

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 6/23/11

FROM: Tim Tune, Senior Planner, via John Swiecki, Community Development Director

SUBJECT: Zoning Text/Map Amendment RZ-3-11 to Amend Brisbane Municipal Code Title 17, Section 17.02.695, Ridgeline Definition, and Chapter 17.12, R-BA Brisbane Acres Residential District, and to Rezone Assessor's Parcel No. 007-560-120 from the SCRO-1 Southwest Bayshore Commercial District to the R-BA Brisbane Acres Residential District; City of Brisbane, applicant.

UPDATE: This item was continued from the meeting of June 9th, so that Sections 17.02.695 (ridgeline definition) and 17.12.040.A.1 (lot area exceptions for density transfer and clustered development) could be clarified and Figure 17.02.695, Ridgelines, could be revised (see attached).

In addition, clarification is provided regarding the following items:

Density Transfer and Clustered Development--Concerns were expressed during the public hearing regarding the potential visual impacts of dwellings built under these provisions. The primary intent of density transfer and clustered development is to set aside greater areas of contiguous open space and/or conserved habitat than would result under the standard R-BA District development regulations. The result would look more like development typical for the R-1 District, concentrated near existing infrastructure, than would what would otherwise be required in the R-BA District: dwellings scattered every 20,000 sq. ft. with individual yards instead of expanses of open area.

The potential visual impacts of density transfer/clustered development units could be preliminarily addressed through the required Use Permits reviewed by the Planning Commission and approved by the City Council. Specifically, the required findings include, "The proposed development of the site receiving the transfer units will be compatible with adjacent and nearby development and is designed to minimize its visual impact" (BMC Sections 17.12.050.B.4 & 17.12.055.B.4). Finer details would worked out through the Design Permits required for each individual unit per BMC Sections 17.12.050.C & 17.12.055.C.

Specific questions were raised regarding how habitat easements for clustered development would deal with issues of landscaping, fencing, fire management and maintenance funding. The San Bruno Mountain Area Habitat Conservation Plan defines "habitat easement" as "a recorded restriction on the use of property to prevent uses which are inconsistent with use of the land as

habitat by the Mission Blue, Callippe Silvespot and other species of concern.” The HCP’s operating program for the Brisbane Acres administrative parcel identifies habitat easements as one of the ways to demonstrate consistency with the goal of protecting 40% of the Brisbane Acres administrative parcel as conserved habitat.

Section 17.12.055.A.2 of the proposed ordinance would require City Council approval of the “method of retaining dedicated land as conserved habitat,” based upon recommendation of the Planning Commission. Particularly in areas with hazardous geologic conditions (Section 17.12.055.B.1), the City may not wish to assume the responsibility that would be come with land acquired as dedicated open space. In regards to habitat easements, Section 17.12.055.A.2 would state, “Where dedicated land is proposed to remain in private ownership, the applicant and property owner shall execute an agreement with the City for the continued maintenance of the conserved habitat, to be recorded with the County of San Mateo prior to issuance of any grading or building permits.” It is through that agreement, which would be recorded with the easement, that the City could address specific concerns.

In addition, any landscaping within habitat easements would be subject to compliance with BMC Section 17.12.040.K. Fencing would be regulated by recently amended BMC Section 17.32.050.A.1.d, which gives the Planning Commission authority to “restrict the height, location and/or design of fencing to maintain sufficient openness [with openings more than three (3) inches in the smallest dimension] while remaining consistent with Building Code requirements” for properties subject to the HCP. Note that safety barricades may be needed atop steep cliffs accessible to the public. Fire management is addressed through BMC Sections 17.12.040.H & 17.12.040k.1.e Funding would be expected to be one of the concerns considered regarding “the continued maintenance of the conserved habitat” referenced in proposed Section 17.12.050.A.2.

Front Height Limit--Section 17.12.040.G.2 of the proposed ordinance would change the point from which the height of any portion of the house within the front 20 ft. of a downslope property would be measured. Currently, the reference datum (see BMC Section 17.02.400.A) is finished grade 20 ft. from the front property line. The proposed ordinance would measure the 20 ft. height limit from the center of the street, similar to how the height of garages is measured. To have this downslope height exception further mirror the existing garage height exception, a proviso should be added that the height of the house shall still not exceed 35 ft. from finished grade (see attached).

To evaluate the impact of the current approach, one should visit the house under construction at 200 Annis Road. While views of the bay from the street are preserved, the current height limit resulted in the front entrance to the house being located below street level, leaving the garage as the building’s most prominent feature visible from the street. This does little to create a sense of neighborliness or provide “eyes on the street” in this relatively remote area.

It should be noted that the standard 35 ft. height limit originally applied to all of the residential zoning districts in Brisbane. Lower limits were adopted for the R-1, R-2 and R-3 Districts in 1989, but the 35 ft. limit was retained for the Brisbane Acres due to the steeper slopes generally found in the district. This height limit was also a key consideration in maintaining the 25% lot coverage limit (compared to 40% in the R-1 District) when the 0.72 floor area ratio was imposed in 2003. The greater height limit in some ways compensates for the smaller building footprint, disturbing less of the land.

Watercourses, Wetlands and Canyons—BMC Section 17.12.040.M currently states, “Development of the site shall be setback from all watercourses, wetlands and canyons consistent with the sensitivity of the resource.” This requirement comes from 1994 General Plan Policies 30, 82 & 131 and Programs 30a, 85b & 245e, which require establishment of minimum setbacks from “designated aquatic areas” to “preserve the natural ecology of the canyons, intermittent streambeds and banks.” Similar policies apply to the Central Brisbane (Policy 262) and Northwest Bayshore (Policy 319) subareas. Additional concerns specifically regarding wetlands are outlined in Policies 130.1, 130.4, 130.5 and Program 130c.

Figure IX-1 (attached) in the 1994 General Plan identified “riverine intermittent streams (periodic streams with riparian vegetation such as willows, bays and buckeyes)” among the “Water-Related Features” in Brisbane. In the Brisbane Acres, these were identified in the upper reaches of Sierra Point Canyon, Costaños Canyon, Firth Canyon and Gladys Ravine. The 1994 General Plan Land Use Maps also designated Firth, Costaños and Sierra Point Canyons in Central Brisbane as open space (the original 1908 subdivision maps of the “City of Visitation” labeled these as “reserved”), but did not designate any canyons in the Brisbane Acres.

General Plan Policy 81 and Program 245d called for mapping “sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities,” including “the canyons, intermittent streambeds and banks in the Brisbane Acres.” In response, Figure 3, Brisbane Acres Watercourses and Wetlands (attached), was prepared as part of the 2001 Open Space Plan. It identifies a number watercourses, including several locations where seasonal or semi-permanent wetlands occur. Permanent/semi-permanent wetlands and significant watercourses were among the most significant criteria to be considered in evaluating open space resources in the Open Space Plan (pages vi, vii, 12, 18 & 27). Because the Open Space Plan (page 17) characterizes canyons as “carry[ing] seasonal streams,” it is assumed that the identified watercourses delineate the length of the canyons to be protected within the Brisbane Acres.

The Open Space Plan (page 7) notes that its general evaluation of resources is not intended to be the basis for evaluation of environmental impacts under CEQA. Instead, a site-specific “biotic assessment” is conducted for projects as part of the CEQA process prior to HCP compliance review by the US Fish & Wildlife Service, the California Department of Fish & Game, the San

Mateo County Parks Department and the City of Brisbane. This is a survey of biological resources, including identification of existing vegetation in terms of type (such as riparian) and wildlife habitat value. It also includes an analysis of regulatory considerations under CEQA (including potential biological impacts to any riparian habitat, other sensitive natural community, or federally protected wetlands), as well as the HCP and other applicable regulations. Thus, the exact location of wetlands, watercourses and canyons will be delineated through the biotic assessment on a project by project basis.

As for the proper setback, BMC Section 13.06.180.C already prohibits development within 30 ft. of the center line of any creek or 20 ft. from the top of a bank, unless approved by the City Engineer. To incorporate these standards into the R-BA District development regulations as setbacks from watercourses and wetlands, staff recommends that BMC Section 17.12.040.M be revised as follows:

*M. Canyon watercourses and wetlands. ~~Watercourses, wetlands and canyons.~~ Development of the site shall be set back *thirty (30) feet from the center line of any all watercourses, and twenty (20) feet from the boundary of any wetlands identified in Figure 17.12.040, Canyon Watercourses and Wetlands and canyons consistent with the sensitivity of the resource.* The specific location of watercourse center lines and wetland boundaries shall be determined by qualified personnel under the City's direction.*

It should also be noted that, per City Council Resolution No. 97-54, "proposed projects affecting the creeks and canyons, whether by the City or private parties, shall be scheduled for public review and discussion at City Council meetings so that the public may participate more fully in decisions involving the conservation of our natural systems and environment."

Trails: Current BMC Section 17.12.040.N states, "The development shall incorporate public access trails to the extent feasible given the environmental sensitivities of the site." Staff had not recommended any changes to this section, since it had proven sufficient to require dedication of a public trail easement as part of the San Diego Court density transfer project.

In that particular case, the applicant accepted the alternative of providing a public trail easement instead of paying the park and recreation dedication in-lieu fee of \$6,657 per lot that would have been required by BMC Sections 16.24.010-16.24.070 in the City's subdivision ordinance and California Government Code Section 66477. The easement follows the potential trail corridor connecting Annis Road to the ridgeline of San Bruno Mountain running along the eastern boundary of the project site as shown in City's Open Space Plan (see attached Figure 5). It was one of the trailheads identified in San Mateo County's San Bruno Mountain State and County Park Master Plan (see attached detail) accessing the Park's Southeast Ridge Trail, consistent with General Plan Program 245c: "Retain a trail system through the Brisbane Acres to connect the area to Central Brisbane and the San Bruno Mountain State and County Park." The trail is a

branch of the trail referenced by Michele Salmon at the June 9th meeting that ran through the other side of the project site.

