



"The City With a Heart"

Auros Ansbergs Harman, Chair
Thomas Kuhn, Vice Chair
Mary Lou Johnson
Rick Biasotti
Gerard Madden
Kelly Lethin

AGENDA PLANNING COMMISSION SPECIAL MEETING June 22, 2026 7:00 PM

<p>IN PERSON* MEETING LOCATION San Bruno Recreation & Aquatic Center, Community Room 251 City Park Way San Bruno, CA 94066</p> <p>*Please turn off all electronic devices before the start of the meeting to prevent disruptions*</p>	<p>Zoom Link* https://sanbruno-ca-gov.zoom.us/j/83641558853</p> <p>Phone Line: 1-346-248-7799 Webinar ID: 836 4155 8853 Webinar Password: 143556</p> <p>*Teleconference broadcasting is offered in the meeting via Zoom as a courtesy to the public.</p> <p>**No public comment accepted via Zoom</p>
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PUBLIC COMMENT: In person attendees who want to provide public comment will be asked to fill out a speaker card and turn it into the Planning Commission Clerk. Public comment may also be emailed to planning@sanbruno.ca.gov. Comments received via email will not be read aloud during the meeting.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or modifications to participate in this meeting should contact the Planning Commission Clerk at least 48 hours prior to the meeting at (650) 616-7053 or via email at planning@sanbruno.ca.gov.

*Any disclosable public writings related to an open session item on a regular meeting agenda and distributed by the City to at least a majority of the Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Department Office at City Hall located at 567 El Camino Real, San Bruno, California during normal business hours. In addition, the city may also post such documents on the City's Website at <https://www.sanbruno.ca.gov/AgendaCenter>.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Individuals are allowed up to three minutes, subject to the Chair's discretion based on the anticipated length in the meeting. It is the Planning Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENTSS OF CONFLICTS OF INTEREST

5. PUBLIC HEARING

Public comment will be requested after each topic in this section

- A.** Adoption of a Resolution Confirming Conformance with the San Bruno General Plan, Pursuant to California Government Code Section 65401 for the Fiscal Year 2026-27 Capital Improvement Program.

6. COMMENTS FROM STAFF

7. ITEMS FROM MEMBERS

- 8. ADJOURNMENT** – The next regular meeting will be held July 21, 2026 at 7:00 PM

POSTING: I declare a copy of this agenda was posted at City Hall, 567 El Camino Real, San Bruno, among other locations in the city limits of San Bruno, on June 18, 2026 by 6:00 p.m.

Brenda Calara

Brenda Calara
Planning Commission Clerk



Planning Commission Agenda Item 5.A. Staff Report

CITY OF SAN BRUNO

DATE: June 22, 2026

TO: Planning Commission

FROM: Roscoe Mata, Planning Manager

SUBJECT: Adoption of a Resolution Confirming Conformance with the San Bruno General Plan, Pursuant to California Government Code Section 65401 for the Fiscal Year 2026-27 Capital Improvement Program

BACKGROUND:

California Government Code Section 65401 requires that the City's Planning Commission make a determination that the list of the proposed public works projects (e.g., capital improvement projects (CIP)) recommended for planning, initiation or construction during the ensuing Fiscal Year ("the proposed annual CIP") is in conformance with the City's General Plan, prior to City Council adoption of the CIP and associated budget in June 2026. The California Government Code Section 65401 states the following:

"If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof."

The annual Planning Commission review is to focus on evaluating if any proposed new or modified physical capital improvement projects are consistent with the goals and policies outlined in the General Plan. As the City's long-term comprehensive blueprint for physical development, the General Plan includes eight elements that provide the policy framework related to capital projects, in the areas of – Land Use & Urban Design (LUD), Economic Development (ED), Transportation (T), Open Space and Recreation (OSR), Environmental Resources and Conservation (ERC), Health and Safety (HS), Public Facilities and Services (PFS), and Housing (HE).

