

City Attorney's Impartial Analysis of Measure N

- 11 This measure, named the Downtown and Transit Corridors Economic Enhancement Initiative,
18 was placed on the ballot by vote of the San Bruno City Council, and would amend a 1977 City
15 law commonly referred to as Ordinance 1284. The measure would allow the City to fully
15 implement the Transit Corridors Plan (TCP), which was approved by the City Council in 2013.
13 The TCP envisions mixed-use transit oriented development along commercial streets in the
7 downtown core, including San Mateo Avenue, El Camino Real, San Bruno Avenue, Huntington
7 Avenue, and around the new Caltrain Station area.
- 14 Ordinance 1284, codified as Chapter 12.26 of the San Bruno Municipal Code, was adopted by
15 the City Council in 1977 after receiving a voter initiative petition. That law prohibits building
17 heights in excess of fifty feet or three stories, and multi-story parking structures. It caps density
7 on residentially-zoned properties at 1974 levels.
- 13 San Bruno voters previously amended this law to allow the Tanforan Shopping Center (1984),
13 the Bayhill commercial development (1987), an Artichoke Joe's parking garage (1998), and The
3 Crossing development (2001).
- 14 If adopted, the measure would make three changes to Ordinance 1284. Those changes would
17 apply only in the TCP area, and not elsewhere in the City. First, the measure would allow
16 buildings to exceed the maximum height of fifty feet or three stories by the following additional
1 amounts:
- 6 • El Camino Real: twenty feet or two stories;
 - 8 • San Bruno Avenue and Huntington Avenue: fifteen feet or two stories;
 - 7 • San Mateo Avenue (Downtown): five feet or one story;
 - 8 • Caltrain Station Area: forty feet or four stories.
- 12 Certain architectural features such as roof-top cupolas or mechanical enclosures could extend
14 ten feet above these allowed heights. Second, the measure would allow increased density on
15 42 residentially-zoned parcels, for a maximum of 1,610 new units. Third, the measure would
7 allow above-ground multi-story parking garages.
- 12 All proposed projects would undergo environmental, architectural, and planning review at fully-
13 noticed public meetings of the City, such as the Architectural Review Committee, Planning
14 Commission and City Council. The City Council must also implement a new, formal pre-
13 application process for development on parcels equal to or larger than 20,000 square feet,
12 including those near existing residential neighborhoods. Property owners within 300 feet would
16 be notified. Applicants would have to submit initial plans for analysis, review, and comment at a
11 public meeting before proceeding with the remainder of the application process.

- 14 The TCP already prohibits use of eminent domain on residential properties, and this measure
15 would not change that. Ordinance 1284 would continue to remain in effect elsewhere in the
6 City outside of the TCP area.
- 17 A "yes" vote would allow the City to approve development in the TCP area consistent with the
9 new height limits, density, and parking structures described above.
- 17 A "no" vote would prohibit the City from approving any development in the TCP area that is
15 higher or more dense than the restrictions in Ordinance 1284, or that contains any above-
5 ground, multi-story parking structures.

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CHIEF ELECTIONS OFFICER
OF SAN MATEO COUNTY, CALIF.

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By

