

RESOLUTION NO. 2021 - 77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO
AMENDING THE SAN BRUNO GENERAL PLAN
TO ENSURE CONSISTENCY WITH THE BAYHILL SPECIFIC PLAN

(GPA21-002)

(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)

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; and

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**"); and

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**"); and

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) in the form of (a) amendments to the General Plan text as described in **Exhibit A** attached hereto and incorporated by reference (the "**Bayhill General Plan Text Amendments**"), and (b) amendments to the General Plan Land Use Diagram, Figure 2.1 as described in **Exhibit B** attached hereto and incorporated by reference ("**Changes to General Plan Land Use Classifications**"), and together with the Bayhill General Plan Text Amendments, the "**Bayhill General Plan Amendments**"; and

WHEREAS, the City determined that certain amendments to the City of San Bruno Zoning Ordinance (the "**Bayhill Zoning Text Amendments**") and Zoning Map (the "**Bayhill Zoning Map Amendments**") are required to implement the Bayhill Specific Plan, and City prepared such amendments (ZA21-001) (together, the "**Bayhill Zoning Amendments**"); and

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; and

WHEREAS, Pursuant to the California Environmental Quality Act ("**CEQA**"), the City has 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 has 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 Specific Plan 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; and

WHEREAS, on August 17, 2021, the Planning Commission held a duly noticed public hearing pursuant to Section 65353 of the California Government Code to consider the Bayhill Specific Plan and the Google Project, after which among other actions the Planning Commission adopted its Resolution No. 2021-04 recommending that the City Council adopt the Bayhill General Plan Amendments to ensure consistency with and reflect the intentions of the Bayhill Specific Plan; and

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 General Plan Amendments; and

WHEREAS, on September 28, 2021, the City Council conducted a duly noticed public hearing on the Bayhill Specific Plan and the Google Project and related approvals, including the Bayhill General Plan Amendments, where the public were able to participate and comment remotely via Zoom, and on said date the public hearing was opened, held and closed; and

WHEREAS, by Resolution adopted on September 28, 2021, prior to adoption of this Resolution, 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; and

WHEREAS, by Resolution adopted on September 28, 2021, prior to adoption of this Resolution, 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.

NOW, THEREFORE, BE IT RESOLVED by the San Bruno City Council based on facts in the staff reports, written and oral testimony, recommendations from the Planning Commission, and exhibits presented:

1. The Bayhill General Plan Amendments appropriately amend the San Bruno General Plan text and the General Plan Land Use Diagram to reflect the intentions of the Bayhill Specific Plan and ensure consistency between the General Plan and the proposed Bayhill Specific Plan, including consistency between the General Plan Land Use Diagram and the Specific Plan Land Use Designations. Nothing in the Bayhill General Plan Amendments creates an inconsistency with any other part of the General Plan or otherwise prevents adoption of the Bayhill General Plan Amendments.
2. The Specific Plan EIR adequately addresses any potential environmental impacts of the Bayhill General Plan Amendments.
3. The City Council hereby adopts the Bayhill General Plan Amendments in the form described in **Exhibit A**, and the Changes to General Plan Land Use Classification as described in **Exhibit B**.

Exhibit A: Bayhill General Plan Amendments

Exhibit B: Changes to General Plan Land Use Classification

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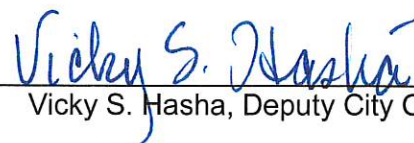
I hereby certify that foregoing **Resolution No. 2021 - 77**
was introduced and adopted by the San Bruno City Council at a regular meeting on
September 28, 2021, by the following vote:

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

NOES: Councilmembers: None

RECUSED: Councilmembers: Mayor R. Medina

ABSENT: Councilmembers: None



Vicky S. Hasha, Deputy City Clerk

**EXHIBIT A
GENERAL PLAN AMENDMENT
TO ENSURE CONSISTENCY WITH THE BAYHILL SPECIFIC PLAN**

The following is a list of amendments to the General Plan:

