

February 13, 2023

Dear Neighbor:

Thank you to those who attended SummerHill Homes' community meeting in May 2022 regarding the former Crestmoor High School site. As you may be aware, on August 23, 2022, the City of San Bruno (City) received the first formal project application for the former Crestmoor High School site from SummerHill. The 40-acre site is owned by the San Mateo Union High School District (District), which decided to sell the property to SummerHill. This initial formal application closely resembles the Preliminary Application the City received in March of 2022 and reviewed at our last community meeting.

#### **SummerHill Homes Project Application**

- Build 155 single family detached two-story homes. Of the 155 homes, 131 are proposed to be market rate and 24 (15%) are proposed to be on-site below market units [8 (5%) affordable to Low-income households, and 16 (10%) affordable to Moderate-income households].
- In addition to the construction of 155 homes, our proposal includes the dedication of land for active recreation at the north end of the site and preservation of open space along much of the sloped perimeter.
- The Crestmoor fields are currently used and maintained by youth soccer clubs. Ensuring that community recreation continues at the site after redevelopment is a focal point for the City and SummerHill.

#### **City of San Bruno Project Application Review**

City staff are actively reviewing SummerHill's application and have engaged an outside consulting firm to conduct a comprehensive analysis of the proposed project under the California Environmental Quality Act (CEQA) in 2023 and 2024.

#### **City of San Bruno's Park Master Planning Process**

Separate from the process to review SummerHill's Project Application, the City has retained an outside park master planning consulting firm to work with the community to design the public multi-use fields and other public amenities envisioned for the site through a park master planning process. Be on the lookout for additional information and opportunities to participate in the master planning process. Updates will also be posted to the City's website.

#### **Next Steps**

The public can look forward to a robust City-led process with the support of the City's outside consultants that will include SummerHill community meetings, City meetings, and regular opportunities for the public to receive updates and provide comment on SummerHill's project application and the City's park master planning process.

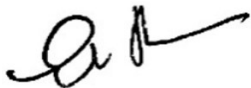
The process will start with a community meeting hosted by SummerHill to provide updates about the current Project Application details. Representatives from the City's team will also be on hand. Please join us:

**Monday, February 27, 2023**  
**6:30 p.m. – 8:00 p.m. (formal presentation and Q&A)**  
**San Bruno Senior Center**  
**1555 Crystal Springs Rd, San Bruno**

Please call (650) 842-2424 if you would like to attend the meeting. If you are unable to attend but have any questions, please call us at (650) 842-2404 or email us at [ebreeze@shhomes.com](mailto:ebreeze@shhomes.com). We would also be happy to meet with you at another time at your convenience. Preliminary project information is located on the City's website at: <https://www.sanbruno.ca.gov/844/Crestmoor-300-Piedmont-Avenue>.

We look forward to seeing you on February 27th.

Sincerely,



Elaine Breeze  
Senior Vice President of Development

Cc: Jovan Grogan, City Manager, City of San Bruno  
Randall Booker, Superintendent, San Mateo Union High School District