The CIP is designed to identify, plan, and develop projects using a long-term vision for the community's facilities and infrastructure needs. Furthermore, it provides funding for capital projects that protect, preserve, and enhance the City's infrastructure, extend the useful life of public facilities, and improve or enhance City services. The CIP Budget outlines work programs, project descriptions, and funding needed for each project to be undertaken. The CIP Budget covers a one-year period (Fiscal Year 2026-27) and includes proposed funding allocations for each project on which work is expected to occur during the budget year. Not all of the CIP projects are currently funded. The City has prepared a stand-alone CIP budget document that provides information on all of the CIP projects that are new or ongoing. This document is provided in [Attachment 2](#). It should be noted that the only projects that require a Planning Commission consistency determination are those that are being initiated this year (or where funding is initiated), since ongoing projects were previously determined to be consistent with the General Plan. The discussion below only focuses on those projects that require a determination. However, the Planning Commission is encouraged to review the CIP budget document to better understand all of the projects that the City is pursuing.

DISCUSSION:

For Fiscal Year 2026-27, the CIP work program includes new capital projects in the following project categories: Parks, Streets, Stormwater, and Facilities. Staff has reviewed the proposed CIP Budget for Fiscal Year 2026-27 and finds that the newly initiated CIP projects, identified below, conform to the City's adopted General Plan. Below is a brief descriptive summary of each new CIP project followed by the General Plan guiding and/or implementing policies that support that activity.

The City is amending the Safety Element goals, objectives, and implementation measures as they relate to climate change resiliency. The Planning Commission conducted a study session on the draft Safety Element Updates on February 17, 2026. These amendments will be formally reviewed by the Planning Commission and City Council in June and July 2026, prior to the adoption of the FY26-27 budget. Therefore, for informational purposes, staff has included the proposed amended or new policies, goals, or actions [underlined in blue italics](#).

Of the seven new projects proposed, two are in moderate resource areas and three are in low resource areas according to the 2024 California Tax Credit Allocation Committee/Department of Housing and Community Development (CTCAC/HCD) opportunity map. Additionally, one of the seven new CIP projects are within ¼ mile of 732 El Camino Real, a 100% affordable housing development.

Parks CIP Projects

New budgets are recommended in this category as follows:

- **City Park Drinking Fountain Upgrades Project.** The City Park Drinking Fountain Upgrades Project will modernize and replace 5 aging fountains throughout San Bruno's park system, focusing on City Park—the community's most frequented recreation area. The project ensures all fountains are reliable, accessible, and meet current health, safety, and sustainability standards. A total of \$125,000 is proposed in the coming fiscal year.

- **Belle Air/Lions Field Park Plan.** The Belle Air/Lions Field Park Plan will create a comprehensive roadmap (Master Plan) in conjunction with the school district for modernizing this key neighborhood recreation area, identified in the City’s Parks Assessment as a high-priority site for improvement. As part of this effort, an overall assessment of the property will be a vital component of the study to ensure that all existing conditions, constraints, and opportunities are fully understood before design recommendations are developed. A total of \$60,000 is proposed in the coming fiscal year.

The following General Plan guiding or implementing policies apply to activities related to these CIP projects:

Guiding Policies:

- **OSR-A** – Develop and maintain parks that are safe, accessible, and serve all ages and abilities.
- **OSR-C** – Provide sufficient public open space and landscaped areas throughout the city, including residential neighborhoods.
- **OSR-D** – Maintain a high-quality mix of recreation programs, facilities, and amenities for all users.
- **OSR-G** – Recognize open space as essential to the physical, social, and safety needs of the community.

Implementing Policies:

- **OSR-4** – Expand and improve parks and recreation facilities, including through land acquisition and reinvestment in existing neighborhoods.
- **OSR-5** – Strive to provide neighborhood parks within walking distance and improve access to park facilities.
- **OSR-6** – Provide new or enhanced public parks and open spaces in key areas of the city.

