet minimum			
Side, Street	10 feet minimum/30 feet average			
Rear	10 feet minimum; 20 feet for residential			
Greenway Frontage (feet)	30 feet minimum in width to 60 feet minimum in width to incorporate public use areas. Refer to Bayhill Specific Plan Figure 3-1 (Public Realm Concept Map) for the location of the greenways. Greenway width is measured from the back edge of the sidewalk as depicted in Bayhill Specific Plan Figure 3-2b (Bayhill Drive Greenway). Exceptions can be granted to allow greenways to be narrower than 30 feet minimum when the design of a proposed greenway ensures that the narrower space will be publicly accessible, inviting to the public and of a sufficient width dimension to incorporate amenities for the public's use, and the narrower greenway meets the following width and area parameters: 1) Greenway width averages 40 feet minimum, and; 2) Maximum square footage of building footprint extending into the required base 30-foot Greenway area is not more than 2% of total building footprint, and; 3) Minimum width of Greenway is no less than 12.5 feet.			
Separation (feet)	Office – 15 feet minimum Residential – 15 feet minimum Between Office and Residential or Office and Commercial Lodging – 30 feet minimum Between Commercial/Retail – None required			
Building Height				
Maximum shall be 50 ft. or three stories, whichever is most restrictive, per City of San Bruno Ordinance 1284.				
Ground Floor				
Windows	At least 50 percent of ground floor retail commercial frontage shall include windows, located between 2 ½ and 7 feet above the sidewalk.			
Ceiling Height (ft.)	At least 15 feet for ground floor retail spaces.			

TABLE 12.290-3 DEVELOPMENT AND DESIGN STANDARDS—BAYHILL ZONING DISTRICTS				
District	Bayhill Regional Office - BRO	Bayhill Neighborhood Commercial - BNC	Bayhill Residential Overlay - BR	Bayhill Mixed Use Overlay - BMU
<p>ADDITIONAL REGULATIONS</p> <ol style="list-style-type: none"> 1. The maximum lot coverage for a single office building shall not exceed 110,000 square feet. 2. As measured from the face of curb, improvements shall include curbside planting area of 6 feet and a sidewalk of 14 feet at Bayhill Shopping Center frontages. Minimum setback from new back-of-walk is 0 feet at Bayhill Shopping Center frontages. 3. Residential ground-floor entry stoops may project into the setback area but must be set back at least 2 feet from the back of sidewalk. Window bays, balconies, and other architectural features may extend up to 4 feet. 4. ADA Ramps, stairs, landscaping features, pedestrian bridges extending over public streets, and other similar features are allowed to encroach into the required setbacks. 				

12.290.070 Additional Development Regulations

- A. **Building Mass.** Building mass shall be recessed, projected, notched, or otherwise modified to maintain an attractive pedestrian scale of development along street and Greenway frontages consistent with Urban Design Guidelines in the Bayhill Specific Plan. The offset at the required break in each building mass shall be a minimum of two feet. Maximum length allowed for a continuous/unbroken building mass parallel to greenways or the street shall be:
 - 1. Office and Commercial Development – 100 feet
 - 2. Residential Development – 50 feet
- B. **Height of the First Floor above Adjacent Sidewalk.** The first-floor building elevation located at the primary entrance shall be within 6 feet of the grade of the adjacent sidewalk. Grading and first floor building elevations shall be designed and clearly delineated in the development phasing plans(s). Underground and basement parking garage walls that extend above grade shall be screened by landscape materials and/or earthwork .
- C. **Lighting.** Site lighting shall provide a sense of safety for pedestrians without producing glare or light pollution on adjacent properties.
 - 1. All lighting fixtures shall be Dark Sky compliant
 - 2. Light Level. (As measured on the surface) min. 0.8 foot-candles along pedestrian paths with Maximum Uniformity Ratio (E average/E Minimum) = 6.0, 1.0 foot-candles at pedestrian path nodes and vehicle surfaces with Maximum Uniformity Ratio of 4.0, documented by photometric plan.
 - 3. Luminaire Height - 18 ft. max.
 - 4. Source Type and Temperature - LED, 3200 K max.
 - 5. Pedestrian-oriented lights are required along all street frontages. Maximum average spacing shall be 100 feet on center.
 - 6. Pedestrian-oriented lights are required along all pedestrian paths located on private property. Maximum average spacing shall be 75 feet on center.
- D. **Roof Overhangs.** Roof features including overhang, cornices, fascia panels, and cantilevered slabs may encroach up to 4 feet into required setback areas.
- E. **Rooftop Mechanical Equipment.** Rooftop mechanical equipment shall be screened from views of any nearby public right-of-way. Such screening may include additional parapet, other segment of pitched roof, or equipment enclosure that are consistent and are

complementary to the overall architectural elevation style and materials of the principal building. The total height of such screening, including the roof, shall not exceed the maximum height of 50-feet. Minimum height of such screening shall be the same height as the equipment to be screened.

