



UPDATE ON SB 79



567 MAY 19, 2026
JOINT CITY COUNCIL/PLANNING COMMISSION

OBJECTIVE



Provide the City Council and Planning Commission with an update on SB 79 and receive feedback

SB 79 OVERVIEW

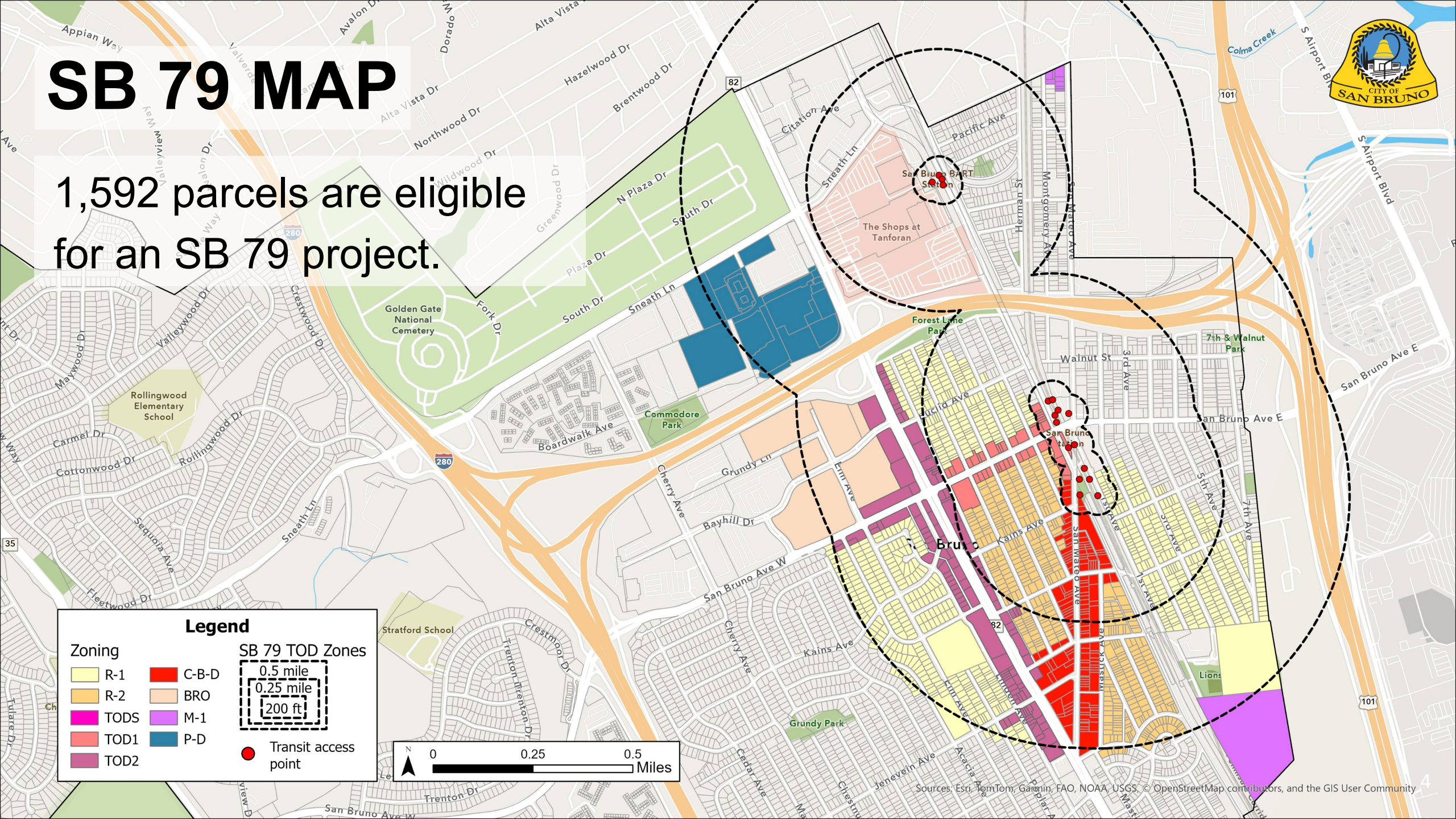


- Allows greater heights and densities for housing projects of 5+ units within ½ mile of major transit stations
- San Bruno has two qualifying stations: Caltrain and BART
- Goes into effect July 1, 2026



SB 79 MAP

1,592 parcels are eligible for an SB 79 project.



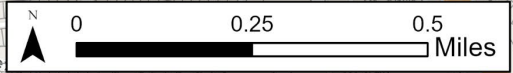
Legend

R-1	C-B-D
R-2	BRO
TODS	M-1
TOD1	P-D
TOD2	

SB 79 TOD Zones

- 0.5 mile
- 0.25 mile
- 200 ft

Transit access point



SB 79 MAP



920 parcels fall under two permanent exemptions:

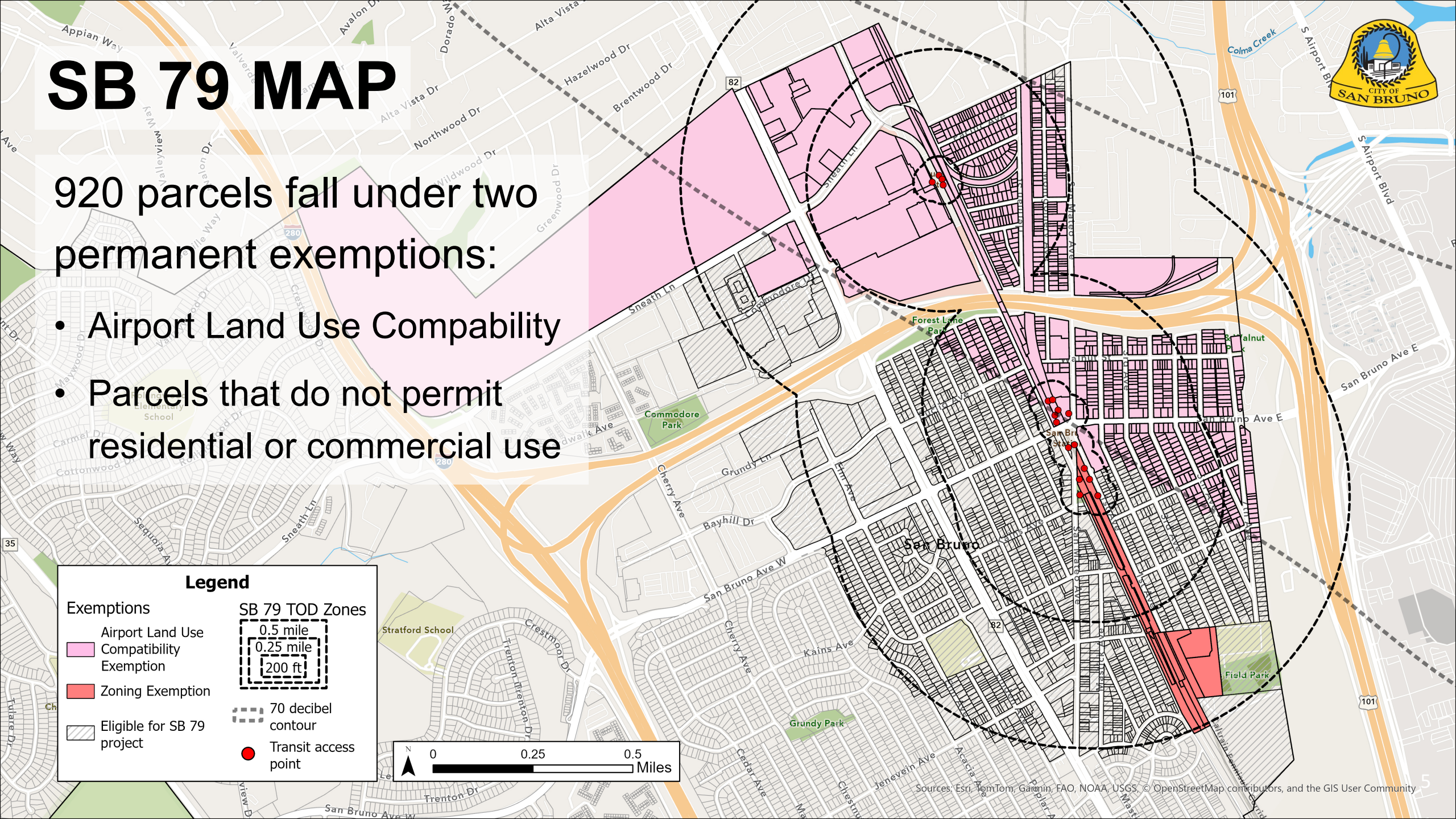
- Airport Land Use Compability
- Parcels that do not permit residential or commercial use