Streets CIP Projects

New budgets are recommended in this category as follows:

- **Downtown Improvement Initiative.** The Downtown Improvement Initiative will improve the visitor experience and overall appearance of downtown San Bruno. The project includes limited paseo improvements, a photometric study for downtown streetlights and public parking lots, related zoning regulation adjustments, and the incorporation of public art projects previously approved in FY26. A total of \$350,000 is proposed in the coming fiscal year.

The following General Plan guiding or implementing policies apply to activities related to these CIP projects:

Guiding Policies:

- **T-C** – Enhance the design, safety, and functionality of streets and corridors, including pedestrian-oriented environments.

Implementing Policies:

- **T-77** – Create pedestrian-oriented environments through streetscape improvements, including street lights for enhanced aesthetics and illumination.

Stormwater CIP Projects

New budgets are recommended in this category as follows:

- **Storm Drain System Improvements Project.** The Storm Drain System Improvements Project will implement critical improvements identified through the City’s ongoing Storm Drain Master Plan and Storm Drain Condition Assessment, which evaluates the condition, capacity, and performance of San Bruno’s stormwater infrastructure. This effort will guide the development and prioritization of Capital Improvement Projects (CIPs) designed to enhance system reliability, reduce localized flooding, and improve stormwater infrastructure throughout the City. A total of \$1,000,000 is proposed in the coming fiscal year.

The following General Plan guiding or implementing policies apply to activities related to these CIP projects:

Guiding Policies:

- **HS-A:** Reduce the risk of loss of life, injuries, loss of property, or resources due to natural hazards.
- **HS-E:** Protect sites subject to flooding hazards by implementing storm drainage improvements, and by requiring building design and engineering that meets or exceeds known flood risk requirements.

Implementing Policies:

- **HS-13:** With cooperation from the San Mateo County Flood [and Resiliency District \(OneShoreline\)](#), continue maintenance, early warning, and clean-up activities for storm drains throughout San Bruno. [*amended*]
- [Action 3.1: Upgrade or replace storm drains where needed to reduce potential flooding, particularly in the neighborhoods east of El Camino Real.](#) [*proposed*]

Facilities CIP Projects

A new budget is recommended in this category as follows:

- **Municipal Services Center Master Plan.** The Municipal Services Center Master Plan will develop a comprehensive, long-range strategy for modernizing the City’s Public Works and Parks maintenance facilities. A total of \$150,000 is proposed in the coming fiscal year.
- **Senior Center Renovation Project.** As with all heavily used facilities, the Senior Center has experienced significant wear from daily use and now requires updates to meet current accessibility, functionality, and comfort standards. Key improvements will be made, including remodeling of the restrooms and comprehensive interior cosmetic upgrades such as new flooring, paint, door hardware, and front desk, reception, and lobby enhancements. The project also includes important exterior renovations, such as

repainting, landscape upgrades, and replacement of HVAC systems to improve energy efficiency and comfort. A total of \$3,200,000 is proposed in the coming fiscal year.

- **City Hall HVAC Replacement Project.** This project will replace the outdated HVAC and Building Management systems at City Hall. The existing equipment has become increasingly unreliable, with frequent breakdowns, rising maintenance costs, and failures such as a condenser coil malfunction that disrupted multiple areas and placed additional strain on remaining units. The planned upgrades include installation of a modern heat pump HVAC system supported by multizone Building Management software and hardware. These improvements will reduce energy use, improve occupant comfort, and extend the life of City Hall by providing a more resilient and efficient operating system. A total of \$750,000 is proposed in the coming fiscal year.

The following General Plan guiding or implementing policies apply to activities related to this CIP projects:

Guiding Policies

- **PFS-J:** Develop comprehensive programs to decrease energy consumption at the City government level.

Implementing Policies

- **PFS-5:** Develop a Civic Center Complex Master Plan, in order to coordinate rehabilitation and expansion of the various City departments and service providers.

ENVIRONMENTAL REVIEW:

The Planning Commission’s action to determine whether a proposed new or modified CIP project is in conformance with the General Plan is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378 in that General Plan conformance findings required by State law is not a project as defined under CEQA. Each project included in the CIP must undergo any required environmental review pursuant to CEQA separately.