Although trails were inventoried in preparation for the 1994 General Plan (see attached Background Report on Trails excerpt), no formal map was included in the General Plan. Some people expressed concern that publicizing certain trails could impact sensitive habitat on San Bruno Mountain, which is reflected in General Plan Policy 86, "Provide access to natural areas consistent with the nature of the resource," and Program 86a, "Develop and maintain a network of trails and pathways throughout the City to provide appropriate access to open space and to link City trails with County and regional trail systems." This concern is more explicitly referenced in the Open Space Plan's Use and Management Policies 2.b & 2.c (see page 55 of the attached Open Space Plan excerpt). Existing and potential trail corridors connecting Central Brisbane to the State and County Park were mapped "for information purposes" in Figure 5 of the Open Space Plan (attached).

Staff continues to recommend no changes to the trails provisions of the R-BA District development regulations. Whenever development is proposed for property in the Brisbane Acres, staff will refer to the Open Space Plan's Figure 5 and advise the applicant accordingly. Some flexibility in using Figure 5 to determine specific trail locations may be desirable. Any potential trail corridor would be analyzed through the project's environmental review and included in the formal process for determining compliance with the HCP. A public trail easement would typically be required as a condition of approval for a tentative parcel map or other planning permit.

RECOMMENDATION: Recommend that the City Council adopt the draft ordinance, via adoption of Resolution RZ-3-11.

Attachments:

- Updated Draft Resolution RZ-3-11 with Draft Ordinance, Figure 17.02.695, Zoning Map Detail and Assessor's Parcel Maps Detail
- Revised Redline Version of Draft Revisions
- Chart Comparing Current & Proposed R-BA District Regulations
- Map of City-Owned Parcels in the Brisbane Acres
- 1994 General Plan Figure IX-H, Water-Related Features
- 1994 General Plan Land Use Maps
- 2001 Open Space Plan Figure 3, Brisbane Acres Watercourses and Wetlands
- Open Space Plan Table II-1, Brisbane Acres Resources Database (pages 31-33)
- Open Space Plan Executive Summary (pages iii-ix)
- Background Report on Trails (June 19993) Excerpt: Map of Trail Nos. 3-9 (Detail)
- San Bruno Mountain State and County Park Master Plan, April 2000 (Detail)

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Attachments (continued):

Open Space Plan Figure 5, Brisbane Acres Potential Trail Corridors

Open Space Plan Excerpt (pages 52-56)

Open Space Plan Figure 6 Annotated to Show Parcels to Which Density Could be Transferred (from 6/9/11 Powerpoint Presentation)

draft
RESOLUTION NO. RZ-3-11

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRISBANE
RECOMMENDING ZONING TEXT/MAP AMENDMENT RZ-3-11 TO THE CITY COUNCIL,
SUCH TEXT AMENDMENTS PERTAINING TO
CITY OF BRISBANE MUNICIPAL CODE TITLE 17, ZONING, CHAPTER 17.02, DEFINITIONS, AND
CHAPTER 17.12, R-BA BRISBANE ACRES RESIDENTIAL DISTRICT,
AND SUCH MAP AMENDMENT PERTAINING TO ASSESSOR'S PARCEL NO. 007-560-120

WHEREAS, 2007-2014 Housing Element Programs H.H.2.b, H.H.2.c and H.H.2.d call for revisions and clarifications to the R-BA District regulations regarding clustered development and density transfer; and

WHEREAS, 1994 General Plan Policy 6 direct the City to set clear and definitive standards for all rules and regulations; and

WHEREAS, the property at (1100-1110) San Bruno Avenue is split-zoned, with the 2,500+/- sq. ft. portion (APN 007-560-120) abutting McLain Road being within the SCRO-1 District while the majority of the site is within the R-BA District; and

WHEREAS, on June 9 & 23, 2011, the Planning Commission held public hearings on the draft ordinance; and

WHEREAS, the minutes of the Planning Commission meetings of June 9 & 23, 2011, are attached and incorporated by reference as part of this resolution; and

WHEREAS, a Negative Declaration was adopted by the City Council January 18, 2011, for the 2007-2014 Housing Element, including Programs H.H.2.b, H.H.2.c and H.H.2.d which the proposed ordinance would implement; for minor zoning amendments where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to the California Environmental Quality Act (CEQA) per the general rule contained in State CEQA Guidelines Section 15061(b)(3).

NOW, THEREFORE, based upon the evidence presented, both written and oral, the Planning Commission of the City of Brisbane hereby RECOMMENDS that the City Council adopt the attached ordinance.

JAMEEL MUNIR
Chairman

I hereby certify that the foregoing Resolution No. RZ-3-11 was duly and regularly passed and adopted by the Brisbane Planning Commission at a regular meeting thereof held on June 23, 2011, by the following roll call vote:

AYES:
NOES:
ABSENT:

JOHN SWIECKI
Community Development Director

**DRAFT
ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY OF BRISBANE AMENDING SECTION
17.02.695, RIDGELINE, AND CHAPTER 17.12, R-BA BRISBANE ACRES
RESIDENTIAL DISTRICT, OF THE MUNICIPAL CODE, AND
AMENDING THE ZONING MAP REGARDING APN 007-560-120**

The City Council of the City of Brisbane hereby ordains as follows:

SECTION 1: Section 17.02.695 of Chapter 17.02, Definitions, is amended to read as follows:

§17.02.695 Ridgeline. "Ridgeline" means a line connecting the points of highest elevation of the hills comprising San Bruno Mountain as identified on Figure 17.02.695, Ridgelines.

Figure 17.02.695 is attached as Exhibit A.

SECTION 2: Chapter 17.12, R-BA Brisbane Acres Residential District, is amended to read as follows:

**CHAPTER 17.12
R-BA BRISBANE ACRES
RESIDENTIAL DISTRICT**

Sections:

17.12.010	Purposes of Chapter
17.12.020	Permitted uses
17.12.030	Conditional uses
17.12.040	Development regulations
17.12.050	Density transfer
17.12.055	Clustered development
17.12.060	Parking
17.12.070	Signs

§17.12.010 Purposes of Chapter

In addition to the objectives set forth in Section 17.01.030, the R-BA Brisbane Acres Residential District (hereinafter referred to as the "R-BA District") for the subarea of the City designated in the General Plan as Brisbane Acres is included in the Zoning Ordinance to achieve the following purposes:

- A. To provide a district for single-family dwellings.
- B. To ensure that new residential development addresses the unique environmental constraints of the R-BA District, including the requirements of the San Bruno Mountain Area Habitat Conservation Plan, limited infrastructure improvements, steep grades, and risk of wildland fire.
- C. To ensure adequate light, air, space, quiet, and privacy for single-family residential uses.
- D. To implement and promote the goals and policies of the General Plan so as to guide and manage residential development in the City in accordance with such Plan.

§17.12.020 Permitted uses

The following permitted uses shall be allowed in the R-BA District:

- A. Single-family dwellings.
- B. Accessory structures and uses incidental to a permitted use.
- C. Home occupations, conducted in accordance with the regulations prescribed in Chapter 17.44 of this Title.
- D. Small family day care homes.
- E. Secondary dwelling units, when authorized by a permit granted pursuant to Chapter 17.43 of this Title.

§17.12.030 Conditional uses

The following conditional uses may be allowed in the R-BA District, upon the granting of a use permit pursuant to Chapter 17.40 of this Title:

- A. Group care homes.
- B. Large family day care homes.

§17.12.040 Development regulations

The following development regulations shall apply to any lot in the R-BA District:

- A. **Lot area.**
 - 1. The minimum area of any lot shall be twenty thousand (20,000) square feet, except as otherwise provided in Section 17.12.050, Density transfer, and Section 17.12.055, Clustered development, of this Chapter.

2. A single-family dwelling may be constructed on a lot of record with an area of less than twenty thousand (20,000) square feet, subject to the provisions of this Chapter and the limitations set forth in Section 17.32.100.

B. Density of development. Not more than one dwelling unit shall be located on each lot in the R-BA District, except for a secondary dwelling unit authorized by a permit granted pursuant to Chapter 17.43 of this Title.

C. Lot dimensions.

1. In addition to the minimum lot area standard per Section 17.12.040.A, the minimum dimensions of any lot shall be as follows:

<u>Width</u>	<u>Depth</u>
110 feet	140 feet

2. Exceptions may be approved as part of the use permit required for density transfer in Section 17.12.050 or clustered development in Section 17.12.055 of this Chapter.

D. Setbacks. The minimum required setbacks for any lot shall be as follows:

1. **Front setback:** Ten (10) feet.
2. **Side setback:** Ten percent (10%) of the lot width, but in no event more than fifteen (15) feet or less than five (5) feet.
3. **Rear setback:** Ten (10) feet.

E. Lot coverage. The maximum coverage by all structures on any lot shall be twenty five percent (25%).

F. Floor area ratio. The maximum floor area ratio of all buildings on a lot shall be 0.72; provided, however, that in no event shall the floor area of all buildings on a lot exceed five thousand five hundred (5,500) square feet.

G. Height of structures.

1. Except as otherwise provided in subsection (G)(2) of this section, the maximum height of any structure shall be thirty-five (35) feet.

2. For a distance of twenty (20) feet from the front lot line, the height of any structure shall not exceed twenty (20) feet as measured from finish grade; provided, however,
 - a. residential structures on sites sloping down from the adjacent street may be constructed to a height of twenty (20) feet above the elevation of the center of the street, so long as the height does not exceed thirty-five (35) feet from finish grade; and
 - b. garages may be constructed to a height of fifteen (15) feet above the elevation of the center of the adjacent street when permitted by Section 17.32.070 of this Title and so long as the total height of the garage and any permitted living area underneath does not exceed thirty-five (35) feet from finish grade.