Legend

Airport Land Use Compatibility Exemption	SB 79 TOD Zones
Zoning Exemption	70 decibel contour
Eligible for SB 79 project	Transit access point

SB 79 TOD Zones: 0.5 mile, 0.25 mile, 200 ft

Scale: 0, 0.25, 0.5 Miles



SB 79 OVERVIEW



Summary of SB 79 Regulations							
	SB 79 TOD Zones			San Bruno Zoning Districts			
	200 Ft	¼ Mile	½ Mile	C-B-D	TOD1	TOD2	R1/R2
Height	95 ft	75 ft	65 ft	55 ft	65 ft	70 ft	28-30 ft
Density	160 du/ac	120 du/ac	100 du/ac	N/A	N/A	N/A	N/A
Floor Area Ratio	4.5	3.5	3.0	2.0	2.0	2.0	0.38 - 0.55



SB 79 LOCAL OPTIONS

1. Alternative Plan
2. Temporary Exemptions
through 2032

SB 79 ALTERNATIVE PLAN



- Cities can reallocate SB 79 heights and intensities while maintaining same aggregate unit capacity
- San Bruno is unable to reasonably pursue an alternative plan due to Ordinance No. 1284



SB 79 TEMPORARY EXEMPTIONS

San Bruno has parcels potentially eligible for two temporary exemption categories (through 2032)

1. Sea Level Rise (staff awaiting HCD guidance)
2. High Density



SEA LEVEL RISE TEMPORARY EXEMPTION

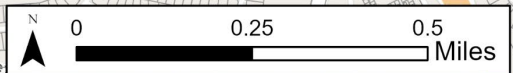
136 parcels are eligible for this temporary exemption. Staff intends to draft an ordinance for this temporary exemption.

Legend

R-1	C-B-D
R-2	BRO
TODS	M-1
TOD1	P-D
TOD2	
Sea Level Rise Temp Exemption	

SB 79 TOD Zones

- 0.5 mile
- 0.25 mile
- 200 ft
- 70 decibel contour
- Transit access point



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



HIGH DENSITY TEMPORARY EXEMPTION

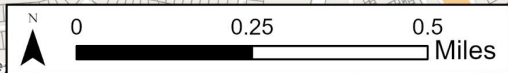
421 parcels are eligible for this temporary exemption. Staff does not intend to draft an ordinance for this temporary exemption.

Legend

Zoning	R-1	C-B-D
	R-2	BRO
	TODS	M-1
	TOD1	P-D
	TOD2	
High Density Temp Exemption		

SB 79 TOD Zones

- 0.5 mile
- 0.25 mile
- 200 ft
- 70 decibel contour
- Transit access point





REQUESTED FEEDBACK

Staff intends to:

- Bring forward only the sea level rise temporary exemption for adoption, pending interpretation from HCD.
- Not bring forward the high-density exemption

Affected Parcel Summary Statistics



All Parcels Eligible for an SB 79 Project						
	200 Feet		¼ Mile		½ Mile	
	# of Parcels	Acres	# of Parcels	Acres	# of Parcels	Acres
R-1	25	2.18	337	32.57	439	64.27
R-2	8	0.71	235	23.88	204	17.88
TOD1	16	2.45	26	4.94	-	-
TOD2	-	-	9	2.13	112	25.38
C-B-D	8	2.15	69	7.89	64	10.86
BRO	-	-	-	-	6	29.97
P-D	-	-	-	-	25	35.48
M-1	-	-	-	-	9	17.02
Total	57	7.48	676	71.40	859	200.86

SB 79 Regs vs Existing Projects



SB 79 Regulations vs Existing/Proposed Projects							
	SB 79 TOD Zones			Existing/Proposed Projects			
	200 Ft	¼ Mile	½ Mile	850 San Bruno Ave W	732 El Camino Real	111 San Bruno Ave W	271 El Camino Real
Height	95 ft	75 ft	65 ft	102.5 ft	85 ft	68 ft	56 ft
Density	160 du/ac	120 du/ac	100 du/ac	217 du/ac	223 du/ac	112 du/ac	61 du/ac
Floor Area Ratio	4.5	3.5	3.0	6.3	3.6	3.8	2.6

HIGH DENSITY TEMPORARY EXEMPTION



- SB 79 will not necessarily allow taller buildings than already possible on high density parcels due to density bonus law
- SB 79 projects cannot use density bonus to exceed SB 79 heights (except 100% affordable housing)

Change in Allowed Heights Under SB 79			
	200 Ft (95 ft)	¼ Mile (75 ft)	½ Mile (65 ft)
TOD1 (65 ft)	N/A	+10 ft (26 parcels)	N/A
TOD2 (70 ft)	N/A	+5 ft (9 parcels)	+0 ft (112 parcels)
C-B-D (55 ft)	+40 ft (1 parcel)	+20 ft (69 parcels)	+10 ft (64 parcels)
P-D (rules vary)	All affected P-D parcels are in the Navy Site area, which has multiple buildings over 65 ft tall.		

Elevate San Bruno Initiative Update

Joint Planning Commission/City Council Meeting
May 19, 2026



Study Session Objectives

- Provide update on Elevate San Bruno
- Review Community Engagement Strategy
- Discuss alternatives for further evaluation
- Receive Planning Commission and City Council feedback

Background



Background

■ July 22, 2025:

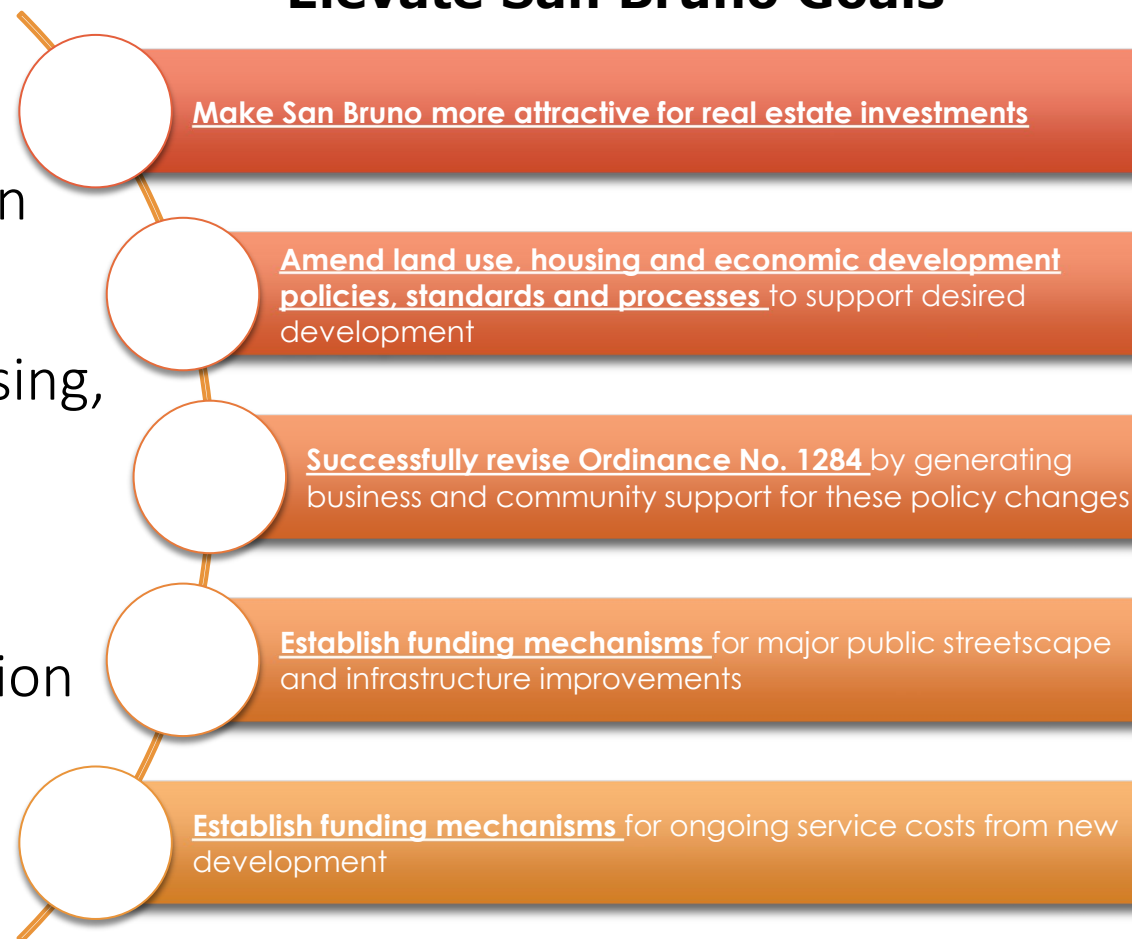
- » City Council received Transit Corridors Plan (TCP) Financial Feasibility Assessment
- » Council launched citywide Land Use, Housing, and Economic Development Initiative

■ January 27, 2026:

- » PlaceWorks selected to lead implementation

■ Elevate San Bruno identified as FY 27 Council Priority

Elevate San Bruno Goals



Initiative Overview

■ Multi-year effort to strengthen San Bruno's fiscal health

- » Leveling the playing field for revenue-generating uses

■ Focus areas include:

- » Updating land use policy and regulations
- » Increasing development feasibility
- » Overhauling development review processes
- » Streamlining Environmental Review
- » Fiscal and economic analysis
- » Community and stakeholder engagement



Community Engagement



Community Engagement Objectives

- Have robust and diverse community participation
- Build public trust through clear materials and inclusive activities
- Foster community-wide support for the initiative
- Educate the community about economic and fiscal objectives
- Explain the implications of State housing law for both residential and non-residential development and how Elevate San Bruno levels the playing field.
- Generate support from property owners and business owners about infrastructure and public service financing tools

Getting the Word Out



- Project Website: www.ElevateSanBruno.org
- Mailing list and eblasts in English and Spanish
- Social media posts on City accounts: Facebook, X, Instagram, YouTube, and Nextdoor
- Postcards and flyers
- City newsletters
- Informational videos

Engagement Activities

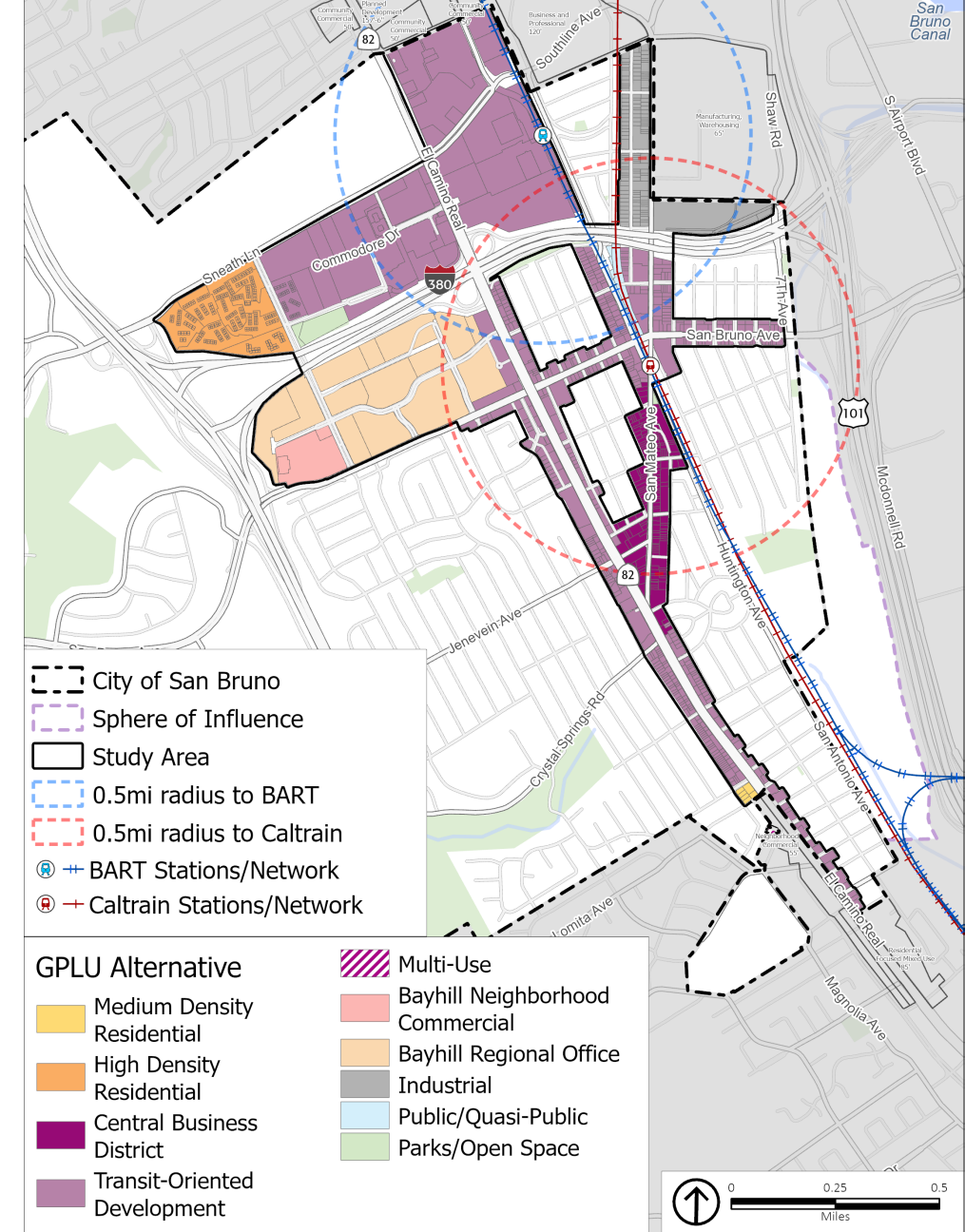
- Pop-Up Events
- Webinars
- Online Surveys
- Stakeholder interviews
- Developer roundtable
- Community workshops – virtual and in-person
- Open Houses
- Tribal Outreach
- Planning Commission and/or City Council Study Sessions

Land Use Alternatives



Proposed Study Area and Land Use Designations

- **Study Area:** lands east of I-280 along major corridors
- **Proposed Land Use Amendments:**
 - » Increasing area designated as TOD to simplify and clarify land use regulations while allowing flexibility



