

# 180 EL CAMINO REAL RESIDENTIAL / R&D PROJECT

CITY COUNCIL HEARING

SEPTEMBER 14, 2022



# Previous Entitlements

## 2010 South ECR General Plan Amendment

- ▶ El Camino Real Mixed Use (ECRMX) Zoning District
- ▶ Environmental Impact Report (EIR)

## 2021 Safeway Project

- ▶ Safeway / Commercial (~74,000sf commercial)



# 2021 Safeway Project

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# Project Aerial

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# El Camino Rendering

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# Residential Rendering

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# 180 ECR Residential / R&D Approvals

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## ▶ Use Permit

- ▶ Height increase from 80' to 108', FAR increase from 2.5 to 2.84
- ▶ Parking Reduction
- ▶ Hours of Operation for R&D uses
- ▶ Design Exception for building dimension greater than 125'

## ▶ TDM Program

- ▶ Tentative Parcel Map
- ▶ Design Review
- ▶ Affordable Housing Agreement
- ▶ CEQA Analysis
- ▶ Override of ALUC determination

# Height and FAR Increase

- ▶ 0.5 FAR and 20' of additional height for incorporation of TDM measures
- ▶ Additional 20' height subject to Planning Commission approval:
  - ▶ Provision of ped and bicycle use
  - ▶ Off-site improvements
  - ▶ Green building measures



# Parking Reduction

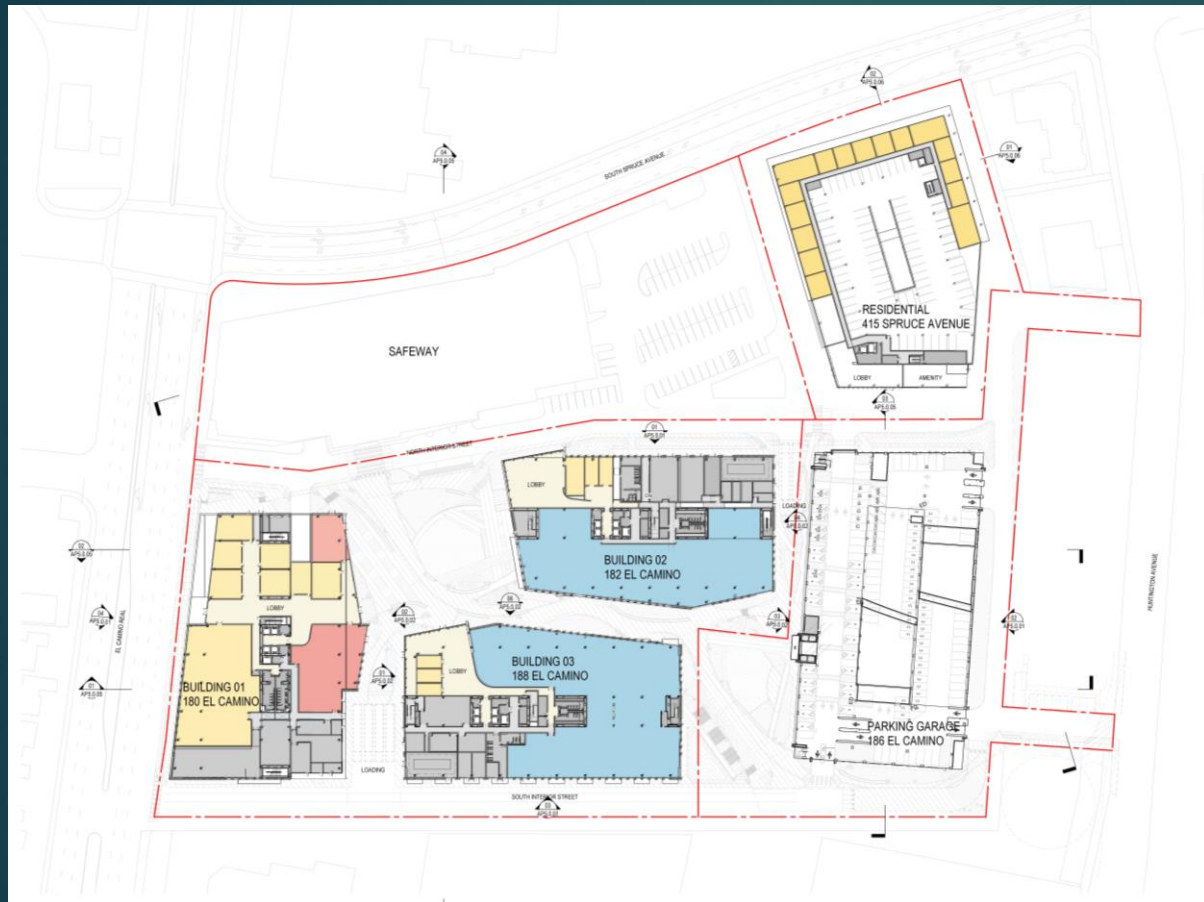
- ▶ Proposed parking in keeping with GP Update
  - ▶ 1.65 spaces / 1,000sf for R&D area
  - ▶ 1.58 space per dwelling unit (290 total)
- ▶ Supported by Transportation Demand Management (TDM) Plan – 40% mode split
- ▶ Proximity to San Bruno BART Station and to SamTrans service on ECR
- ▶ Proximity to residential neighborhoods