GENERAL PLAN AMENDMENT	
1.0 INTRODUCTION AND OVERVIEW	
1.	<p>1-7. RELATIONSHIP WITH OTHER PLANS AND AGENCIES. Page 1-15. Add the following paragraph describing the Bayhill Specific Plan:</p> <p>The 92.2-acre Bayhill Specific Plan area includes the Bayhill Office Park and Bayhill Shopping Center, and abuts the City's adopted Transit Corridors Specific Plan area located to the east. The Bayhill Office Park is San Bruno's largest employment center, providing space for tenants including YouTube, Walmart.com, the Kaiser Foundation, The Police Credit Union, and others. YouTube is the primary property owner within the Specific Plan area. To accommodate YouTube's expansion needs in a high quality setting that benefits Bayhill's other property owners, as well as the broader San Bruno community, the City prepared the Bayhill Specific Plan. The Specific Plan is a regulatory mechanism that identifies and establishes allowable development intensities, densities, and design standards, along with a full range of infrastructure and circulation improvements in order to guide new development within the Specific Plan area. Full build-out of the Bayhill Specific Plan is anticipated to occur by 2040.</p>
2.0 LAND USE ELEMENT:	
2.	<p>Table 2-1. Density and Intensity Standards. Page 2-6.</p> <p>Add the Bayhill Regional Office General Plan Land Use Designation to Table 2-1 and include the following data:</p> <ul style="list-style-type: none"> • Residential Density (hu/acre) column: add "Up to 205 housing units are allowed within the 6.06 acre housing overlay at 801-851 Traeger. Up to 158 housing units are allowed within the 3.95 acre housing overlay at 1111 Bayhill Drive. • Floor Area Ratio (FAR; combined for all uses, including residential) column: add "2.0" • Discretionary Off-Site Improvement and Design Amenities FAR/Density Bonus* column: add "-" <p>Add the Bayhill Neighborhood Commercial General Plan Land Use Designation to Table 2-1 and include the following data:</p> <ul style="list-style-type: none"> • Residential Density (hu/acre) column: add "Up to 210 housing units are allowed within the 10.53 acre mixed use overlay at 851/899 Cherry Avenue." • Floor Area Ratio (FAR; combined for all uses, including residential) column: add "-" • Discretionary Off-Site Improvement and Design Amenities FAR/Density Bonus* column: add "-"
3.	<p>Figure 2.1. Land Use Diagram. Page 2-7. Revise Figure 2-1, General Plan Land Use Diagram by changing the following land use classifications, as referenced in Exhibit B:</p> <ul style="list-style-type: none"> • Change 14 parcels from "Regional Office" to "Bayhill Regional Office" • Change 2 parcels from "Neighborhood Commercial" to "Bayhill Neighborhood Commercial"
4.	<p>Land Use Classifications. Page 2-9. Bayhill Neighborhood Commercial and Bayhill Regional Office: Add the following "Bayhill Neighborhood Commercial" & "Bayhill Regional Office" General Plan Land Use Descriptions:</p> <p>Bayhill Neighborhood Commercial</p> <p>Permits convenience and retail commercial uses, including but not limited to: retail sales and services, restaurants, personal services, business services, health and exercise clubs, and offices. Horizontal or vertical mixed-use residential and commercial development is permitted by a mixed-use overlay, so housing may be provided at the ground floor level or on top of commercial uses;</p>