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2026

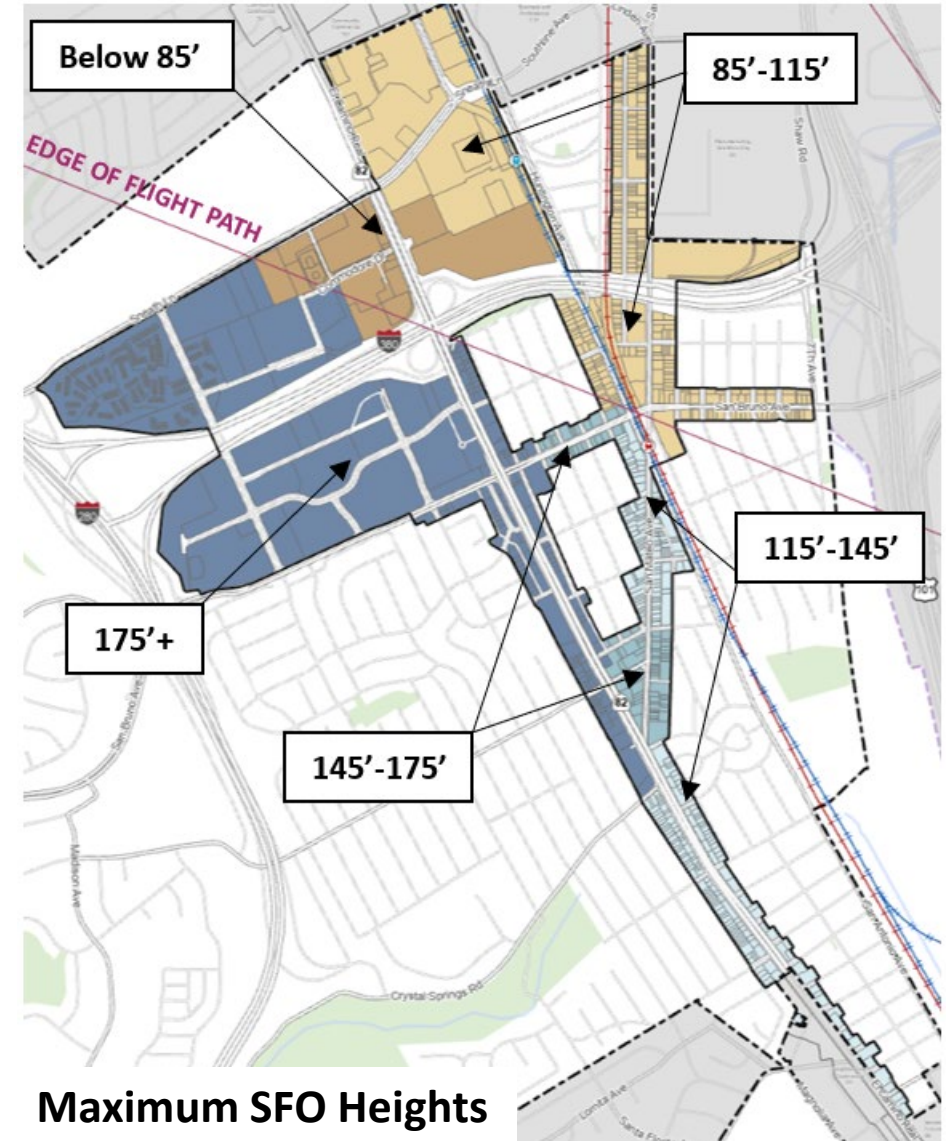
Height Alternatives

Alternative 1

- Allows up to 8 stories/~90 feet throughout study area
- Builds directly on 2025 TCP Assessment recommendations

Alternative 2

- Set base heights of 8 residential stories/~90 feet
- Additional height possible up to the SFO maximums through discretionary approval
 - » Increased height could be tied to community benefits



Housing Opportunities



Housing Element Programs

■ Programs requiring ballot measures if Ordinance No. 1284 remains:

- » Program 4f: Expand ADU/JADU opportunities in R-1 and R-2 zones
- » Program 5a: Support “missing middle” housing by removing 2,900 sq. ft. lot area per unit requirement in R-2 District and allowing rehabilitation/rebuilding of legal nonconforming units

■ Current Staff Recommendation

- » Focus on Housing Element commitments required by HCD
- » No additional neighborhood housing changes proposed at this time

Requested Feedback



City Council / Planning Commission Input

Staff seeks feedback on:

- » Community Engagement Strategy
- » Study Area boundaries
- » Height alternatives to study:
 - Up to a maximum of 8 stories
 - 8 story max + discretionary pathway to SFO maximum heights
 - Both or intermediate option
 - Should these changes apply to the Industrial area?
- » Scope of housing changes in residential neighborhoods
 - Implement Housing Element Programs only
 - Explore additional Missing Middle housing approaches in low-density neighborhoods

Thank you

City of San Bruno | May 19, 2026



TANFORAN UPDATE

SAN BRUNO CITY HALL

CITY HALL

567 El Camino Real

567

MAY 19, 2026

CITY COUNCIL AND PLANNING COMMISSION

OBJECTIVE



Provide the City Council and Planning Commission with an update on the Tanforan redevelopment project



