



## "The City with a Heart" Planning Commission

AB361 CORONAVIRUS COVID-19 On September 16, 2021, the Governor of California signed AB361, suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the CDC's social distancing guidelines which discourage large public gatherings, the City of San Bruno is now holding public meetings via Zoom.

If you would like to make a Public Comment on an item not on the agenda, or comment on a particular agenda item, please email us at [mlaughlin@sanbruno.ca.gov](mailto:mlaughlin@sanbruno.ca.gov). The length of all emailed comments should be commensurate with the three minutes customarily allowed per speaker, which is approximately 300 words total. Emails received before the special or regular meeting start time will be forwarded to the Planning Commission, posted on the City's website and will become part of the public record for that meeting. If emailed comments are received after the meeting start time, or after the meeting ends, they will be forwarded to the Planning Commission and filed with the agenda packet becoming part of the public record for that meeting.

Individuals who require special assistance of a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, agenda packet or other writings that may be distributed at the meeting, should contact Pamela Wu, Community and Economic Development Director 48 hours prior to the meeting at (650) 616-7074 or by email at [mlaughlin@sanbruno.ca.gov](mailto:mlaughlin@sanbruno.ca.gov). Notification in advance of the meeting will enable the City of San Bruno to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

### **AGENDA Planning Commission April 19, 2022 7:00 PM**

#### **Zoom Meeting Details**

**Zoom Link:** <https://sanbruno-ca-gov.zoom.us/j/83641558853>

**Meeting ID:** 836 4155 8853

**Meeting Password:** 143556

**Zoom Phone Line:** 1-346-248-7799

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES**
  - A. Planning Commission Minutes – March 15, 2022
5. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**
6. **ANNOUNCEMENTS OF CONFLICTS OF INTEREST**
7. **PUBLIC HEARINGS**

- A. **Glenview Terrace Subdivision – 850 Glenview Drive, 2880 and 2890 San Bruno Avenue West**  
(APN's: 019-042-150, 019-042-160, 019-042-170)  
Zoning: R-1 (Single-Family Residential)/ P-D (Planned Development)  
Proposed Zoning: P-D (Planned Development)

The proposed project includes the demolition of existing on-site structures (church and parsonage at 850 Glenview Drive) and redevelopment of the entire 3.28 acre project site into residential subdivision of 29 homes. The project includes the following required approvals: (A) Adoption of a Mitigated Negative Declaration (MND) including a draft Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines §15074; (B) Approval of an amendment to the General Plan and an amendment to the Zoning Ordinance, pursuant to Sections 12.96.020 and 12.96.190.K and Chapter 12.136 of the San Bruno Municipal Code; (C) Approval of a Vesting Tentative Tract Map pursuant to Chapter 12.38 of the San Bruno Municipal Code; (D) Approval of a Planned Development Permit and Architecture Review Permit pursuant to Sections 12.96.190 and 12.108.010 of the San Bruno Municipal Code; and (E) Approval of a Development Agreement pursuant to City Resolution 1986-77. GPA21-001, PD13-001, TM13-001, PDP12-001, AR13-002, DA21-001. New Shidai Development, LLC (Applicant and Owner).

*An Initial Study and Mitigated Negative Declaration (IS/MND) have been prepared for the project pursuant to the California Environmental Quality Act*

*(CEQA). The public comment period for the IS/MND was May 3, 2021 and ended June 2, 2021. A notice of intent (NOI) was filed with the State Clearinghouse, circulated to property owners surrounding the project site and posted on the City's website for the project. The Planning Commission will consider making a recommendation to City Council concluding that the Initial Study/Mitigated Negative Declaration with the proposed Mitigation Monitoring Reporting Program (MMRP) is adequate for these approvals.*

**8. CONDUCT OF BUSINESS**

**9. ITEMS FROM STAFF**

A. Volunteers for May 12, 2022 ARC meeting

**10. PUBLIC COMMENT ON MATTERS NOT ON AGENDA**

**11. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS**

**12. ADJOURNMENT** – The next Regular Meeting will be held on May 17, 2022 at 7:00 PM.

**Posted Pursuant to Law on April 15, 2022**