# Transportation Demand Management 12

- ▶ Required 40% mode share
- ▶ Programmatic & physical improvements
- ▶ Emphasis on first & last mile connections
  - ▶ Close proximity to San Bruno BART and SamTrans
  - ▶ Bike parking & amenities
  - ▶ Pedestrian Improvements



# Tentative Parcel Map



# General Plan Consistency

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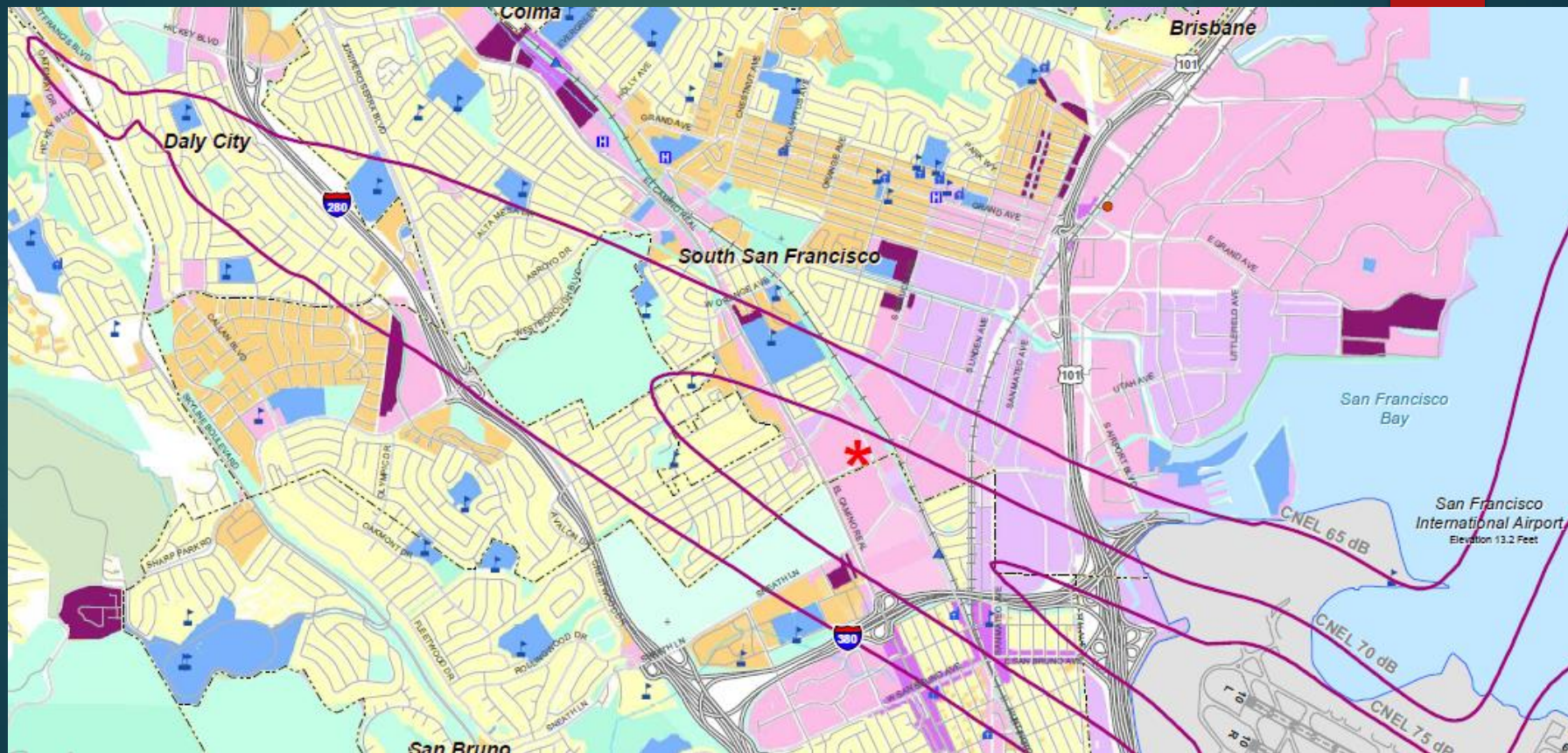
## “El Camino Real Mixed Use” Designation