TIMELINE

Community Engagement

Reimagining
Tanforan Land
Use Fact Sheet

Preliminary
Application

Community
Priorities
Report

Formal
Application

Revised
Application

Final Public
Hearings

2021

2022

2023

2024

2025

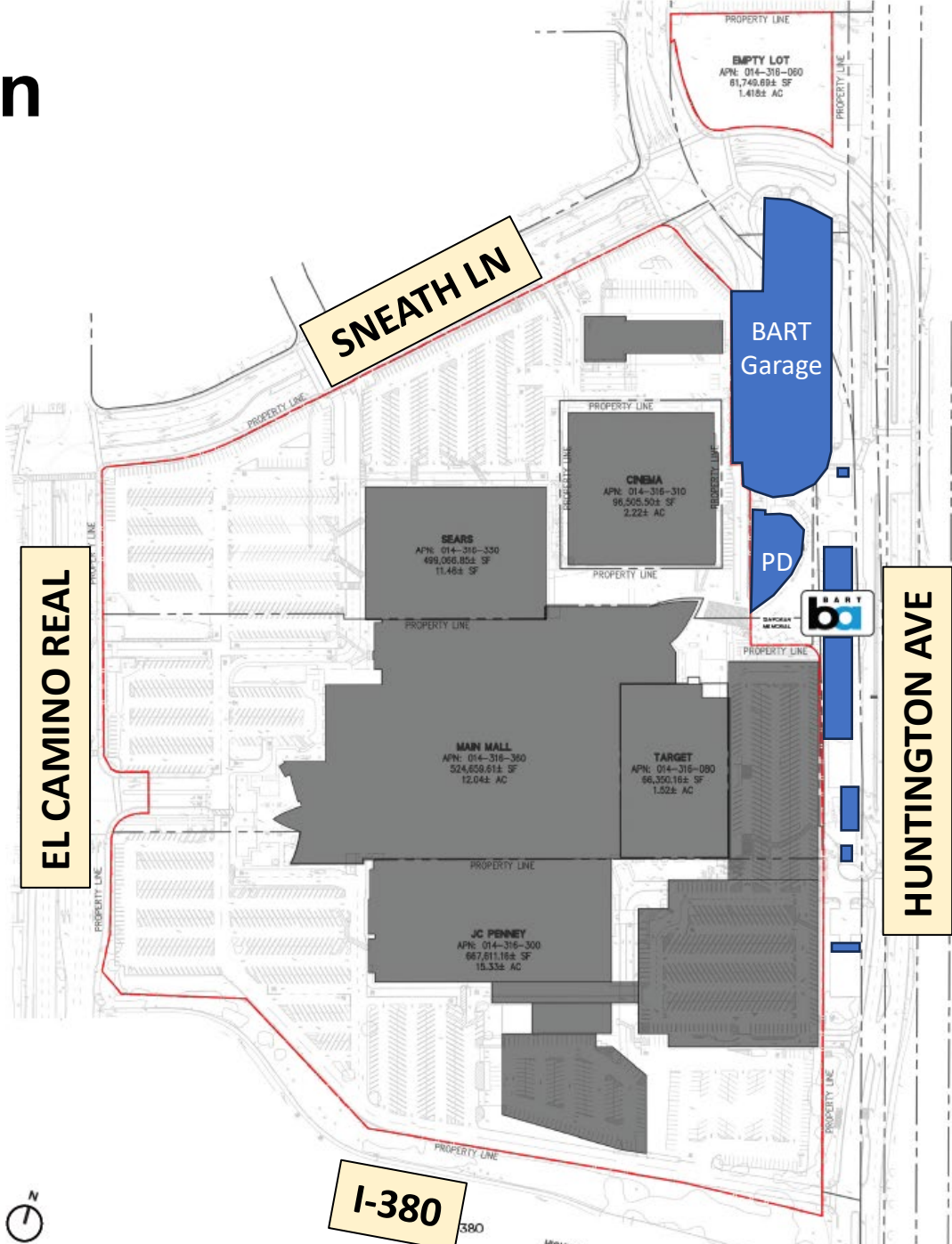
2026

Alexandria Real Estate (ARE)
purchased the properties

Existing Site Plan

Property

- Project covers 44 acres
- Includes vacant lot across Sneath
- Does not include BART property (buildings in blue)



Starting Points

- Voter approval allows heights up to 79'7" above grade
- Housing Element allows 1,014 residential units
- State law prohibits the City applying minimum parking standards because of proximity to transit

Demolition / Site Preparation

2026-2028

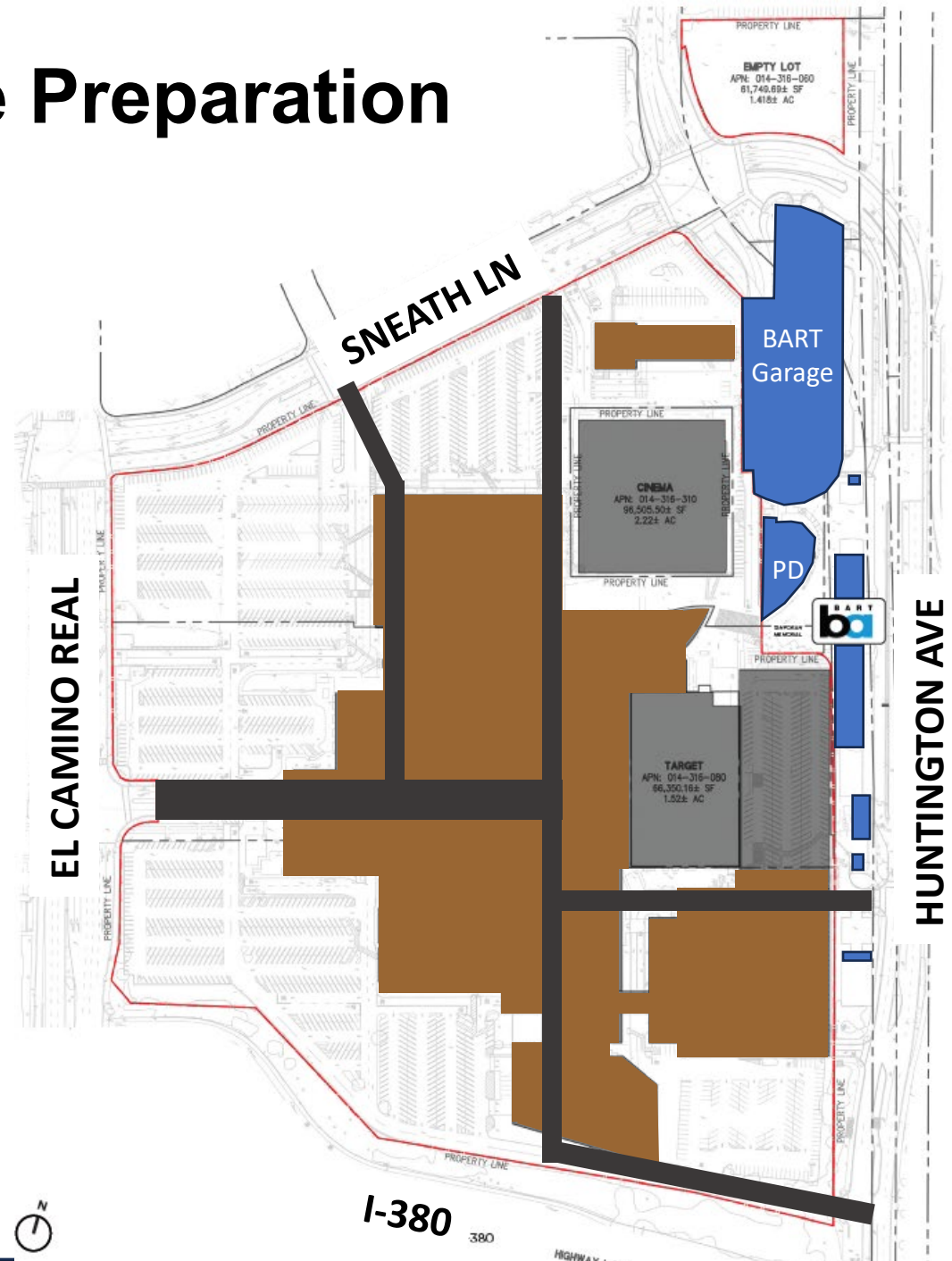
Mall closure (except Target and theater)

Demolish buildings/ structures in brown

Regrade the site to be a more gradual slope from El Camino Real to Huntington

Build new internal private street network

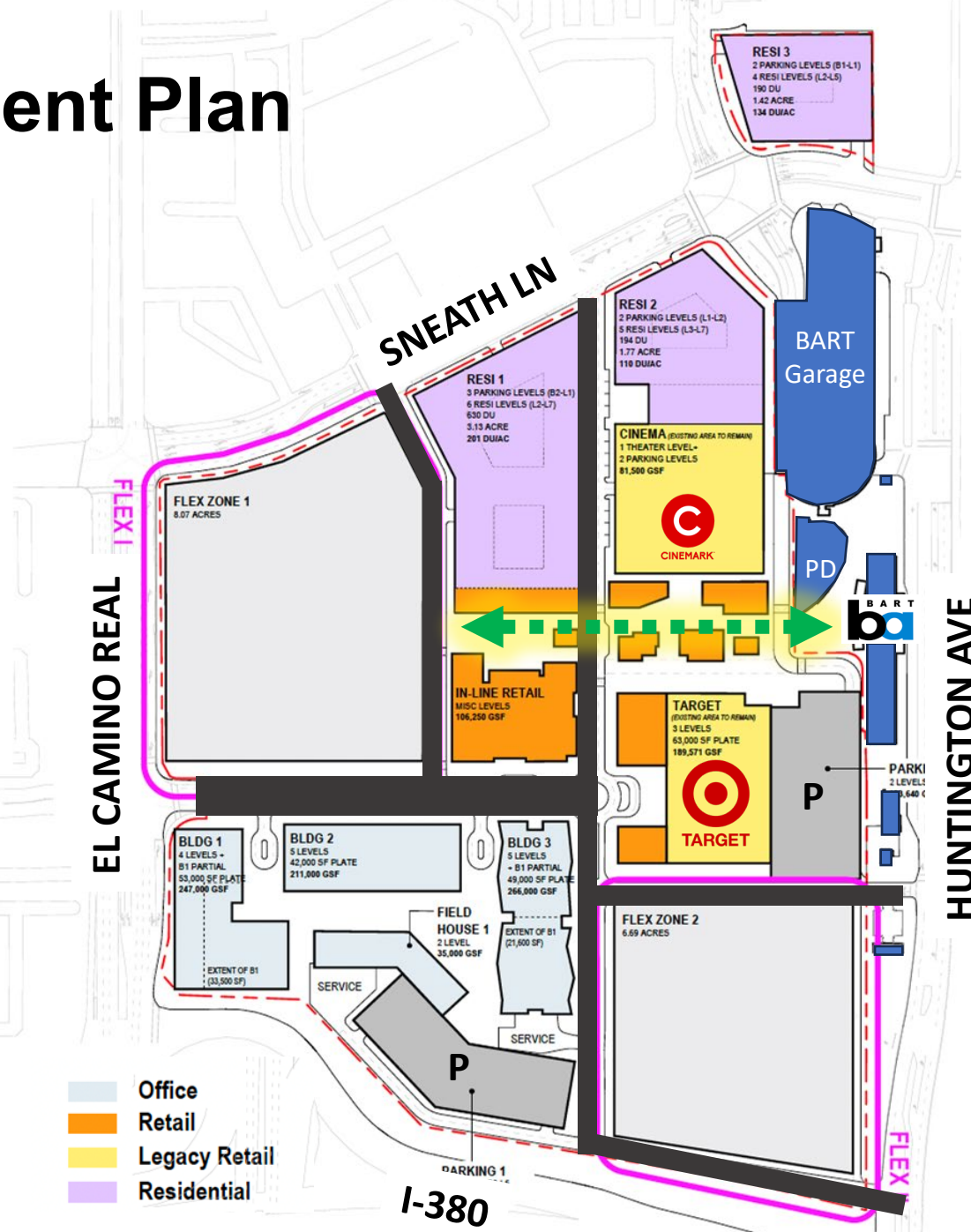
Install modest adjustments to nearby intersections