- F. **Pedestrian Bridges over Public Streets.** The design of pedestrian bridges over public streets shall be reviewed on a case-by-case basis at the discretion of the approval body in conjunction with the planning application for the project to which the bridge will connect.

Pedestrian bridges shall maintain a minimum 18-foot clearance from all portions of the roadway surface below, and shall be a maximum 20 feet in width, as measured from the exterior edges of the pedestrian bridge.

- G. **Landscaping.** A minimum of 15 percent of the total building site (land area) shall be landscaped, where only ground floor level landscaping would count towards the 15% minimum requirement. Any landscaping either above or below ground level does not count toward the 15% minimum requirement. An individual building site or lot can provide less than 15 percent landscaping, if the building site/lot incorporates a public amenity that is approved, such as a publicly accessible plaza. However, in no case shall an individual building site or lot provide less than 12.5% of landscaping.

1. **Street trees.** Street trees shall be planted in accordance with the Urban Design policies and guidelines per the Bayhill Specific Plan and the City of San Bruno Street Trees and Plantings Ordinance (Chapter 8.24.) Canopy trees shall be the dominant landscape material used in order to complement the Bayhill hillside setting, and to reduce heat gain of roadways and buildings. Additional plantings shall be selected in accordance with the Bay-Friendly Landscape Guidelines.

2. **Landscaping above underground and basement parking garages.** Landscaping around garages shall be designed to merge with surrounding environment to minimize the appearance of a parking garage below.

3. **Landscaping adjacent to sidewalks.** Landscaping and other amenities designed for any new development adjacent to sidewalks shall complement curbside planting areas, street trees and lighting. Such landscaping design shall frame sidewalks as attractive and continuous public space. Complementary landscaping may include installation of the same or similar plant species that are used along the roadway. Amenities may include benches and trash receptacles at regular intervals, supplementary sidewalk lighting, and other elements.

- H. **Greenway.** A wide linear green space shall be established in portions of properties with frontage on Bayhill Drive, Traeger Avenue, and Elm Avenue as indicated by the Specific Plan. The Greenway shall be developed in accordance with the provisions identified in Bayhill Specific Plan Policy 3-4. See Figure 3-1(Public Realm Concept Map), in the Bayhill Specific Plan for a visual representation of the Greenway locations.

- I. **Cherry Avenue Plaza.** A privately-owned publicly accessible open space (POPO) shall be provided at the northeast corner of Cherry Avenue and Grundy Lane. The Plaza shall be developed in accordance with the provisions identified in Bayhill Specific Plan Policy 3-5.

- J. **Residential Outdoor Space within BR and BMU Overlay Zoning Districts.** A minimum of 40 sq. ft. of private outdoor space in the form of a porch, balcony, deck, patio, or fenced yards shall be provided for each residential unit, or 60 sq. ft. per unit shall be provided as part of common usable outdoor space for all residential development. Private outdoor space shall not be less than six (6) feet in any dimension. Common outdoor space shall be located behind or within buildings as courtyards, and/or screened from street view by plant materials, elevation changes, and/or other techniques as appropriate.

- K. **Anti-Reflective Glass.** Anti-reflective glass with a reflectivity rating of 10% – 20%, or its equivalent is required for office, commercial, and other building types when more than 50% of an exterior elevation/wall contains glazing.
- L. **Private Multi-Modal Transportation Hub.** A centrally-located multi-modal transportation hub shall be provided on private property for new office development exceeding a cumulative total of 200,000 square feet in the Specific Plan Area. The multi-modal transportation hub shall be off-street, designed to accommodate private shuttles, buses, and boarding-related activity without vehicle queuing on public streets, and shall be expanded or additional hubs added as needed to accommodate each phase of development through to buildout. The facility shall include supplemental alternative transportation modes such bike and scooter share facilities (subject to City authorization to operate in the City) and may include transportation network company (TNC) pickup and drop-off, subject to City review and approval.

12.290.080 Architectural Review Permit

An Architectural Review Permit shall be required for any new buildings or for major façade modifications to any existing buildings, as required in chapter 12.108.

12.290.090 Vehicle Access & Parking

All development proposed in the Bayhill Specific Plan Area shall comply with requirements set forth in Chapter 12.100 of the Zoning Ordinance.

12.290.100 Signage

All signages including advertisement and building identification signs proposed in the Bayhill Specific Plan Area shall comply with requirements set forth in Section 12.104 of the Zoning Ordinance.