



# SIERRA CLUB

LOMA PRIETA CHAPTER

*San Mateo, Santa Clara, and San Benito Counties*

February 21, 2020

San Bruno Planning Commission, City Council, and Staff

City of San Bruno

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**Subject: Planning Commission meeting of February 16, 2020, Agenda Item #4A, Environmental Impacts of the Bayhill Specific Plan**

The Sustainable Land Use Committee is the section of the local Sierra Club Chapter devoted to studying issues of land use and planning. As an organization devoted to reducing GHG emissions, overuse of water supplies, and other human impacts on the natural environment, we encourage development of dense, mixed-use development near transit centers.

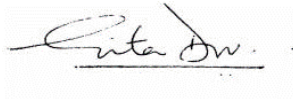
Housing not sufficient: We have reviewed documents pertaining to the Bayhill Specific Plan, and while the alternative plans analyzed in the Draft EIR both contain significant improvements over the base design, we believe even the Residential Alternative remains insufficiently ambitious in planning for housing in this area. Community meetings indicated a desire to include housing as part of this Specific Plan. The Peninsula as a whole has been pushed to a state of crisis in regard to its jobs-housing balance. This has led to long commutes, congestion, and large amounts of space being paved over for parking (which on top of consuming space that could otherwise be left green or devoted to some actual productive use, also aggravates urban heat island effects).

Transit Oriented Development: The eastern section of the area designated in the Bayhill Specific Plan, presently zoned as “Community Office”, is ideally suited for this sort of Transit Oriented Development. It is immediately adjacent to El Camino Real, which is one of the few routes in San Mateo County that is truly

well-served by the SamTrans bus system. It is within a reasonable walking or biking distance of the BART and Caltrain stations, as well as retail and restaurants at Tanforan, and in Downtown San Bruno / San Mateo Avenue, and future retail in the bottom floor of the Mills Park development at the corner of El Camino and San Bruno Ave. The area is far enough inland to be at relatively low risk from sea level rise, as compared to other areas currently considering development such as South San Francisco's Genentech campus. And it is well-separated from other residential areas, minimizing impact on other citizens' current lifestyles.

Summary: While we understand that employers in this area may prefer a larger amount of office space, it is incumbent on every city to plan for the impacts of these offices on housing demand. In the absence of new housing development, workers at YouTube and other corporate entities will simply bid up the prices of existing housing stock and drive lower income San Bruno workers out of the city, to peripheral exurbs that sprawl further and into the Wildland Urban Interface. The state has recognized this problem through the RHNA / Housing Element process. **San Bruno is far behind on meeting its housing obligations here even for the current cycle, and in the next cycle will be responsible for *at least* twice as many units. We would urge you to consider getting ahead of this issue now, in a very appropriate location, and plan to include a Transit Oriented Development housing segment near El Camino Real.**

Respectfully submitted,



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Co-Chairs Sustainable Land Use Committee

Sierra Club Loma Prieta Chapter

Cc: James Eggers, Executive Director, Sierra Club Loma Prieta Chapter

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