H. **Wildland interface.** The development shall incorporate such measures as the Fire Chief may deem necessary to protect against the spread of fire between the site and the adjacent wildland.

I. **HCP compliance.** All development within the R-BA District shall comply with the requirements of the San Bruno Mountain Area Habitat Conservation Plan (HCP).

J. **Articulation requirements.** Unless exempted, outside walls that are greater in size than twenty (20) feet in width and twenty (20) feet in height shall have a cumulative area of articulation as follows:

1. Front outside wall: Thirty percent (30%) articulation.
2. Side outside walls:
 - a. Interior side outside wall: No articulation requirement.
 - b. Exterior side outside wall: Where the structure is located on a lot having an average width of forty (40) feet or greater, the articulation requirement for the exterior side outside wall shall be twenty percent (20%). No articulation shall be required for the exterior side outside wall of structures located on lots having an average width of less than forty (40) feet
3. Rear outside wall: Thirty percent (30%) articulation.
4. Exemptions: Single story two car garages and accessory structures not exceeding a floor area of one hundred twenty (120) square feet shall be exempted from all articulation requirements.

K. **Landscaping requirements.**

1. Landscape Plan. All development proposals shall include a landscape plan to be approved by the Planning Director in consultation with the HCP Plan Operator. The plan shall show all proposed landscaping and the location of all protected trees and rare plants. The landscape plan shall be consistent with all of the following objectives:
 - a. Preservation of protected trees and rare plants to the greatest extent possible;
 - b. Use of plants that are compatible with the natural flora and fauna, and are not invasive to the HCP area;
 - c. Use of water conserving plants;
 - d. Use of plants that will effectively screen structures and blend with the natural landscape; and
 - e. Use of landscaping that is fire resistant.
2. Irrigated Landscapes. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70.

L. **Ridgeline.** Development on any site through which a ridgeline runs as identified in Figure 17.02.695, Ridgelines, shall be subject to design permit approval.

1. In addition to the required contents of application for design permit set forth in Section 17.42.020.A, story poles certified by a licensed architect, surveyor, civil engineer or contractor to represent the height of the proposed building shall be erected at the locations of its outer corners and roof peaks according to a plan pre-approved by the Community Development Director. The upper one foot length of each pole shall be painted OSHA yellow so as to be clearly visible from a distance.
2. In addition to the findings required for issuance of design permits set forth in Section 17.42.040, the Planning Commission shall find that the building's placement, height, bulk and landscaping will preserve those public views of the San Bruno Mountain State and County Park as seen from the Community Park and from the Bay Trail along the Brisbane Lagoon and Sierra Point shorelines that are found to be of community-wide value. Methods to accomplish this may include varying the building's roofline to reflect the ridgeline's topography, orienting the building to minimize the impact of its profile upon public views, locating the building on the

lower elevations of the site, and reducing the building's height below the maximum permitted in the district.

3. An existing structure may be repaired or replaced in accordance with Section 17.38.090 without design permit approval, but any alteration or expansion which raises any portion of the roofline or increases the building's lot coverage shall be subject to design permit approval under this section.

M. Canyon watercourses and wetlands. Development of the site shall be set back thirty (30) feet from the center line of any watercourse, and twenty (20) feet from the boundary of any wetlands identified in Figure 17.12.040, Canyon Watercourses and Wetlands. The specific location of watercourse center lines and wetland boundaries shall be determined by qualified personnel under the City's direction.

N. Trails. The development shall incorporate public access trails to the extent feasible given the environmental sensitivities of the site.

O. Nonconforming residential structures and uses. Nonconforming residential structures and nonconforming residential uses, as defined in Section 17.02.560, may be repaired, restored, reconstructed, enlarged or expanded in accordance with the provisions of Section 17.12.040.L.3 and Chapters 17.38 and 17.34 of this Title.

P. Recycling area requirements. For new subdivisions containing an area where solid waste is collected and loaded in a location which serves five or more living units, adequate, accessible and convenient areas for depositing, collecting and loading recyclable materials in receptacles shall be provided to serve the needs of the living units which utilize the area. This requirement shall also apply to all institutional buildings and City facilities (including buildings, structures, and outdoor recreation areas owned by the City) where solid waste is collected and loaded. The area shall be located and fully enclosed so as to adequately protect neighboring uses from adverse impacts such as noise, odor, vectors, wind-blown litter or glare. The area shall be designed to prevent storm water run-on to the area and runoff from the area, and roofs shall be designed to drain away from neighboring properties. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the area.

§17.12.050 Density transfer

A. In order to facilitate preservation of lands in the R-BA District with significant environmental resources, one or more additional dwelling units within the R-BA District, in addition to the dwelling unit otherwise permitted on a particular site, may be constructed under the conditions set forth in this Section 17.12.050. As used herein, the additional dwelling units are called "transfer units." The density transfer shall comply with all of the following requirements:

1. One (1) transfer unit may be allocated to the site receiving the density transfer for each 20,000 square feet of land of the total area of the site or sites from which the transfer units are taken which is permanently dedicated to open space. No transfer units shall be allocated for any remaining portion less than 20,000 square feet. The method of retaining the dedicated land in permanent open space shall be approved by the City Council upon recommendation of the Planning Commission and shall be implemented before any building or grading permit is issued for development on the site receiving the transfer units. Where dedicated open space is proposed to remain in private ownership, the applicant and property owner shall execute an agreement with the City for the continued maintenance of the open space, to be recorded with the County of San Mateo prior to issuance of any grading or building permits.
2. The site from which the transfer units are taken must be found to have value as open space based upon one or more of the following considerations:
 - a. contiguous with San Bruno Mountain State and County Park;
 - b. contains intact native vegetation;
 - c. contains endangered butterfly habitat;
 - d. contains permanent or semi-permanent wetlands;
 - e. forms a portion of a significant watercourse;
 - f. does not adjoin developed parcels on more than one side.

In making this determination, the Planning Commission and the City Council shall be guided by the City's Open Space Plan. The density transfer value of undeveloped "paper streets" in the upper Brisbane Acres may be recognized, once it is established that they are not subject to claims of access rights by easement or necessity from any remaining private property owners in the upper Brisbane Acres.

3. The site receiving the transfer units must be found suitable for development with increased density based on all of the following considerations:
 - a. has a total area of not less than 20,000 square feet;
 - b. does not contain any of the features of value for open space as described in subsections (A) (2) (a) through (e) of this section;

c. is adjacent to or relatively near existing development and infrastructure.

4. The type of development permitted on the site receiving the transfer units shall be single family dwellings only. The site shall be subdivided into lots with a minimum lot area of five thousand (5,000) square feet subject to the maximum density permitted per Sections 17.12.040.A, 17.12.040.B and 17.12.050.A.1. One secondary dwelling unit may be allowed per twenty thousand (20,000) square feet of the site receiving the transfer units if otherwise in compliance with the requirements of Chapter 17.43, but no additional secondary dwelling units shall be allocated to that site as part of the density transfer.

B. A use permit granted by the City Council shall be required for all density transfers pursuant to this Section. The use permit shall first be considered by the Planning Commission which shall make its recommendation to the City Council. In addition to the findings for issuance of a use permit prescribed by Section 17.40.060 of this Title, the approving authority shall find and determine that:

1. The transfer units will be sited, designed and constructed to avoid adverse effects upon environmentally sensitive areas both on and off site, such as disturbance of watercourses and hazardous geologic conditions;
2. The site receiving the transfer units will be served by infrastructure that meets City standards, as determined by the Director of Public Works;
3. The site receiving the transfer units will have adequate parking and vehicular circulation; and
4. The proposed development of the site receiving the transfer units will be compatible with adjacent and nearby development and is designed to minimize its visual impact.

If the density transfer requires any other permits or discretionary approvals, except for the design permit required by Section 17.12.050.C, the applications for such permits or approvals shall be filed and processed concurrently with the application for the density transfer use permit.

C. As a condition of approval of the use permit referred to in Section 17.12.050.B, a design permit shall be required for any density transfer.

§17.12.055 Clustered development

A. Consistent with the San Bruno Mountain Area Habitat Conservation Plan's goal of protecting forty percent (40%) of the Brisbane Acres as conserved habitat, adjustments to the minimum lot area, lot width and lot depth standards referred in Section 17.12.040.C may be granted under the conditions set forth in this Section 17.12.055.

1. One unit shall be permitted for each 20,000 square feet of the total area of the site. In addition, one secondary dwelling unit may be allowed for each 20,000 square feet of the total area of the site, if otherwise in compliance with the requirements of Chapter 17.43. Permitted units shall not be clustered as multiple-family dwellings.
2. A minimum of forty percent (40%) of the total area of the site shall be permanently dedicated as conserved habitat. The method of retaining the dedicated land as conserved habitat shall be approved by the City Council upon recommendation of the Planning Commission and shall be implemented before any building or grading permit is issued for development on the site receiving the transfer units. Where dedicated land is proposed to remain in private ownership, the applicant and property owner shall execute an agreement with the City for the continued maintenance of the conserved habitat, to be recorded with the County of San Mateo prior to issuance of any grading or building permits.
3. The site shall be subdivided into lots no less than five thousand (5,000) square feet in area. Street right-of-way shall be provided in compliance with City standards.
4. No clustered development shall be allowed on any site less than forty thousand (40,000) square feet in area.