New Development Plan

Early Phases

- Upgrade Target and theater
- Pedestrian connection from BART station through a new outdoor Retail Village
- Tree-lined internal private street network
- 1,014 multi-family housing units
- 780,000 sq. ft. of life-science lab/office space
- 100,000 sq. ft. of new retail area
- 2,555 new parking spaces + existing 1,293 at Target and theater



Flex Zones

Flex Zones provide flexibility for final phases to respond to market conditions

Range from

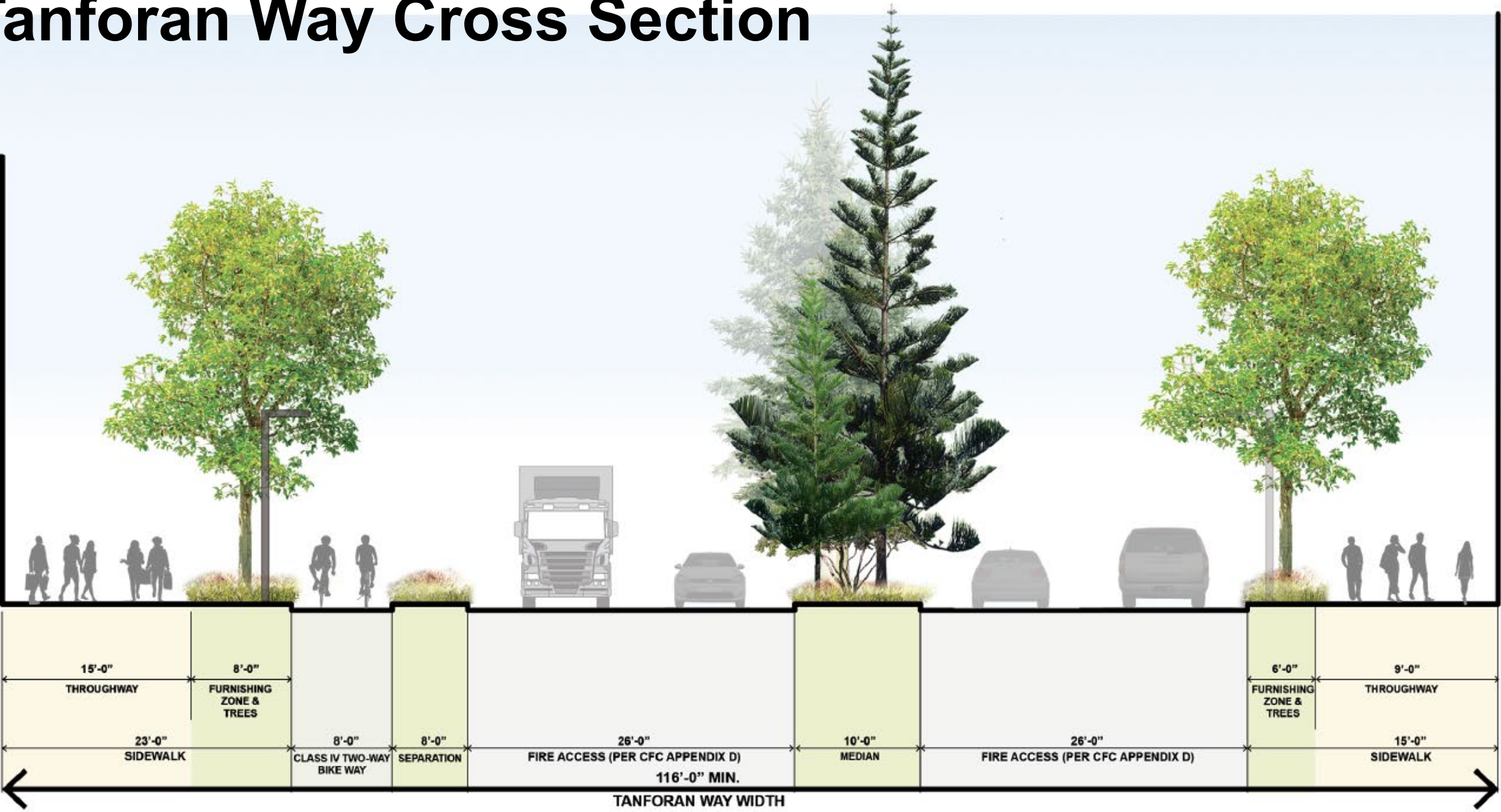
1,000,000 sq. ft. more life-science lab/office space

