



CITY OF BRISBANE

50 Park Place
Brisbane, California 94005-1310
(415) 508-2100
Fax (415) 467-4989

Date: April 11, 2013

To: Honorable Mayor and Members of the City Council:

The Planning Commission respectfully requests that the City Council authorize the Planning Commission to reconsider some of the sites designated for rezoning to housing under the 2007 – 2014 Housing Element. Specifically, the Housing Element requires that the southern portion of the Southwest Bayshore subarea, south of the mobilehome park, be zoned for housing at a minimum density of 20 units/acre.

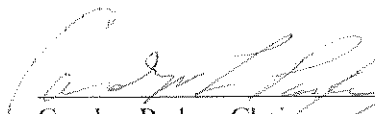
In preliminarily discussing the new zoning district and the development standards and regulations needed to achieve the required minimum density (20 units/acre) and development size (16 unit minimum), the Planning Commission identified a number of concerns as follows:

1. This new proposed residential district will be isolated from Central Brisbane, lacking convenient pedestrian and vehicular connectivity.
2. The lack of a sense of community for the future residents and difficulty in creating gathering places and/or recreational opportunities in this new neighborhood.
3. The potential aesthetic impacts of hillside housing on this southern gateway to the City;
4. Potential traffic impacts to and from new housing along Bayshore Bayshore and the associated safety concerns;
5. Steep topography and the geotechnical concerns with hillside grading including amount of grading required and retaining wall heights.
6. Potential impacts on the butterfly habitat, since this area is within the San Bruno Mountain Habitat Conservation Plan Area.
7. The difficulty in assembling multiple small parcels for development purposes and haphazard development pattern that could result based on multiple individual property owner decisions.
8. The impacts of this increased density on existing residents and businesses in this district.

In the Planning Commission's preliminary discussions, two areas of the City have been brought up as potentially viable alternatives to the proposed rezoning in the Southwest Bayshore subarea, but a recommendation would be pending study. These potential alternative areas include (1) the warehouse sites behind the Post Office, on the south side of Park Lane, and (2) the vacated VWR site within the Southeast Bayshore subarea.

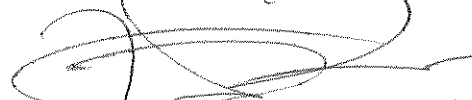
The Planning Commission appreciates your consideration of this request.

Sincerely,


Carolyn Parker, Chairperson


Karen Cunningham, Vice Chair


Tuong Van Do, Commissioner


Dave Reinhardt, Commissioner


Jameel Munir, Commissioner