B. A use permit granted by the City Council shall be required for all clustered developments pursuant to this Section. The use permit shall first be considered by the Planning Commission which shall make its recommendation to the City Council. In addition to the findings for issuance of a use permit prescribed by Section 17.40.060 of this Title, the approving authority shall find and determine that:

1. The units in the clustered development will be sited, designed and constructed to avoid adverse effects upon environmentally sensitive areas both on and off site, such as disturbance of watercourses and hazardous geologic conditions;
2. The units in the clustered development will be sited adjacent to or relatively near existing infrastructure, and extension of such infrastructure to serve the clustered development will meet City standards, as determined by the Director of Public Works;

3. The clustered development will have adequate parking and vehicular circulation; and
4. The clustered development will be compatible with adjacent and nearby development and is designed to minimize its visual impact.
5. The use permit will be subject to such conditions as will assure that native vegetation is satisfactorily provided, improved and/or maintained within the area dedicated as conserved habitat.

Applications for subdivision and any other permits or discretionary approvals, except for the design permit required by Section 17.12.055.C, shall be filed and processed concurrently with the application for the clustered development use permit.

C. As a condition of approval of the use permit referred to in Section 17.12.055.B, a design permit shall be required for the units in any clustered development.

§17.12.060 Parking

All uses in the R-BA District shall comply with the parking regulations set forth in Chapter 17.34 of this Title.

§17.12.070 Signs

All advertising signs in the R-BA District shall comply with the sign regulations set forth in Chapter 17.36 of this Chapter.

Figure 17.12.040 is attached as Exhibit B.

SECTION 3: The Zoning Map of the City of Brisbane is amended per the attached Exhibits C and D, as follows: The parcel of land identified as Assessor's Parcel No. 007-560-120 shall be rezoned from SCRO-1 Southwest Bayshore Commercial District to R-BA Brisbane Acres Residential District.

SECTION 4: Where a use permit, design permit, building permit or variance approval has been issued through final action by the City prior to the effective date of this Ordinance, the holder of such permit or approval may proceed to construct the improvements or establish the use authorized by such permit or approval and the same shall be exempted from any conflicting regulations that may be contained in this Ordinance.

SECTION 5: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Brisbane hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.

SECTION 6:
and adoption.

This Ordinance shall be in full force and effect thirty days after its passage

* * *

The above and foregoing Ordinance was regularly introduced and after the waiting time required by law, was thereafter passed and adopted at a regular meeting of the City Council of the City of Brisbane held on the _____ day of _____, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

6.2.19.

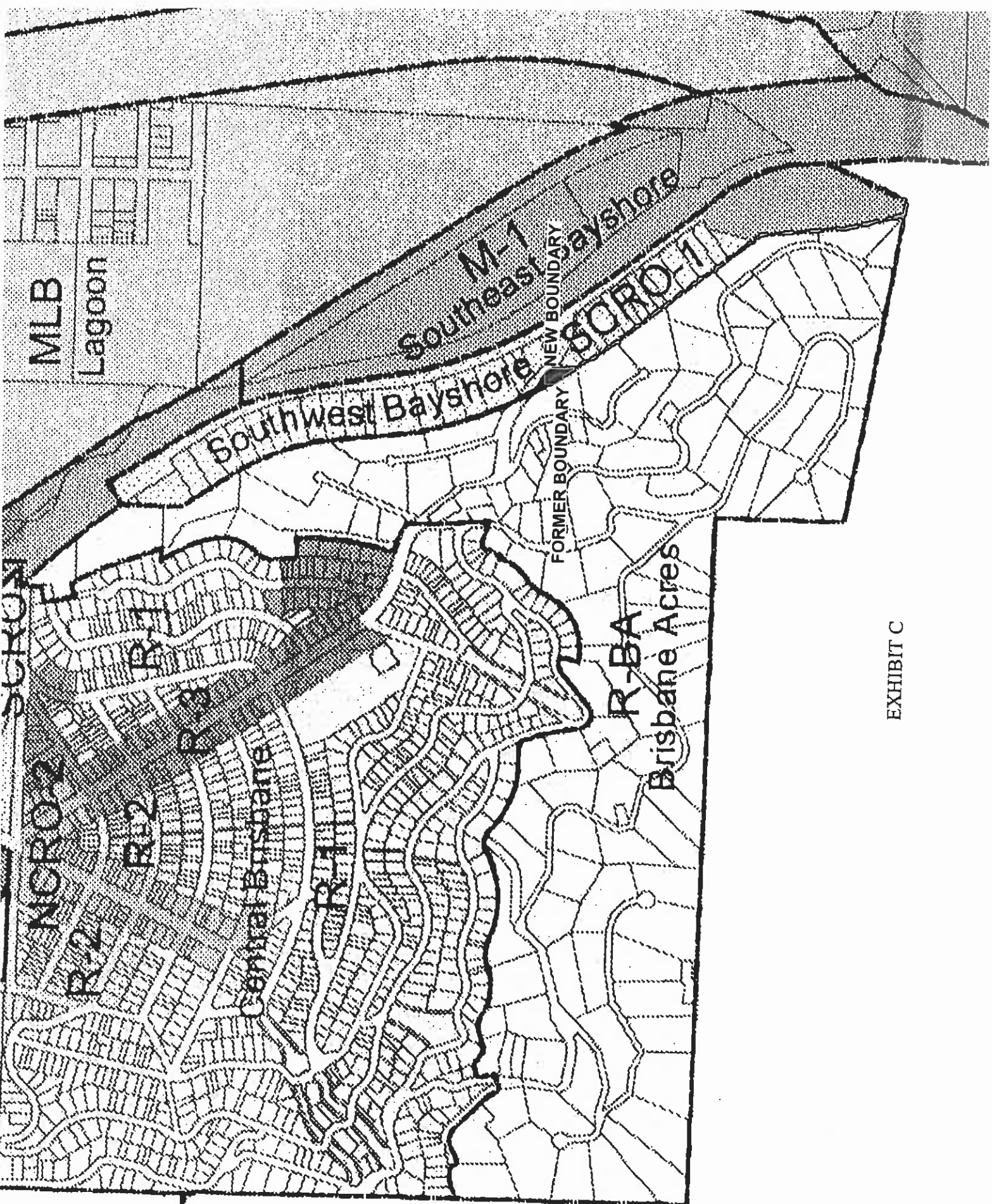
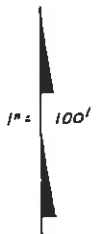


EXHIBIT C

TAX CODE AREA

EXHIBIT D



G. 2. 23.

- ▲ BRISBANE ACRES UNREC.
- ▲ HIGHWAY LOTS UNREC.
- ▲ PARCEL MAP VOL 50/25

REDLINE VERSION OF RECOMMENDED REVISIONS

(additions to the current regulations shown in *italics* and deletions shown in ~~strikethrough~~; changes added after the 6/9/11 meeting shown in *blue*)

CHAPTER 17.02 DEFINITIONS

§17.02.695 **Ridgeline.** “Ridgeline” means a line connecting the points of highest elevation ~~at the top of and parallel to the lines of the hills comprising~~ *constituting a part of the* San Bruno Mountain *as identified on Figure 17.02.695. Ridgelines [insert the modified version of Figure 4 from the City of Brisbane Open Space Plan].*

CHAPTER 17.12 R-BA BRISBANE ACRES RESIDENTIAL DISTRICT

Sections:

17.12.010	Purposes of Chapter
17.12.020	Permitted uses
17.12.030	Conditional uses
17.12.040	Development regulations
17.12.050	Density transfer
<i>17.12.055</i>	<i>Clustered development</i>
17.12.060	Parking
17.12.070	Signs

§17.12.010 Purposes of Chapter

In addition to the objectives set forth in Section 17.01.030, the R-BA Brisbane Acres Residential District (hereinafter referred to as the "R-BA District") for the subarea of the City designated in the General Plan as Brisbane Acres is included in the Zoning Ordinance to achieve the following purposes:

- A. To provide a district for single-family dwellings.
- B. To ensure that new residential development addresses the unique environmental constraints of the R-BA District, including the requirements of the San Bruno Mountain Area Habitat Conservation Plan, limited infrastructure improvements, steep grades, and risk of wildland fire.

C. To ensure adequate light, air, space, quiet, and privacy for single-family residential uses.

D. To implement and promote the goals and policies of the General Plan so as to guide and manage residential development in the City in accordance with such Plan.

§17.12.020 Permitted uses

The following permitted uses shall be allowed in the R-BA District:

- A. Single-family dwellings.
- B. Accessory structures and uses incidental to a permitted use.
- C. Home occupations, conducted in accordance with the regulations prescribed in Chapter 17.44 of this Title.
- D. Small family day care homes.
- E. Secondary dwelling units, when authorized by a permit granted pursuant to Chapter 17.43 of this Title.

§17.12.030 Conditional uses

The following conditional uses may be allowed in the R-BA District, upon the granting of a use permit pursuant to Chapter 17.40 ~~or 17.43~~ of this Title:

- A. Group care homes.
- B. Large family day care homes.

§17.12.040 Development regulations

The following development regulations shall apply to any lot in the R-BA District:

- A. **Lot area.**
 - 1. The minimum area of any lot shall be twenty thousand (20,000) square feet, except as otherwise provided in Section 17.12.050, *Density transfer, and Section 17.12.055, Clustered development*, of this Chapter.
 - 2. A single-family dwelling may be constructed on a lot of record with an area of less than twenty thousand (20,000) square feet, subject to the provisions of this Chapter and the limitations set forth in Section 17.32.100.