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	<p>however, the current square footage of neighborhood commercial uses shall be maintained as a condition of any residential/mixed use development. A maximum of 210 housing units are permitted.</p> <p>Bayhill Regional Office</p> <p>Allows a 2.0 maximum FAR. Permits regional office development located in a campus-style setting (Bayhill Office Park) and hotels. Retail sales and services, health and exercise clubs, personal services, business services, and restaurants would be permitted as ancillary uses. A residential overlay provides for residential development on two properties along San Bruno Avenue (801-851 Traeger Avenue and a portion of 1111 Bayhill Drive). Up to 205 residential units are allowed at 801-851 Traeger Avenue and up to 158 residential units are allowed at 1111 Bayhill Drive.</p>
5.	<p>Land Use Classifications: Page 2-9. Eliminate the reference to the "Bayhill Office Park" in the "Regional Office" General Plan Land Use description and add the following text and the end of the Regional Office description:</p> <p>"This does not apply to the Bayhill Office Park, which is subject to the separate Bayhill Regional Office designation."</p>
6.	<p>Table 2-2, Potential General Plan Buildout (2025). Pages 2-10. Include the following note at the bottom of Table 2-2:</p> <p>"The development statistics by Land Use Classification identified above are based on projections from 2009 when the General Plan was adopted. The numbers identified above are projections and are not setting a maximum cap on development. The Bayhill Specific Plan contains statistics for anticipated development throughout the Specific Plan Area. Any development anticipated under the Bayhill Specific Plan through 2025 would fall under the projections in Table 2-2."</p>
7.	<p>2-4 General Plan Buildout. Page 2-11. Include the following note at the bottom of Table 2-3: Additional Development by Land Use Classification:</p> <p>"The development statistics by Land Use Classification identified above are based on projections from 2009 when the General Plan was adopted. The numbers identified above are projections and are not setting a maximum cap on development. The Bayhill Specific Plan contains statistics for anticipated development throughout the Specific Plan Area. Any development anticipated under the Bayhill Specific Plan through 2025 would fall under the projections in Table 2-2."</p>
8.	<p>2-5 Urban Design. Page 2-12. Add the Bayhill Office Park to the list of areas with potential for intensification.</p>
9.	<p>Land Use and Urban Design Policies. Page 2-19. Replace Guiding Policy LUD-G with the following text:</p> <p>"Infill in the Bayhill Office Park with new regional offices, residential and hotel uses in accordance with the Bayhill Specific Plan."</p>
10.	<p>Land Use and Urban Design Policies. Page 2-28. Replace the first sentence of LUD-51 with the following text:</p> <p>"Promote construction of regional professional and administrative offices, residential and hotel uses on existing surface parking lots in the Bayhill Office Park in accordance with the Bayhill Specific Plan."</p>
	<p>4.0 TRANSPORTATION ELEMENT</p>
12.	<p>4.2 CIRCULATION AND TRAFFIC ANALYSIS, Page 4-5. At the end of the second paragraph, add the following text:</p>

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	<p>“Information related to future (2040) LOS traffic impacts can be found in the Bayhill Specific Plan. The Bayhill Specific Plan does not change the conclusions outlined in this General Plan.”</p>
13.	<p>Table 4-4. Page, Intersection Future Conditions LOS Summary. Page 4-7. Include the following at the bottom of Table 4-4:</p> <p>“Information related to future (2040) LOS conditions can be found in the Bayhill Specific Plan. The Bayhill Specific Plan does not change the conclusions outlined in this General Plan.”</p>
14.	<p>Shuttle Services. Page 4-13. Replace the first sentence with the following text:</p> <p>“Walmart, in partnership with Commute.org, BART, and Caltrain, operates a publicly accessible shuttle service between the Bayhill Specific Plan Area and the San Bruno BART and Caltrain stations during weekday mornings and early evenings.”</p>
15.	<p>Implementing Policies, Street Network. Page 4-20. Add the following sentence to Implementing Policy T-6:</p> <p>“Within the Bayhill Specific Plan area, the City will monitor actual traffic conditions over time and adjust the exact project parameters of specific intersection improvements and timing as applications for future phases of development are submitted.”</p>
16.	<p>Table 4-8 Intersection Improvements. Page 4-22. Add the following text at the bottom on Table 4-8:</p> <p>“See the Bayhill Specific Plan for recommended intersection improvements related to future development in the Specific Plan area.”</p>

Exhibit B
General Plan Amendment - Land Use Classification Changes
Bayhill Specific Plan