RECOMMENDATION:

Staff recommends adoption of a Resolution confirming review of the Fiscal Year 2026-27 Capital Improvement Program Budget and its conformance with the San Bruno General Plan, pursuant to California Government Code Section 65401.

NEXT STEPS:

The CIP project list, the Planning Commission’s General Plan consistency findings, and the associated proposed budget will be forwarded to City Council for consideration in its review of the CIP and Fiscal Year 2026-27 Budget.

ATTACHMENTS:

1. Resolution
2. CIP Budget 2026-27

ATTACHMENT 1

RESOLUTION NO. 2026-____

A RESOLUTION OF THE SAN BRUNO PLANNING COMMISSION FINDING THAT THE PROPOSED CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR 2026-27 IS IN CONFORMANCE WITH THE CITY OF SAN BRUNO GENERAL PLAN

WHEREAS, the City of San Bruno has prepared a proposed Capital Improvement Program (CIP) budget for Fiscal Year 2026-27 and included within the proposed budget is a coordinated program of proposed Public Works projects recommended for planning, initiation or construction throughout the ensuing fiscal year. The CIP Budget for Fiscal Year 2026-27 covers a one-year period and includes proposed funding allocations to each project on which work is expected to occur during the budget year;

WHEREAS, California Government Code Section 65103 requires that the City's Planning Commission annually review the capital improvement program (the "CIP") for its consistency with the general plan, pursuant to Article 7 (commencing with Section 65400);

WHEREAS, The San Bruno General Plan was adopted on March 24, 2009 as the comprehensive, long-term plan for the physical development of the City and provides goals and policies that establish the basis for evaluating whether specific proposed public works (e.g. capital improvement) projects are in conformity with the General Plan vision;

WHEREAS, the proposed annual CIP includes two (2) new parks projects, one (1) new streets projects, one (1) new stormwater project, and three (3) new facilities projects in the proposed CIP budget for Fiscal Year 2026-27;

WHEREAS, the Planning Commission has previously reviewed proposed annual CIP Budgets and found those public works (e.g. capital improvement) projects to be in conformance with the General Plan;

WHEREAS, the Planning Commission's action to determine whether a proposed new or modified CIP project is in conformance with the General Plan, is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378 in that General Plan conformance findings required by State law is not a project as defined under CEQA;

WHEREAS, each project included in the CIP must undergo any required environmental review pursuant to CEQA separately;

WHEREAS, on June 22, 2026, the Planning Commission held a public hearing to analyze the general plan conformity for projects in the proposed CIP budget for Fiscal Year 2026-27:

NOW, THEREFORE, BE IT RESOLVED that the San Bruno Planning Commission hereby finds, determines, and resolves as follows:

ATTACHMENT 1

Section 1. The Planning Commission determines that the General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 since it is not a project as defined under CEQA.

Section 2. The Planning Commission finds that the proposed Capital Improvement Program is consistent with the General Plan policies because it will enhance the achievement of the General Plan by maintaining and upgrading public facilities, increasing energy efficiency and improve infrastructure.

Section 3. The Planning Commission hereby adopts Resolution No. 2026-_____ finding that the Fiscal Year 2026-27 Capital Improvement Program budget is in conformity with the General Plan.

PASSED AND ADOPTED as a Resolution of the Planning Commission of the City of San Bruno at a meeting held on the 22nd day of June 2026.

Dated

Planning Commission Chair
Auros Ansbergs Harman

ATTEST:

Planning Commission Secretary
Roscoe Mata

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I, Roscoe Mata, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of San Bruno this 22nd day of June 2026 by the following vote:

AYES	Commissioners:	_____
NOES	Commissioners:	_____
ABSENT	Commissioners:	_____
RECUSED	Commissioners:	_____

ATTACHMENT 2

Link to CIP Budget:

<https://city-san-bruno-ca-clear.doc.cleargov.com/23400/908031/d>