B. **Density of development.** Not more than one dwelling unit shall be located on each lot in the R-BA District, except for a secondary dwelling unit authorized by a ~~use~~ permit granted pursuant to Chapter 17.43 of this Title. ~~or one or more additional dwelling units in connection with a density transfer authorized by a use permit granted pursuant to Subsection 17.12.050 of this Chapter.~~

C. **Lot dimensions.**

1. ~~In addition to the minimum lot area standard per Section 17.12.040.A, the~~ minimum dimensions of any lot shall be as follows:

<u>Width</u>	<u>Depth</u>
110 feet	140 feet

2. ~~Exceptions may be approved as part of the use permit required for density transfer in Section 17.12.050 or clustered development in Section 17.12.055 of this Chapter~~

D. **Setbacks.** The minimum required setbacks for any lot shall be as follows:

1. **Front setback:** ~~Twenty (20) feet, with the exception that where the lot has a slope of fifteen percent (15%) or greater, the minimum front setback may be reduced to~~ Ten (10) feet.
2. **Side setback:** ~~Ten percent (10%) of the lot width, but in no event more than fifteen (15) feet or less than five (5) feet. Fifteen (15) feet, with the exception that a lot having a width of less than one hundred ten (110) feet may have a side setback reduced to ten percent (10%) of the lot width, but in no event less than ten (10) feet or the minimum setback required by the Uniform Building Code, whichever is greater.~~
3. **Rear setback:** ~~Ten (10) feet. Twenty (20) feet.~~

E. **Lot coverage.** The maximum coverage by all structures on any lot shall be twenty five percent (25%).

F. **Floor area ratio.** The maximum floor area ratio of all buildings on a lot shall be 0.72; provided, however, that in no event shall the floor area of all buildings on a lot exceed five thousand five hundred (5,500) square feet. ~~In the case of single-family dwellings, where the size of the lot is three thousand seven hundred (3,700) square feet or less, one covered parking space designed to accommodate a full-size automobile shall be excluded from the calculation of floor area ratio and the five thousand five hundred (5,500) maximum square footage specified herein; provided, however, such exclusion shall not exceed a total area of two hundred (200) square feet.~~

G. Height of structures.

1. Except as otherwise provided in subsection (G)(2) of this section, the maximum height of any structure shall be thirty-five (35) feet.
2. For a distance of twenty (20) feet from the front lot line, the height of any structure shall not exceed twenty (20) feet as measured from finish grade; provided, however,
 - a. *residential structures on sites sloping down from the adjacent street may be constructed to a height of twenty (20) feet above the elevation of the center of the street, so long as the height does not exceed thirty-five (35) feet from finish grade; and*
 - b. garages may be constructed to a height of fifteen (15) feet above the elevation of the center of the adjacent street when permitted by Section 17.32.070 of this Title and so long as the total height of the garage and any permitted living area underneath does not exceed thirty-five (35) feet from finish grade.

H. Wildland interface. The development shall incorporate such measures as the Fire Chief may deem necessary to protect against the spread of fire between the site and the adjacent wildland.

I. HCP compliance. All development within the R-BA District shall comply with the requirements of the San Bruno Mountain Area Habitat Conservation Plan (*HCP*).

J. Articulation requirements. Unless exempted, outside walls that are greater in size than twenty (20) feet in width and twenty (20) feet in height shall have a cumulative area of articulation as follows:

1. Front outside wall: Thirty percent (30%) articulation.
2. Side outside walls:
 - a. Interior side outside wall: No articulation requirement.
 - b. Exterior side outside wall: Where the structure is located on a lot having an average width of forty (40) feet or greater, the articulation requirement for the exterior side outside wall shall be twenty percent (20%). No articulation shall be required for the exterior side outside wall of structures located on lots having an average width of less than forty (40) feet
3. Rear outside wall: Thirty percent (30%) articulation.

4. Exemptions: Single story two car garages and accessory structures not exceeding a floor area of one hundred twenty (120) square feet shall be exempted from all articulation requirements.

K. Landscaping requirements.

1. Landscape Plan. All development proposals shall include a landscape plan to be approved by the Planning Director *in consultation with the HCP Plan Operator*. The plan shall show all proposed landscaping and the location of all protected trees and rare plants. The landscape plan shall be consistent with all of the following objectives:
 - a. Preservation of protected trees and rare plants to the greatest extent possible;
 - b. Use of plants that are compatible with the natural flora *and fauna*, and are not invasive to the HCP area;
 - c. Use of water conserving plants;
 - d. Use of plants that will effectively screen structures and blend with the natural landscape; and
 - e. Use of landscaping that is fire resistant.
2. Irrigated Landscapes. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70.

L. Ridgeline. ~~Structures shall be located below ridgelines in a manner that will preserve public views of the San Bruno Mountain State and County Park. Development on any site through which a ridgeline runs as identified in Figure 17.02.695, Ridgelines, shall be subject to design permit approval.~~

1. *In addition to the required contents of application for design permit set forth in Section 17.42.020.A, story poles certified by a licensed architect, surveyor, civil engineer or contractor to represent the height of the proposed building shall be erected at the locations of its outer corners and roof peaks according to a plan pre-approved by the Community Development Director. The upper one foot length of each pole shall be painted OSHA yellow so as to be clearly visible from a distance.*
2. *In addition to the findings required for issuance of design permits set forth in Section 17.42.040, the Planning Commission shall find that the building's placement, height, bulk and landscaping will*

preserve those public views of the San Bruno Mountain State and County Park as seen from the Community Park and from the Bay Trail along the Brisbane Lagoon and Sierra Point shorelines that are found to be of community-wide value. Methods to accomplish this may include varying the building's roofline to reflect the ridgeline's topography, orienting the building to minimize the impact of its profile upon public views, locating the building on the lower elevations of the site, and reducing the building's height below the maximum permitted in the district.

3. *An existing structure may be repaired or replaced in accordance with Section 17.38.090 without design permit approval, but any alteration or expansion which raises any portion of the roofline or increases the building's lot coverage shall be subject to design permit approval under this section.*

M. **Canyon watercourses and wetlands.** ~~Watercourses, wetlands and canyons.~~ Development of the site shall be set back *thirty (30) feet from the center line of any all watercourses, and twenty (20) feet from the boundary of any wetlands identified in Figure 17.12.040, Canyon Watercourses and Wetlands and canyons consistent with the sensitivity of the resource.* The specific location of watercourse center lines and wetland boundaries shall be determined by qualified personnel under the City's direction. *[insert the modified version of Figure 3 from the City of Brisbane Open Space Plan].*

N. **Trails.** The development shall incorporate public access trails to the extent feasible given the environmental sensitivities of the site.

O. **Nonconforming residential structures and uses.** Nonconforming residential structures and nonconforming residential uses, as defined in Section 17.02.560, may be repaired, restored, reconstructed, enlarged or expanded in accordance with the provisions of **Section 17.12.040.L.3** and Chapters 17.38 and 17.34 of this Title.

P. **Recycling area requirements.** For new subdivisions containing an area where solid waste is collected and loaded in a location which serves five or more living units, adequate, accessible and convenient areas for depositing, collecting and loading recyclable materials in receptacles shall be provided to serve the needs of the living units which utilize the area. This requirement shall also apply to all institutional buildings and City facilities (including buildings, structures, and outdoor recreation areas owned by the City) where solid waste is collected and loaded. The area shall be located and fully enclosed so as to adequately protect neighboring uses from adverse impacts such as noise, odor, vectors, wind-blown litter or glare. The area shall be designed to prevent storm water run-on to the area and runoff from the area, and roofs shall be designed to drain away from neighboring properties. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the area.

§17.12.050 Density transfer

A. In order to facilitate preservation of lands in the R-BA District with significant environmental resources, one or more additional dwelling units within the R-BA District, in addition to the dwelling unit otherwise permitted on a particular site, may be constructed under the conditions set forth in this Section 17.12.050. As used herein, the additional dwelling units are called "transfer units." The density transfer shall comply with all of the following requirements:

1. One (1) transfer unit may be allocated to the site receiving the density transfer for each 20,000 square feet of land *of the total area of ~~in~~ the site or sites* from which the transfer units are taken which is permanently dedicated to open space. No transfer units shall be allocated for any *remaining portion area of land having* less than 20,000 square feet. The method of retaining the dedicated land in permanent open space shall be approved by the City Council upon recommendation of the Planning Commission and shall be implemented before any building or grading permit is issued for development on the site receiving the transfer units. *Where dedicated open space is proposed to remain in private ownership, the applicant and property owner shall execute an agreement with the City for the continued maintenance of the open space, to be recorded with the County of San Mateo prior to issuance of any grading or building permits.*
2. The site from which the transfer units are taken must be found to have value as open space based upon one or more of the following considerations:
 - a. contiguous with San Bruno Mountain State and County Park;
 - b. contains intact native vegetation;
 - c. contains endangered butterfly habitat;
 - d. contains permanent or semi-permanent wetlands;
 - e. forms a portion of a significant watercourse;
 - f. does not adjoin developed parcels on more than one side.

In making this determination, the Planning Commission and the City Council shall be guided by the City's Open Space Plan. *The density transfer value of undeveloped "paper streets" in the upper Brisbane Acres may be recognized, once it is established that they are not subject to claims of access rights by easement or necessity from any remaining private property owners in the upper Brisbane Acres.*

3. The site receiving the transfer units must be found suitable for development with increased density based on all of the following considerations:
 - a. has a ~~lot~~ *total* area of not less than 20,000 square feet;
 - b. does not contain any of the features of value for open space as described in subsections (A) (2) (a) through (e) of this section;
 - c. is adjacent to or relatively near existing development and infrastructure.

4. The type of development permitted on the site receiving the transfer units shall be single family dwellings only. *The site shall be subdivided into lots with a minimum lot area of* ~~The density of development of such site shall be no less than~~ five thousand (5,000) square feet ~~per unit~~ *subject to the maximum density permitted per Sections 17.12.040.A, 17.12.040.B and 17.12.050.A.1.* One secondary dwelling unit may be allowed *per twenty thousand (20,000) square feet of* ~~on~~ the site receiving the transfer units if otherwise in compliance with the requirements of Chapter 17.43, but no additional secondary dwelling units shall be allocated to that site as part of the density transfer.