to

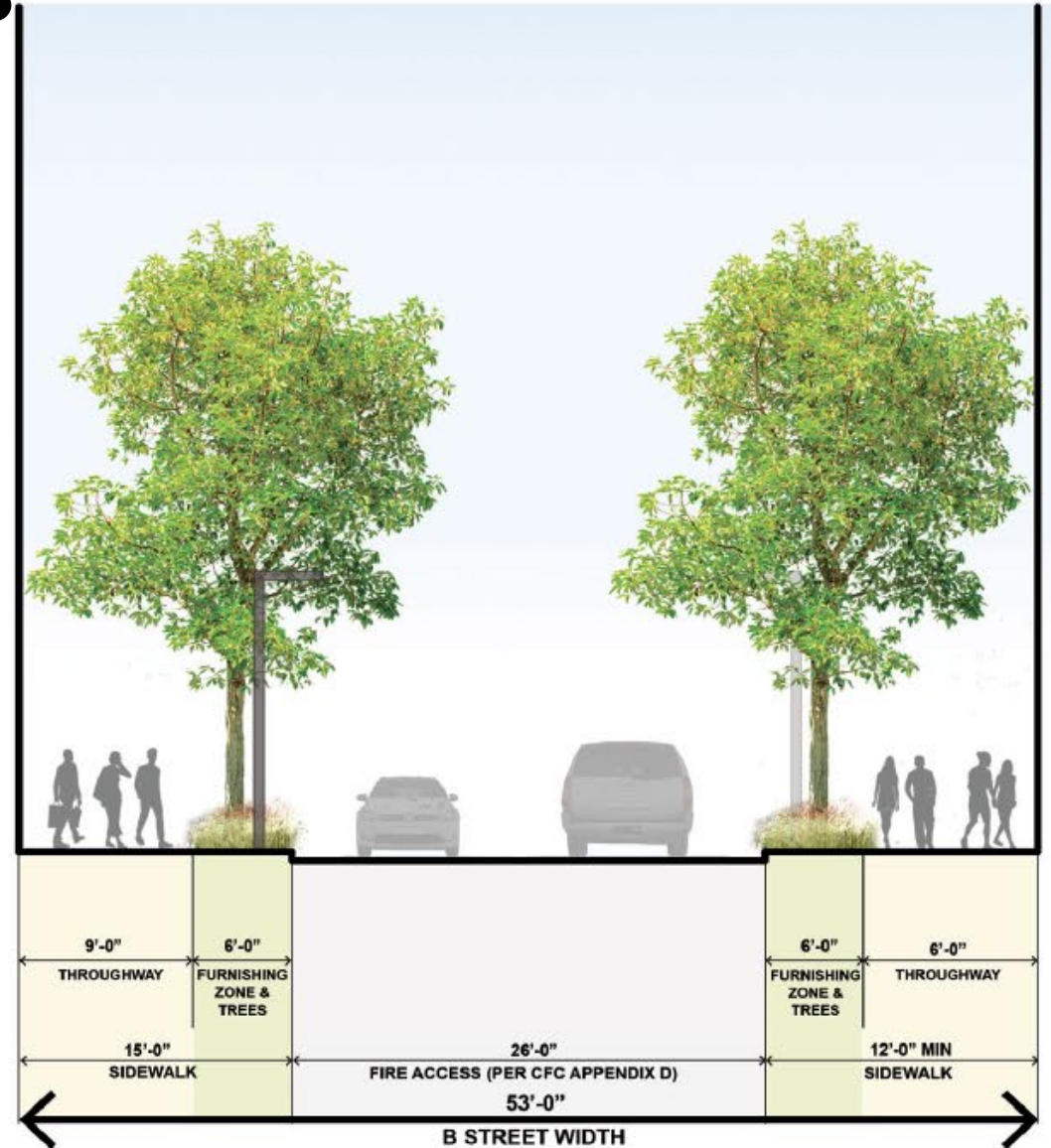
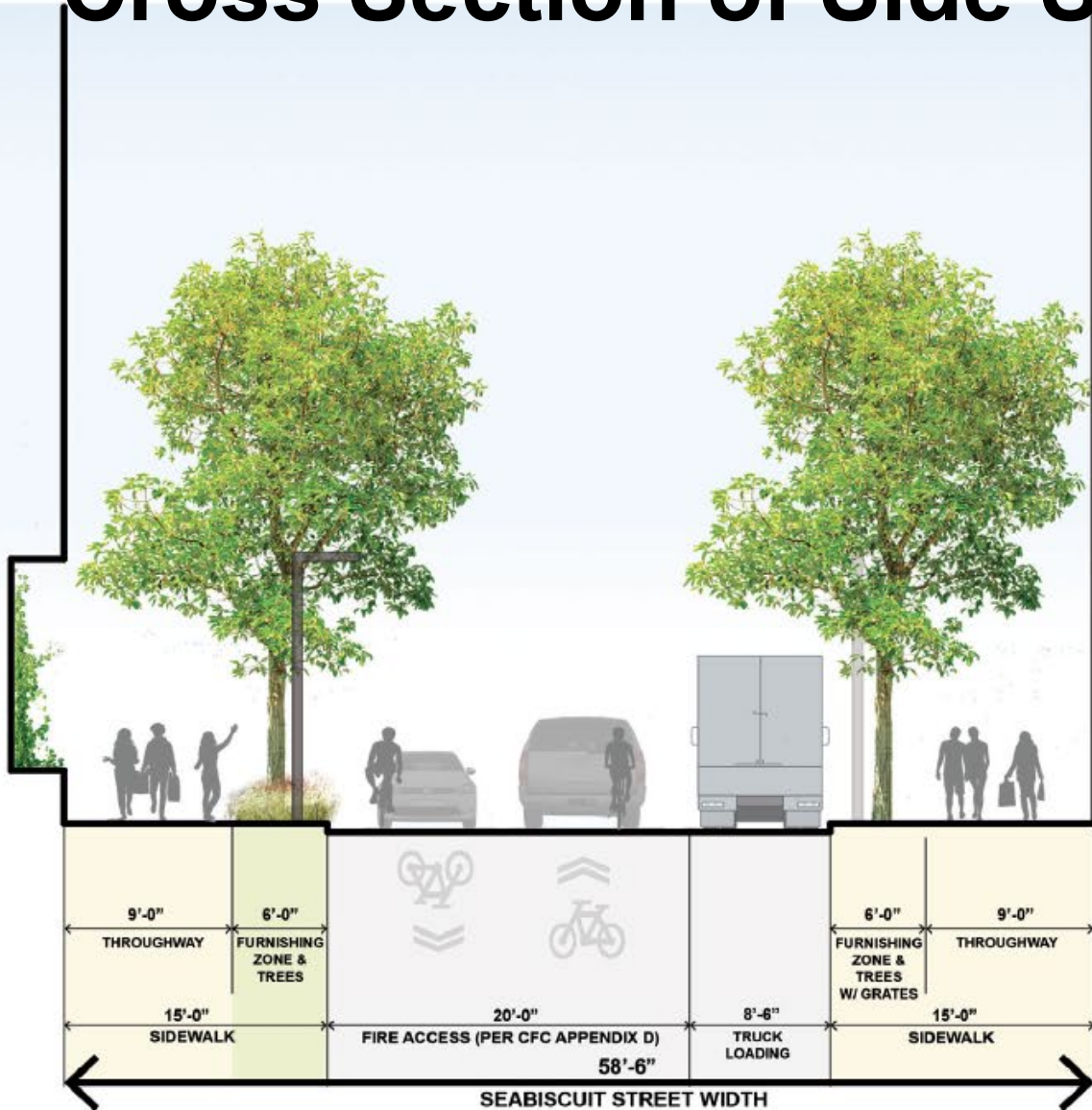
Mix of 500 additional housing units, 100,000 sq. ft. additional retail, a 170 room hotel, and 500,000 sq. ft. of life-science/office space

Parking TBD depending on proposed uses

Tanforan Way Cross Section



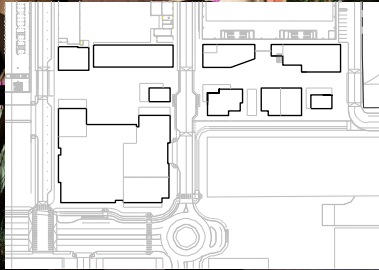
Cross Section of Side Streets



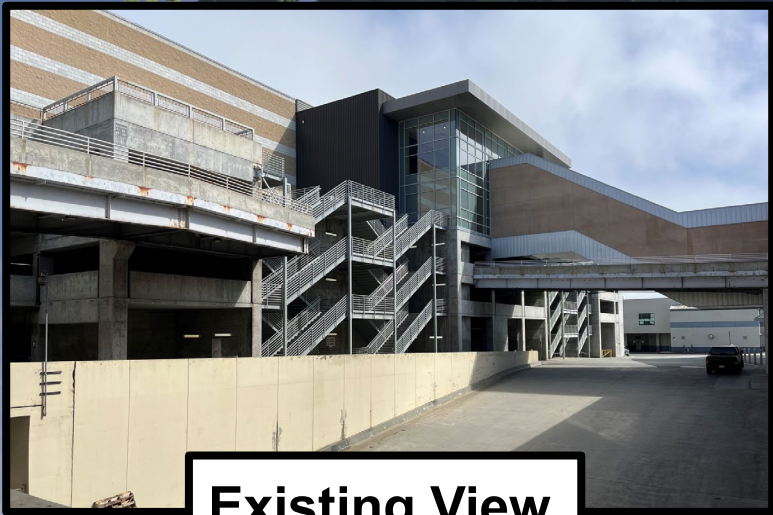
Retail Village Rendering



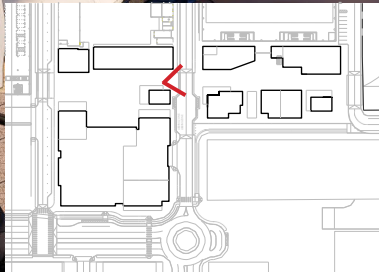
Existing View



Cinema Entrance



Existing View



Residential Building from Sneath



Existing View

Lab 1 from El Camino Real



Existing View



APPLICATION PACKAGE

Components

General Plan Amendment

Planned Development (PD) Zoning

ALUC Override

Vesting Tentative Map

Environmental Impact Report (EIR)