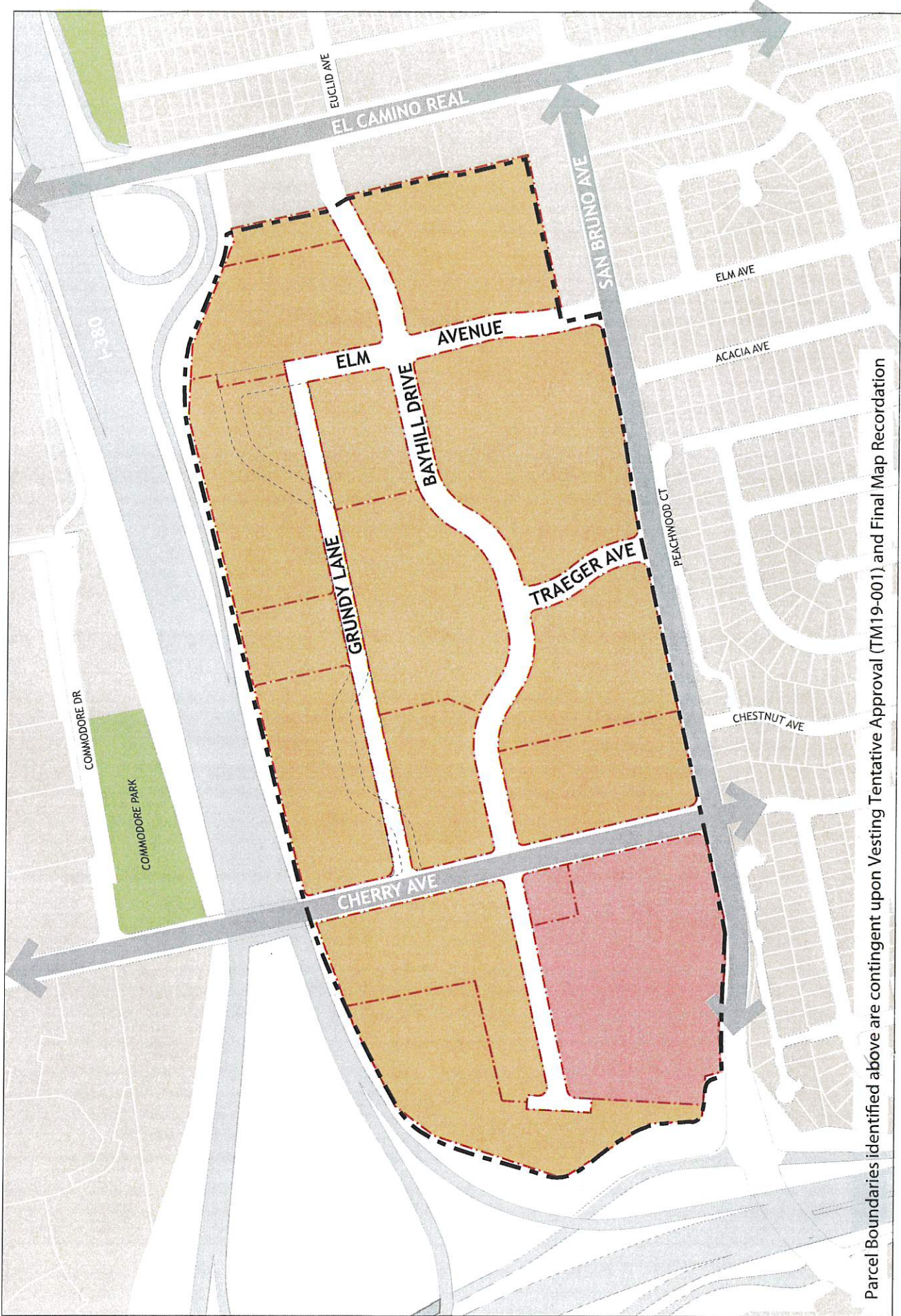
Change from "Regional Office" to "Bayhill Regional Office" (14 APN's)

020-017-010	020-017-020	020-012-160	020-012-170	020-011-430	020-011-420
020-011-330	020-015-020	020-015-030	020-015-040	020-018-010	020-019-070
020-011-370	020-011-360				

Change from "Neighborhood Commercial" to "Bayhill Neighborhood Commercial" (2 APN's)

020-012-190	020-012-120
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Exhibit B: Changes to General Plan Land Use Classification



Parcel Boundaries identified above are contingent upon Vesting Tentative Approval (TM19-001) and Final Map Recordation

- Change from "Regional Office" to "Bayhill Regional Office"
- Change from "Neighborhood Commercial" to "Bayhill Neighborhood Commercial"
- Specific Plan Area Boundary