- ~~5. If the density transfer includes a proposed subdivision of the site receiving the transfer units, the subdivision shall comply with all of the following additional requirements:~~
 - ~~a. No lot shall have an area of less than 5,000 square feet.~~
 - ~~b. If the area of any lot is 5,000 square feet, the minimum front and rear setbacks for such lot shall be 10 feet and the minimum side setbacks for such lot shall be 5 feet.~~
 - ~~c. The maximum coverage on any lot shall be 25%.~~

B. A use permit granted by the City Council shall be required for all density transfers pursuant to this Section. The use permit shall first be considered by the Planning Commission which shall make its recommendation to the City Council. In addition to the findings for issuance of a use permit prescribed by Section 17.40.060 of this Title, the approving authority shall find and determine that:

1. The transfer units will be sited, designed and constructed to avoid adverse effects upon environmentally sensitive areas both on and off site, such as disturbance of watercourses and hazardous geologic conditions;

2. The site receiving the transfer units will be served by infrastructure that meets City standards, as determined by the Director of Public Works;
3. The site receiving the transfer units will have adequate parking and vehicular circulation; and
4. The proposed development of the site receiving the transfer units will be compatible with adjacent and nearby development and is designed to minimize its visual impact.

If the density transfer requires any other permits or discretionary approvals, *except for the design permit required by Section 17.12.050.C*, the applications for such permits or approvals shall be filed and processed concurrently with the application for the density transfer use permit.

C. *As a condition of approval of ~~In addition to~~ the use permit referred to in Section 17.12.050.B, a design permit shall be required for any density transfer.*

§17.12.055 Clustered development

A. Consistent with the San Bruno Mountain Area Habitat Conservation Plan's goal of protecting forty percent (40%) of the Brisbane Acres as conserved habitat, adjustments to the minimum lot area, lot width and lot depth standards referred in Section 17.12.040.C may be granted under the conditions set forth in this Section 17.12.055.

1. *One unit shall be permitted for each 20,000 square feet of the total area of the site. In addition, one secondary dwelling unit may be allowed for each 20,000 square feet of the total area of the site, if otherwise in compliance with the requirements of Chapter 17.43. Permitted units shall not be clustered as multiple-family dwellings.*
2. *A minimum of forty percent (40%) of the total area of the site shall be permanently dedicated as conserved habitat. The method of retaining the dedicated land as conserved habitat shall be approved by the City Council upon recommendation of the Planning Commission and shall be implemented before any building or grading permit is issued for development on the site receiving the transfer units. Where dedicated land is proposed to remain in private ownership, the applicant and property owner shall execute an agreement with the City for the continued maintenance of the conserved habitat, to be recorded with the County of San Mateo prior to issuance of any grading or building permits.*

3. *The site shall be subdivided into lots no less than five thousand (5,000) square feet in area. Street right-of-way shall be provided in compliance with City standards.*
4. *No clustered development shall be allowed on any site less than forty thousand (40,000) square feet in area.*

B. A use permit granted by the City Council shall be required for all clustered developments pursuant to this Section. The use permit shall first be considered by the Planning Commission which shall make its recommendation to the City Council. In addition to the findings for issuance of a use permit prescribed by Section 17.40.060 of this Title, the approving authority shall find and determine that:

1. *The units in the clustered development will be sited, designed and constructed to avoid adverse effects upon environmentally sensitive areas both on and off site, such as disturbance of watercourses and hazardous geologic conditions;*
2. *The units in the clustered development will be sited adjacent to or relatively near existing infrastructure, and extension of such infrastructure to serve the clustered development will meet City standards, as determined by the Director of Public Works;*
3. *The clustered development will have adequate parking and vehicular circulation; and*
4. *The clustered development will be compatible with adjacent and nearby development and is designed to minimize its visual impact.*
5. *The use permit will be subject to such conditions as will assure that native vegetation is satisfactorily provided, improved and/or maintained within the area dedicated as conserved habitat.*

Applications for subdivision and any other permits or discretionary approvals, except for the design permit required by Section 17.12.055.C, shall be filed and processed concurrently with the application for the clustered development use permit.

C. As a condition of approval of the use permit referred to in Section 17.12.055.B, a design permit shall be required for the units in any clustered development.

§17.12.060 Parking

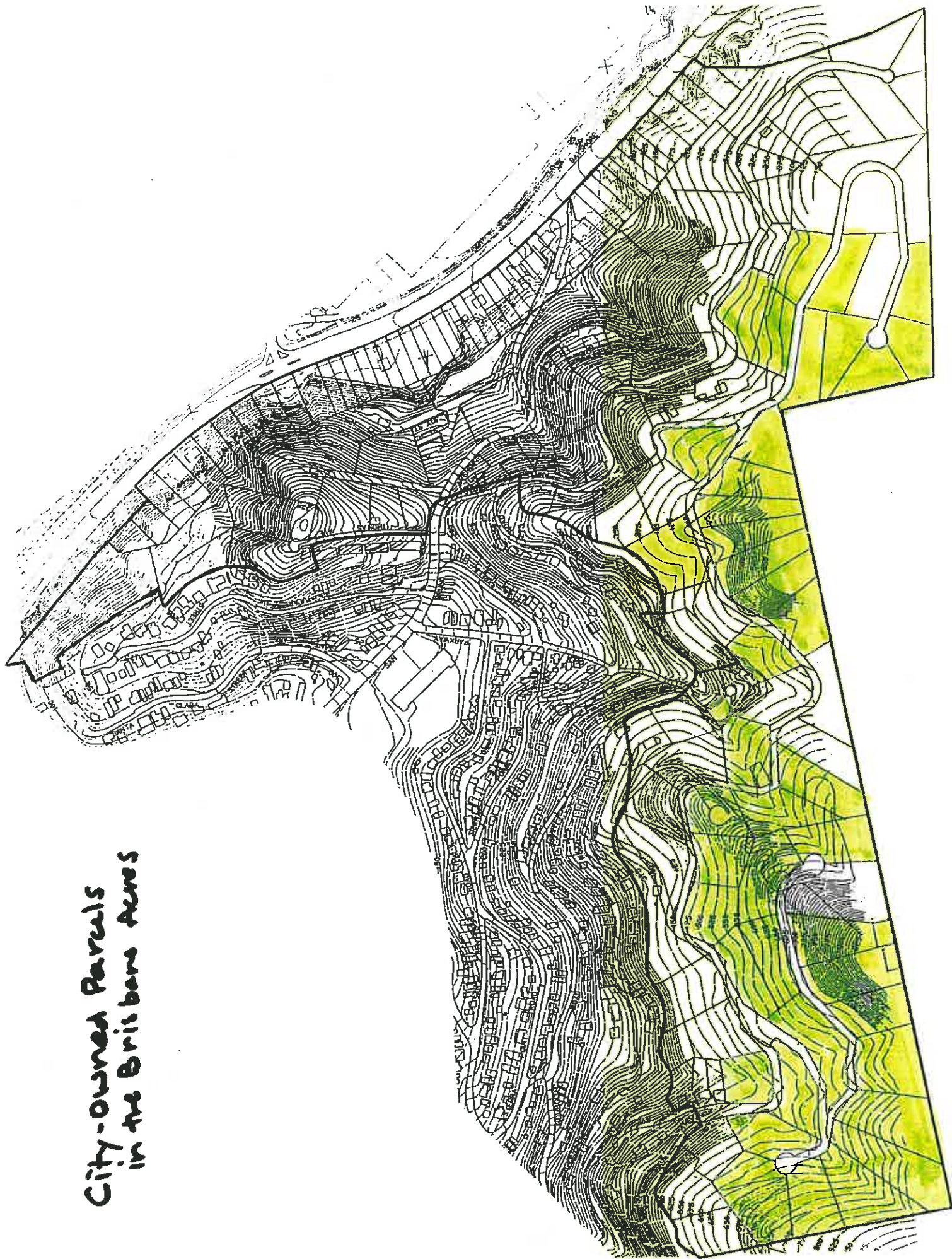
All uses in the R-BA District shall comply with the parking regulations set forth in Chapter 17.34 of this Title.

§17.12.070 Signs

All advertising signs in the R-BA District shall comply with the sign regulations set forth in Chapter 17.36 of this Chapter.