Development Agreement (DA)



FISCAL IMPACT

- **Negative short-term fiscal impact**
 - Winding down of the mall, demolition and site preparation
- **Uptick in revenues as buildings are completed**
- **Projected strong fiscal benefit at buildout**
 - Likely at least 15 years out
- **Development Agreement – *City Council Guiding Principles* –**
 - Address short-term negative fiscal impact
 - Ensure sufficient funding for increased public safety costs



PROJECTED MILESTONES

Timeframe	Milestones
Early Summer	Tentative Agreement on DA terms
Summer Months	Finalizing the zoning documents, tentative map, and DA
September	Notice for PC hearing
October	Planning Commission
November	City Council first reading
December	City Council second reading



QUESTIONS



DOWNTOWN ZONING ADJUSTMENTS



MAY 19, 2026

CITY COUNCIL AND PLANNING COMMISSION

OBJECTIVE



Discussion of potential zoning text amendments to improve downtown activity and aesthetics



FY27 DOWNTOWN IMPROVEMENT INITIATIVE

- City Council goal
- Downtown zoning adjustments
 - Improve activity, aesthetics in the private realm
 - Business types
 - Exterior improvements
 - Maintenance
 - Enforcement
- Limited adjustments due to staff availability and Council desire for adoption in early FY27



EXTERIOR IMPROVEMENTS

- Discretionary planning approvals are opportunities for the City to leverage exterior improvements
 - Site, building (façade), landscaping, as applicable
- Architectural Review Permit if a business proposes some exterior improvements already
- Conditional Use Permit if a business proposes a conditional use



MORE EXTERIOR IMPROVEMENTS?

- Options for increasing exterior improvements:
 - Leverage existing planning permit applications. Estimate 1-3 per year
 - Require more discretionary planning permits. “Change of use”. Estimate additional 1-3 per year
- Doing both, estimate combined 2-6 tenant spaces with exterior improvements per year



ADJUSTING ALLOWED USES

- Permitted – allowed anywhere, everywhere – no discretion
- Prohibited – allowed no where, under no circumstances – no discretion
- Conditional – case-by-case – discretion
 - Conditions of approval to ensure operations do not negatively impact the area
 - Can require exterior improvements
 - Strong enforcement footing for the City
- Using “*maximum number*” or “*minimum distance*” not recommended for downtown



CBD Retail Uses – ground floor only

Permitted	Conditional	Prohibited
<ul style="list-style-type: none"> <u>Retail Sales and Services</u> <i>Includes:</i> 		<ul style="list-style-type: none"> Adult businesses Cannabis retailer Firearms dealers Vehicle sales and rental
<ul style="list-style-type: none"> Food Grocer 		
<ul style="list-style-type: none"> Beverage 	<ul style="list-style-type: none"> Liquor 	
<ul style="list-style-type: none"> Appliance Pawn Shops 		
<ul style="list-style-type: none"> Bookstore 	<ul style="list-style-type: none"> Smoke Shops 	
<ul style="list-style-type: none"> Clothing Furniture 		
<ul style="list-style-type: none"> Convenience Art Galleries 		
<ul style="list-style-type: none"> Department Home 		
<ul style="list-style-type: none"> Drug/Pharmacy Improvement 		
<ul style="list-style-type: none"> Animal Vehicle Parts 		
<ul style="list-style-type: none"> Animal Hardware 		
<ul style="list-style-type: none"> Accessories Other Similar 		
<ul style="list-style-type: none"> Shoes 	<ul style="list-style-type: none"> Uses 	

“Changes” are only to illustrate the concept changing what category zoning uses are in



CBD Service Uses

Permitted	Conditional	Prohibited
<ul style="list-style-type: none"> • <u>Personal Service “Downtown Focus”</u> – beauty salons, barber shops, shoe repair, dry cleaner, laundry 	<ul style="list-style-type: none"> • <u>Personal Service “Instructional Focus”</u> – dance, martial arts, fitness, photography and music studios, and similar 	<ul style="list-style-type: none"> • <u>Personal Service “General”</u> – massage, tattoo, funeral home
<ul style="list-style-type: none"> • Restaurants (<i>ground floor only</i>) • Banks and other financial services • Business services, office, research and development (<i>2nd floor only</i>) • Low barrier navigation center • Public parks and recreation facilities 	<ul style="list-style-type: none"> • Bars, nightclubs and lounges • Health and exercise clubs • Schools (<i>2nd floor only</i>) • Community facilities • Day care center • Places of worship • Social services and charitable institutions • Commercial recreation/entertainment • Hotels and motels • Pet day care facility • Private parks/recreation facilities 	<ul style="list-style-type: none"> • Cemeteries • Emergency shelters • Hospitals • Nursing and convalescent homes • Public maintenance facilities • Check cashing • Drive-through facilities • Gas and service stations • Personal storage • Pet boarding overnight • Vehicle repair and maintenance • Industrial uses



OTHER AESTHETIC CONSIDERATIONS

- Storefronts blocked with signs, screened off, blocked by furniture or materials
 - Existing regulation: 90% of transparent windows/doors must remain clear to allow views into the building. Enforcement needed
- Bright lights, bright signs, neon, other elements that negatively affect the aesthetic environment? Prohibit or add standards for those?



AMORTIZATION

- LNC = Legal Non-Conforming. Use, structure, feature that was allowed when it started or was constructed, but no longer complies
 - Establish amortization periods for a LNC use/feature to cease?
 - Allow a LNC use/feature to remain beyond the amortization period with a Use Permit?



MISCELLANEOUS

- **Master Fee Schedule** – planning permits applicable to small businesses are generally not full cost recovery
- **Expected Outcomes** – raising expectations or adding requirements will result in complaints
 - Short-term – high complaints, low recognition of benefit
 - Long-term – fewer complaints, more recognition of benefit



Many things can be done. The question for Council and Commission is what should be done at this time.



1. TOPICS NOT REQUIRING MUNICIPAL CODE AMENDMENTS

- A. Support requiring planning permits in downtown to include exterior improvements designed by a licensed design professional, starting in FY27?

- B. Support annual visual surveys of the CBD starting in FY27, providing business and property owners with info on how their operation may violate the Code, and enforcing if violations are not addressed in a timely manner?

- C. Continue to support partial cost recovery for planning application fees for planning permits used by small businesses? (*Master Fee Schedule*)



2. TOPICS REQUIRING MUNICIPAL CODE AMENDMENTS

- A. Shift certain Permitted Uses to Conditional or Permitted / Conditional Uses to Prohibited? (*which?*)

- B. Amend the Municipal Code to limit/prohibit bright lights, neon, and/or other features that negatively affect the aesthetic environment? (*what are these?*)

- c. Provide general direction on exploring amortization
 - 1) Establish amortization period that require LNC uses/features to cease?
 - 2) Allow these LNC uses/features to continue if they get a CUP?