

OWNER-INITIATED BALLOT MEASURE

Special Meeting Item 4a: Discuss and Provide Direction
Regarding Owner-Initiated Ballot Measure for Property
Located at 1000 San Mateo Ave

City Council

May 8, 2020

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Agenda

- I. Objective
- II. Background
- III. Proposed Ballot Measure Overview
- IV. Potential City Council Action
- V. Tonight's Request
- VI. Questions

Objective

- Discuss and provide direction regarding a owner-initiated Ballot Measure for Property Located at 1000 San Mateo Avenue

Background

Owner-Initiated Ballot Measure Background

- Owner provided the City Clerk with a Notice of Intent to Circulate Petition, and provided the City with a proposed ballot ordinance on March 12, 2020
- Representatives of the owner submitted a sample proposed ballot title and sample proposed summary of the measure prepared by the owner's representative
- City Attorney prepared the required ballot title and summary as required by Elections Code

Owner-Initiated Ballot Measure Background

- Shortly after the Covid-19 pandemic resulted in a statewide shelter-in-place order, the property owner's representative approached the City to inquire whether the City Council would consider placing the measure on the ballot
- The proponents indicated that they could not begin the signature gathering efforts because of the shelter-in-place orders
- Unlikely to be able to do so in time for the measure to qualify for the ballot

Proposed Ballot Measure Overview

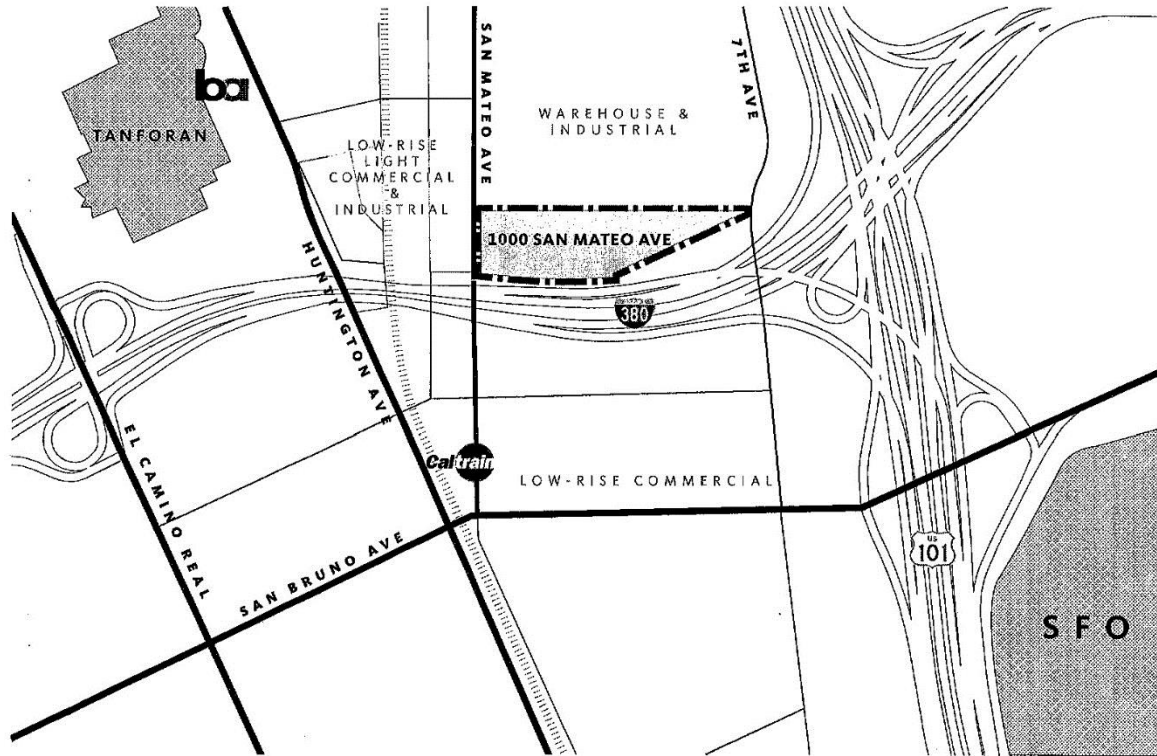
Ballot Measure Summary

- Initiative ballot measure that would apply only to this property, which would modify the existing 3-story, 50-foot height limit and prohibition of above-ground parking structures codified in Ordinance 1284
- Would authorize the City, without further voter approval, to consider and act upon discretionary development including:
 - **Structures on the property that could be up to 130 feet**
 - **Above-ground parking structures of up to 70 feet or six stories**