Current & Proposed R-BA District Regulations

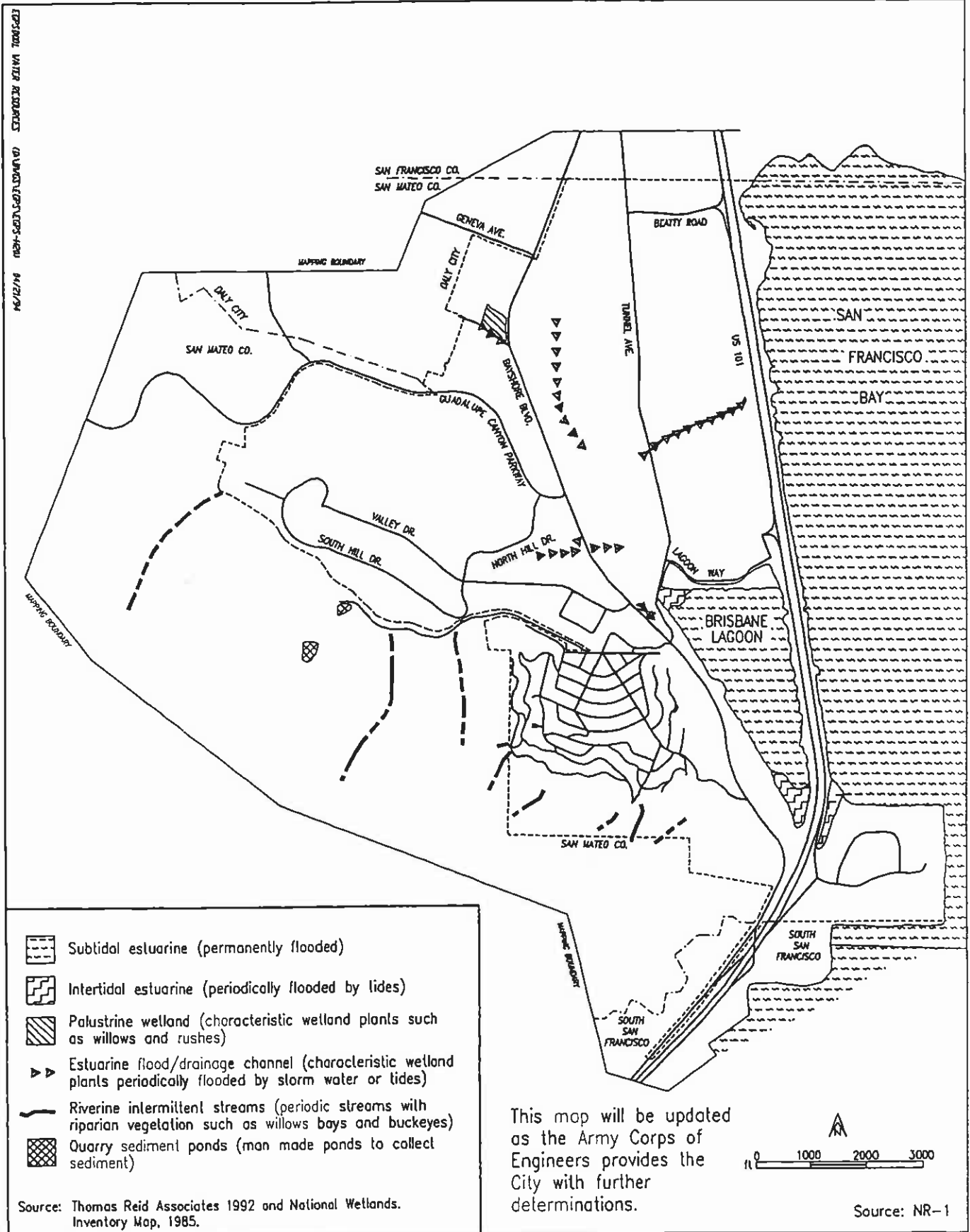
	Site Conditions	Standard		Density Transfer New Parcels		Clustered Development Parcels
		Current	Proposed	Current	Proposed	
Minimum Lot Area		20,000 sq ft	20,000 sq ft	5,000 sq ft	5,000 sq ft	5,000 sq ft
Minimum Lot Dimensions		110 ft by 140 ft	110 ft by 140 ft	-	Per Use Permit	Per Use Permit
Setbacks	Front	<15% Slope	20 ft	20 ft	10 ft	10 ft
		=15% Slope	10 ft	10 ft		
		5,000 sq ft lot		10 ft		
	Side	=110 ft. Wide Lot	15 ft	15 ft	10% of Lot Width, 5 ft Minimum/ 15 ft. Maximum	10% of Lot Width, 5 ft Minimum/ 15 ft. Maximum
		<110 ft. Wide Lot	10% of Lot Width, 10 ft Minimum	10% of Lot Width, 10 ft Minimum		
		5,000 sq ft Lot		5 ft		
	Rear	= 5,000 sq ft Lot	20 ft	20 ft	10 ft	10 ft
		5,000 sq ft Lot		10 ft		



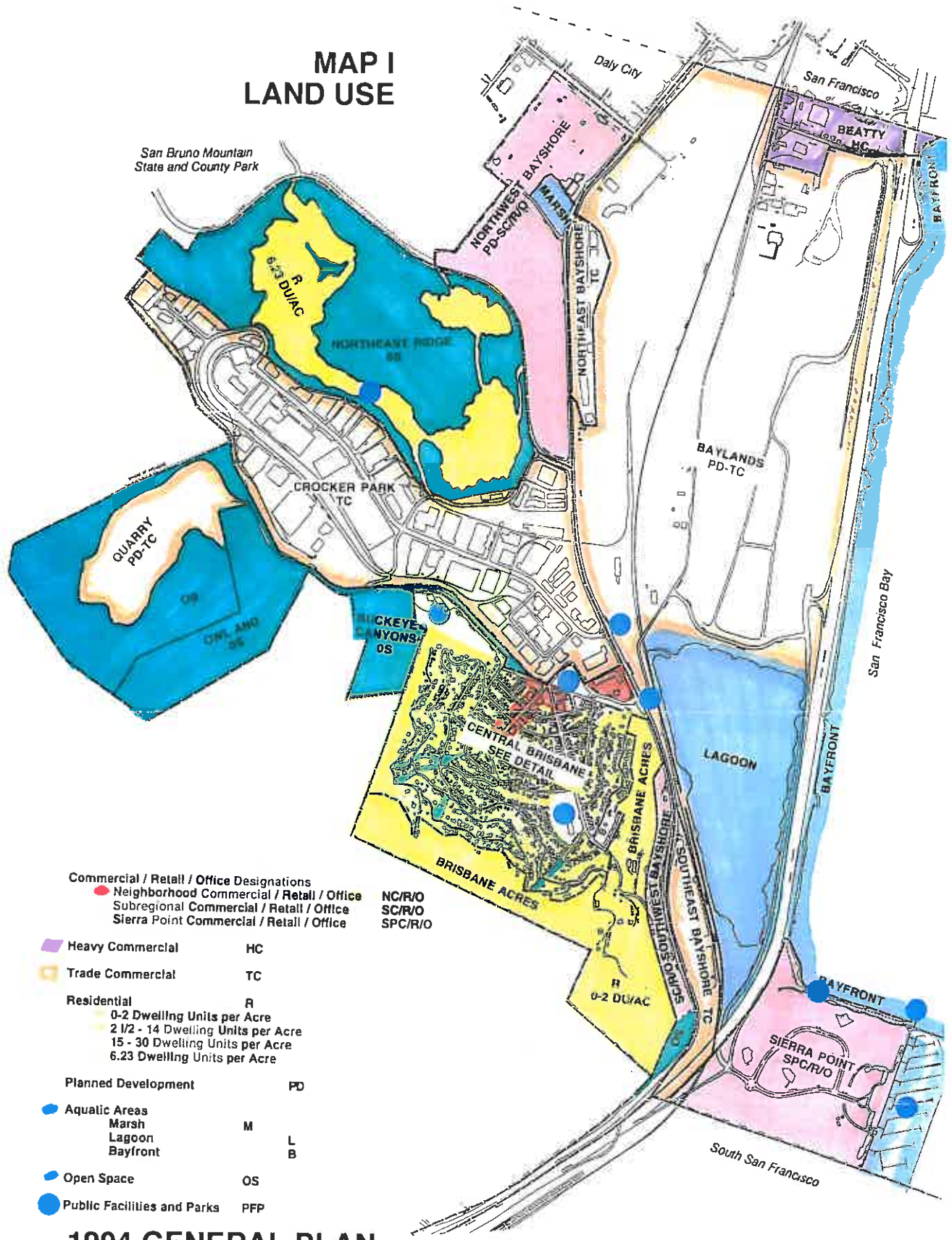
City-Owned Parcels
in the Brisbane Acres

G.2-36.

FIGURE IX-H



MAP I LAND USE



- Commercial / Retail / Office Designations**
- Neighborhood Commercial / Retail / Office
 - Subregional Commercial / Retail / Office
 - Sierra Point Commercial / Retail / Office
- Residential**
- 0-2 Dwelling Units per Acre
 - 2 1/2 - 14 Dwelling Units per Acre
 - 15 - 30 Dwelling Units per Acre
 - 6.23 Dwelling Units per Acre
- Planned Development** PD
- Aquatic Areas**
- Marsh M
 - Lagoon L
 - Bayfront B
- Open Space** OS
- Public Facilities and Parks** PFP
- NC/R/O**
SC/R/O
SPC/R/O
- HC**
TC
R

