

**From:** Nancy Colman  
**Sent:** Friday, July 06, 2018 3:56 PM  
**To:** Padilla, Ingrid  
**Subject:** Baylands General Plan Amendment

Dear City Council Members,

As long-time Brisbane residents, we are writing to express our concerns about the proposed Baylands General Plan Amendment.

It is our understanding that, due to recent State legislation, if Brisbane adopts a General Plan Amendment that allows housing on the Baylands, we would lose much of our local control over the quantity and quality of the housing that can be built there and the requirements regarding mitigation of environmental and other impacts that development will cause. Thus, unless the City of Brisbane has a written agreement with the developer containing a development plan that includes mitigations for environmental and financial impacts, once the City agrees to rezone the area to include housing, we lose our main source of leverage over how the area is developed, including the amount and location of housing, and the mitigations that will be put in place to address environmental impacts on water, traffic/congestion/transportation infrastructure, noise, air quality, health and safety, as well as potential financial impacts on our City and our property values. Therefore, we urge the City Council to postpone the vote on the proposed General Plan Amendment to allow adequate time to conduct further research and reach a written agreement with the developer before giving up the strongest leverage we have to control Baylands development. Such an agreement should contain a specific development plan and adequately address the important environmental, health and safety and financial issues that will impact not only the Brisbane community, but the also future Baylands residents and businesses and the quality of life in the San Francisco area.

The developer is only interested in maximizing profits from the Baylands, whether it is from actually developing the area or compensation in eminent domain proceedings if a high speed rail is built. And the developer is doing everything it can to exploit the housing crisis in the Bay Area to put maximum political pressure on the City of Brisbane, not because it is interested in the public good, but in order to make as much money as possible. Once we agree to housing on the Baylands, we cannot trust the developer to abide by the amount of housing approved by the City, if it is able, under state law, to increase the density of housing and thereby their own profits.\*

We can see no possible harm in postponing this critically important vote until the City has more concrete written information about the development plan and commitments from the developer regarding mitigation measures that will be taken.

Thank you for your consideration.

Alex Reisman & Nancy Colman

\*For this reason it is also important that if zoning is changed to allow housing in the Baylands, that it be explicitly restricted to the northern area around the transit hub, as we would not be assured of control over the amount and density of housing in any areas where it is permitted and any possible benefit in the form of a higher level of remediation would only be applicable to the specific ground level residential parcels, not the areas surrounding them.