- ▶ Allows for high-intensity active uses
- ▶ Located within South El Camino Real Planning Subarea, which includes implementing policies applicable to the proposed project
- ▶ Public open space amenity
- ▶ Enhances connections to BART and SamTrans
- ▶ Active street frontages
- ▶ Consistent with Design Guidelines



# Airport Land Use Consistency Plan

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# ALUC Override

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## OVERRIDE PROCESS<sup>1</sup>

- Local agency must hold a public hearing to consider overriding the Commission's (C/CAG) action.
- Local agency must make specific findings that its proposed action is consistent with the purposes of the Airport Land Use Commission statutes, as amended
- Local agency must approve overriding the Commission's (C/CAG) action by at least a 2/3 vote; the override action must include adoption of the specific findings.



## IMPLICATIONS OF OVERRIDE ACTION

- Proposed action is determined by the local agency, not the Commission (C/CAG), to be consistent with the Airport Land Use Commission statutes, as amended.
- The relevant airport "shall be immune from liability for damages resulting directly or indirectly from the public agency's decision to override the Commission's action or recommendation."<sup>2</sup>

# ALUC Override

- ▶ SFO released from liability from noise (per State law)
- ▶ City released from liability from noise through indemnification agreement
- ▶ Applicant grants aviation easement to SFO for airport noise



# Environmental Review

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## 2010 South ECR General Plan Amendment Program EIR

- ▶ Evaluated buildout of 840 housing units, 300,000sf of non-residential development

## 2022 Addendum

- ▶ Net addition of ~500,000sf of non-residential development was evaluated to see if it would create additional impacts
- ▶ Addendum concludes that the project does not represent a substantial change
- ▶ No further environmental review is required

# Project Benefits

- ▶ Redevelopment of vacant parcels
- ▶ High-quality design, architecture and landscape environment
- ▶ Public Open Space amenities
- ▶ Community Benefits package of ~\$2.4M
  - ▶ For use towards a new community facility
  - ▶ Complete median improvements on ECR

# Project Benefits

- ▶ Development impact fees estimates:
  - Citywide Transportation: \$24.4M
  - Commercial Linkage: \$12.5M
  - Park & Recreation: \$5.2M
  - Childcare: \$1.5M
  - Public Safety Fee: \$1M
  - Library: \$200,000



# Project Review / Input

- ▶ Design Review Board
- ▶ Neighborhood Outreach Meeting
- ▶ Planning Commission Hearing
  - Recommended approval by 7-0 vote

# Recommendation

1. Adopt resolution making findings to overrule the ALUC determination of inconsistency
2. Adopt resolution determining that the Project is fully within the scope of environmental analysis in the 2009 EIR and that the 2022 Addendum to the EIR is the appropriate environmental document
3. Adopt a resolution approving the entitlement request

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