Ballot Measure Summary

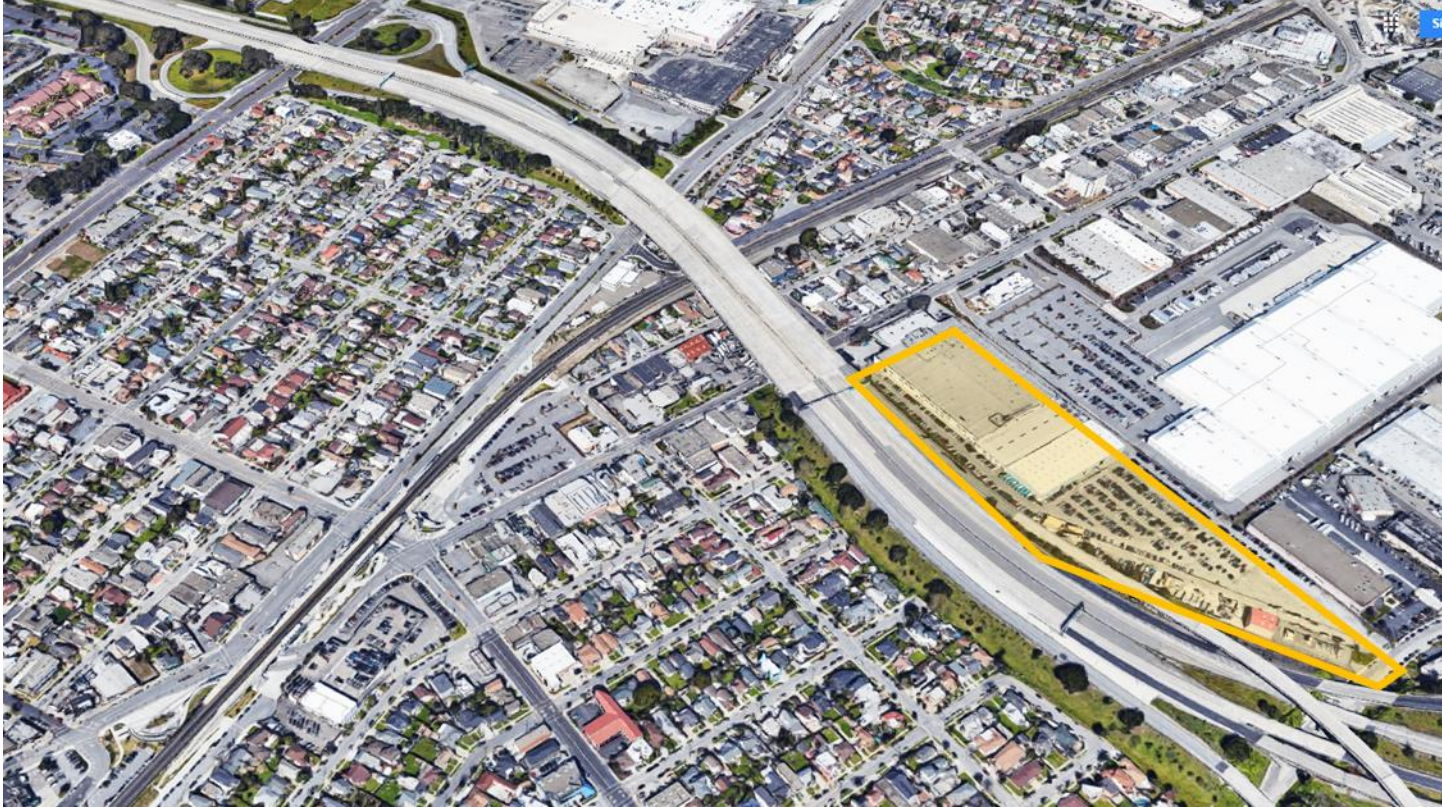
- The measure as currently proposed states that potential future uses of the property could, for example, include industrial or commercial, including a research and development park or office campus
- The proposed initiative currently states that any development would be fully subject to the City's development approval process, including environmental review pursuant to CEQA, architectural review, and evaluation for compliance with the general plan, zoning code, and other state and local regulations
- There is no specific development or specific land uses proposed for the site at this time

Ballot Measure Site



**1000 San Mateo Drive – approx., 10.6 acres
vacant parking garage and parking lot**

Project Site



Property Site



General Plan Land Use Classification

Industrial Land Use - Permitted Uses:

- Research and development facilities;
 - High-technology offices;
 - Light manufacturing and fabrication;
 - Industrial processing;
 - General service;
 - Warehousing, storage and distribution;
 - Auto mechanics and body repair;
 - Parking facilities;
 - Biotechnology; and service commercial uses.
 - Development may be clustered in a campus setting
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- 1.5 Floor Area Ratio
 - Zoning Code currently limits heights to 35 feet

Potential City Council Action

City Council – Potential Action

- Elections Code section 9222 authorizes a City Council to place an initiative measure on the ballot
- City Council can take such action by resolution
- For the upcoming November 2020 general election, the resolution and accompanying measure must be received by the County on or before August 7, 2020

City Council – Potential Action

- If the City Council is interested in considering placing this initiative measure on the ballot, staff recommends holding a study session to further discuss the measure and its implications
- Based on that direction, the matter could be agendaized for adoption of a resolution at a subsequent meeting

Staff and Fiscal Impacts

- Project would require the expenditure of staff time and resources that have already been fully programmed for other City Council priorities
- Staff would need to retain contractors to prepare the reports and other documents necessary for the ballot measure
- The property owner has offered to fully reimburse the City for all staff, consultant, and election costs associated with placing the measure on the ballot
- No fiscal impact to placing the measure on the ballot

Tonight's Request

Tonight's— Request to City Council

- Discuss and Provide Direction Regarding Owner-Initiated Ballot Measure for Property Located at 1000 San Mateo Ave

QUESTIONS?

Ordinance 1284

“Section 1. Unless and until approved by a majority of the voters of the City of San Bruno, voting at a general or special election, no building permits, grading permits or other approvals shall be issued to allow or authorize the initiation or construction of buildings, other structures, land development projects or land uses described below:

- a. Buildings or other structures exceeding fifty feet in height;
- b. Buildings or other structures exceeding three stories in height;
- c. Buildings or other structures, modifications or redevelopment thereof in residential districts which increase the number of dwelling units per acre or occupancy, within each acre or portion thereof, in excess of limits permitted on October 10, 1974, under the then existing zoning chapter of the city of San Bruno;
- d. Multi-story parking structures or buildings;
- e. Buildings or other structures, modifications or redevelopment thereof which encroach upon, modify, widen or realign the following streets designated as scenic corridors: Crystal Springs Road between Oak Avenue and Junipero Serra Freeway; and Sneath Lane from El Camino Real to existing westerly City limits.