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**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 5.C.
March 15, 2016**

Project Address: No site address - Admiral Court and Commodore Drive in The Crossing
Assessor's Parcel Nos: 020-013-250 and 020-013-260
Zoning District: P-D (Planned Development District)
General Plan Classification: Visitor Services
Specific Plan Area: U.S. Navy Site and Its Environs Specific Plan
Prepared by: Paula Bradley, AICP, (650) 616-7038

REQUEST

Adopt a Resolution confirming review for conformance with the San Bruno General Plan of the disposition (sale) of properties (APN Nos. 020-013-250 and 020-013-260) located at Admiral Court and Commodore Drive in The Crossing development by the City of San Bruno for the purpose of developing a 152 room, five-story, high-quality, select-service hotel with 3,000 square feet of meeting/banquet space and a below-grade parking garage in addition to surface parking.

Government Code Section 65402 requires the local planning agency (the Planning Commission) to report to the local governmental body handling such matters, of the conformity of a proposed sale of property with the jurisdiction's General Plan.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution 2016-___, for properties (Assessor's Parcel Nos. 020-013-250 and 020-013-260) located at Admiral Court and Commodore Drive in The Crossing Development, thereby finding the City's sale of the properties for the purpose of developing a 152-room, five-story, high-quality, select-service hotel with 3,000 square feet of meeting/banquet space and a below grade parking garage in addition to surface parking is in conformance with the San Bruno General Plan and U.S. Navy Site and Its Environs Specific Plan.

ENVIRONMENTAL REVIEW

The proposed action is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3) and 15312 (Surplus Government Property Sales) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387.

BACKGROUND

The subject properties combined are approximately 1.52 acres (66,125 square feet) and are accessed via Admiral Court and Commodore Drive within The Crossing development. The properties consist of two vacant lots that were once part of a U.S. Naval administrative facility that was demolished in 2002.

The two lots are the last remaining undeveloped sites within The Crossing. Currently, a portion of the site is used by Jack's Restaurant as an interim overflow parking lot, and the remainder of the properties are secured by a perimeter fence. The subject properties are located within the U.S. Navy Site and Its Environs Specific Plan area which designates the subject site for a 152-room, high-quality, select-service hotel with conference and meeting facilities, provided by a major operator. For the purpose of implementing this vision and policy direction, the City has been working with a firm selected in a public Request for Proposals (RFP) process to design and develop a hotel project for the site. The firm has prepared a preliminary hotel design which is intended to be consistent with the applicable General Plan and Specific Plan policies, objectives, and guidelines, and has applied for entitlements. The project site General Plan designation is "Visitors Services" and it is zoned "Planned Development" (P-D). The Specific Plan is incorporated into the General Plan (Resolution No. 2001-2).

On January 9, 2001, the City of San Bruno adopted the U.S. Navy Site and Its Environs Specific Plan and certified an associated program Environmental Impact Report (EIR). The Specific Plan had designated the general site for a hotel development sufficiently large enough (up to 500 rooms) to attract a flagship hotel. Subsequently, September 8, 2015, the City certified a Supplemental EIR (SEIR) and amended the Specific Plan to decrease the size of the hotel and because of changes in the development capacity of the site resulting from construction of earlier phases of The Crossing development that reduced the available site area for the hotel from 5.5 acres to 1.5 and to ensure consistency with the 2012 Comprehensive Land Use Compatibility Plan for the San Francisco International Airport. The SEIR analyzed development of a 152-room hotel, identified potentially significant environmental impacts, and updated mitigation measures to address those impacts in the original program EIR.

ANALYSIS

The subject properties at Admiral Court and Commodore Drive in The Crossing Development are designated Visitors Services in the City's General Plan. The Specific Plan is incorporated into the General Plan by resolution. The Specific Plan designates the properties for a hotel use and ancillary services and includes land use policies, objectives, development standards and design guidelines for the site. Sale of this property by the City would be for the purpose of developing a 152-room, five-story, high-quality, select-service hotel with 3,000 square feet of meeting/banquet space and a below grade parking garage in addition to surface parking, a use that would be in conformity with the adopted San Bruno General Plan Land Use Element Policies.

Staff has reviewed the proposed sale for the intended use and finds it is supported by and conforms with San Bruno General Plan Land Use Element Policies and the US Navy Site and Its Environs Specific Plan which identifies and describes a hotel use for the subject site, as well as includes the following policies and objectives:

- LUD-45: Permit Development on The
- Crossing site (former U.S. Navy site) according to the US Navy Site and Its Environs Specific Plan. Support pedestrian friendly design with linkages across El Camino Real to the Shops at Tanforan and San Bruno BART station (General Plan).
 - LU-1.2: Establish land uses at an intensity that sustains and active pedestrian and public transit supportive environment (Specific Plan);
 - OBJECTIVE LU-1.4: Create a pedestrian friendly mixed-use Transit Oriented Development

that encourages use of transit and promotes walkability and livability as part of a cohesive interactive community (Specific Plan);

- OBJECTIVE LU-2: Create a land use development which helps assure long-term economic vitality and sustainability for the City (Specific Plan);
- OBJECTIVE DS-1.1: Establish design guidelines for hotels which promote high quality private development that contributes to the visual identity and surrounding area (Specific Plan).

The sale of the two subject properties would facilitate the City's adopted General Plan and Specific Plan to develop the properties with a 152-room, five-story, high-quality, select-service hotel with 3,000 square feet of meeting/banquet space and a below grade parking garage. The properties had previously been part of the U.S. Navy site and would be developed in accordance with the Specific Plan Development Standards and Design Guidelines, and City regulations to ensure compliance with the above-noted Specific Plan Land Use Policies. City water and sewer services available to the properties.

A hotel project would complete the build out of The Crossing development and fulfill the vision for a mixed-use transit-oriented development in the Specific Plan area. The development of a hotel project would also fulfill a key economic development objective of the Specific Plan by providing a high quality hotel with meeting and banquet space and generating long-term tax revenues to the City. Located at the prominent intersection of El Camino Real and I-380, the project would play a key role as a catalyst for economic development and revitalization on El Camino Real and the nearby Transit Corridors Plan area.

EXHIBITS

A: Site Location

B: Draft Resolution 2016-___ confirming review of and finding the disposition of the properties (APN Nos. 020-013-250 and 020-013-260) located at Admiral Court and Commodore Drive within The Crossing by the City of San Bruno for the purpose of development of a hotel is in conformance with the General Plan.

C: Elevation and Site Plan

D: 2009 General Plan available online at

https://www.sanbruno.ca.gov/gov/city_departments/commdev/planning_division/long_range_planning/general_plan.htm

E: US Navy Plan and Its Environs Specific Plan Amendment, August, 11, 2015 available online at:

<https://www.sanbruno.ca.gov/civicax/filebank/blobdload.aspx?BlobID=22983>

EXHIBIT A

Site Location: Admiral Court and Commodore Drive
APNs: 020-013-250, 020-013-260