1994 GENERAL PLAN City of Brisbane

MAP I A Detail Central Brisbane

● Neighborhood Commercial / Retail / Office

● Open Space

● Public Facilities and Parks

Residential

● 2 1/2 - 14 Dwelling Units per Acre
● 15 - 30 Dwelling Units per Acre

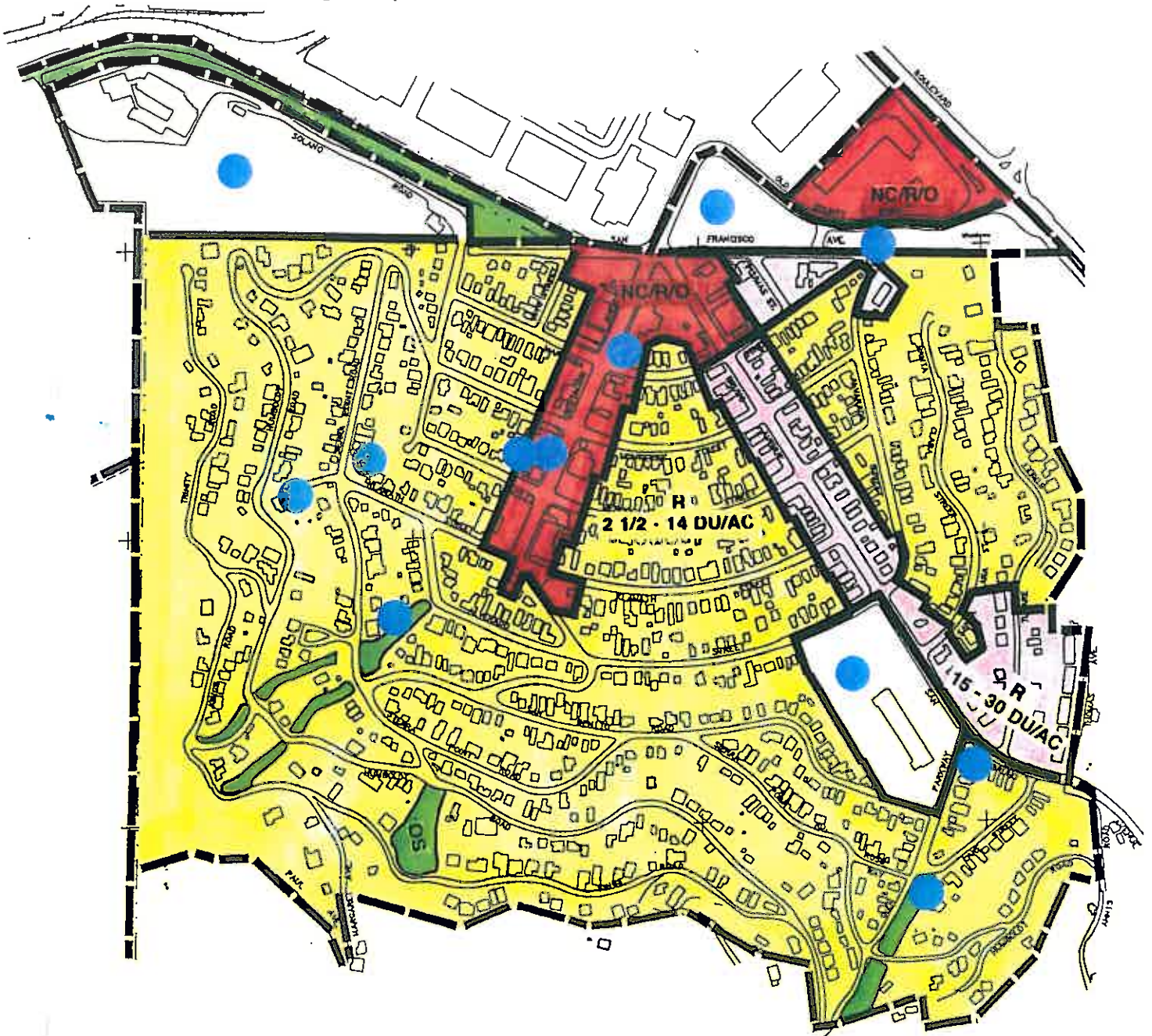


Figure 3
Brisbane Acres
Watercourses
and Wetlands

Note: location of parcels on aerial photo is approximate
Areas shown between numbered parcels are not road easements or right-of-ways, but are private unrecorded parcels

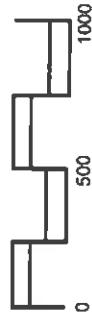
Developed parcels
(wider outline)

City-owned parcels
(light shading)

Significant
water courses and
wetlands (W)



Scale in Feet



Brisbane Open Space Plan

Table II-1 – Brisbane Acres Resources Database

Lot #	Contiguous with County Park	Developed Lots on More Than 1 Side	Potential Trail Corridor	Contains Intact Native Vegetation	Contains Endangered Butterfly Habitat	Contains Permanent or Semi-Permanent Wetlands	Forms Portion of a Significant Ridgeline	Forms Portion of a Significant Watercourse	Falls Within the Central Brisbane Viewshed
2	no	yes	no	no	no	no	yes	no	no
3	no	no	no	no	no	no	yes	no	no
4	no	yes	no	no	no	no	yes	no	no
5, parcel B	no	yes	no	no	no	no	yes	no	no
6	no	no	no	no	no	no	no	no	no
7	no	no	no	no	no	no	no	no	no
9	no	yes	no	no	no	no	no	no	no
10	no	yes	no	no	no	no	no	no	no
12	no	yes	no	no	no	no	no	no	no
14, parcel B	no	yes	no	no	no	no	no	no	no
15, parcel 1	no	yes	no	no	no	no	no	no	no
Portion of 16	no	yes	no	no	no	no	no	no	no
18	no	yes	no	no	no	no	no	no	no
Portion of 19	no	yes	no	no	no	no	no	no	no
20	no	yes	no	yes	no	no	no	yes	no
22	no	no	no	yes	no	no	no	no	no
23	no	no	no	yes	no	no	no	no	no
24	no	no	no	no	no	no	no	no	no
25	no	no	no	no	no	no	no	no	no
26	no	yes	no	yes	yes	no	yes	no	no
27	no	no	no	yes	yes	no	no	no	no
28, parcel 1	no	no	no	yes	yes	no	yes	no	no
29, parcel 1	no	no	no	yes	no	no	no	no	no
29, parcel 2	no	no	no	yes	no	no	no	no	no
30 (City)	<i>no</i>	<i>yes</i>	<i>no</i>	<i>yes</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
34	no	yes	yes	no	no	no	yes	no	no
35	no	yes	yes	yes	yes	no	yes	no	yes
36	no	no	yes	yes	yes	no	yes	no	no
37	no	no	yes	yes	yes	no	no	no	no
38 (City)	<i>no</i>	<i>no</i>	<i>no</i>	<i>yes</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
39 (City)	<i>no</i>	<i>no</i>	<i>no</i>	<i>yes</i>	<i>yes</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
40	no	no	no	yes	yes	no	yes	no	no
41	yes	no	yes	yes	yes	no	yes	no	no
42	yes	no	no	yes	yes	no	no	no	no
43	yes	no	no	yes	yes	yes	no	yes	no
44 (City)	<i>yes</i>	<i>no</i>	<i>no</i>	<i>yes</i>	<i>yes</i>	<i>yes</i>	<i>no</i>	<i>yes</i>	<i>no</i>
45 (City)	<i>yes</i>	<i>no</i>	<i>yes</i>	<i>yes</i>	<i>yes</i>	<i>no</i>	<i>yes</i>	<i>yes</i>	<i>no</i>

Note: Parcels in italics are City owned. Developed parcels are not prioritized.

Brisbane Acres Subarea Evaluation

Brisbane Open Space Plan

Table II-1 – Brisbane Acres Resources Database (continued)

Lot #	Contiguous with County Park	Developed Lots on More Than 1 Side	Potential Trail Corridor	Contains Intact Native Vegetation	Contains Endangered Butterfly Habitat	Contains Permanent or Semi-Permanent Wetlands	Forms Portion of a Significant Ridgeline	Forms Portion of a Significant Watercourse	Falls Within the Central Brisbane Viewshed
<i>46 (City)</i>	yes	no	yes	yes	yes	no	yes	yes	no
47	no	no	yes	yes	yes	no	yes	no	no
48	no	no	yes	yes	yes	no	yes	no	no
49	no	no	no	yes	yes	no	no	no	no
<i>50 (City)</i>	yes	no	no	yes	yes	no	no	yes	no
51	yes	no	yes	yes	yes	no	no	no	no
52	yes	no	yes	yes	yes	no	no	no	no
53	yes	no	yes	yes	yes	no	yes	no	no
54	yes	no	yes	yes	yes	no	yes	no	yes
55	yes	no	no	yes	yes	no	no	no	yes
56	yes	no	no	yes	yes	no	no	no	yes
57	yes	no	no	yes	yes	no	no	no	yes
58	yes	no	no	yes	yes	no	no	yes	no
59	yes	no	no	yes	yes	no	no	no	no
<i>60 (City)</i>	yes	no	no	yes	yes	no	no	no	yes
<i>61 (City)</i>	no	no	no	yes	no	no	no	yes	no
<i>62 (City)</i>	no	no	yes	no	yes	no	yes	no	yes
<i>63 (City)</i>	no	no	yes	no	no	no	no	no	yes
64	no	no	no	no	no	no	no	no	yes
65	no	no	no	yes	no	no	no	no	yes
66	no	no	no	yes	no	no	no	no	yes
67	no	no	no	yes	yes	no	no	no	yes
68	no	no	yes	yes	yes	no	yes	no	yes
<i>69 (City)</i>	yes	no	no	yes	yes	no	no	yes	yes
70	yes	no	yes	yes	yes	no	yes	yes	yes
<i>71 (City)</i>	no	no	no	yes	yes	no	yes	no	yes
<i>71A (City)</i>	yes	no	yes	yes	yes	no	yes	no	yes
72	yes	no	yes	yes	yes	no	yes	no	yes
73	yes	no	no	yes	yes	no	no	no	yes
74	yes	no	no	yes	no	no	no	no	yes
75, parcel A	yes	no	no	yes	yes	no	no	no	yes
75	yes	no	no	yes	no	no	no	no	yes
76	yes	no	no	yes	yes	no	no	yes	yes
77	yes	no	no	yes	yes	no	no	no	yes
78	yes	yes	yes	yes	yes	no	yes	no	yes
79	yes	no	yes	yes	no	no	yes	no	yes

Note: Parcels in italics are City owned. Developed parcels are not prioritized

Brisbane Acres Subarea Evaluation

Brisbane Open Space Plan

Table II-1 – Brisbane Acres Resources Database (continued)

Lot #	Contiguous with County Park	Developed Lots on More Than 1 Side	Potential Trail Corridor	Contains Intact Native Vegetation	Contains Endangered Butterfly Habitat	Contains Permanent or Semi-Permanent Wetlands	Forms Portion of a Significant Ridgeline	Forms Portion of a Significant Watercourse	Falls Within the Central Brisbane Viewshed
82	no	no	no	yes	no	no	no	yes	yes
83	no	no	no	yes	no	no	no	yes	yes
84, parcel A	no	yes	no	no	no	no	no	no	yes
85	no	no	no	yes	no	yes	no	yes	yes
86	no	no	no	yes	no	no	no	no	yes
87	no	yes	no	no	no	no	no	no	yes
89	no	yes	no	no	no	no	no	no	yes
90	no	yes	yes	no	no	no	yes	no	yes
91	no	yes	yes	no	yes	no	no	no	yes
94	no	no	no	no	yes	yes	no	yes	no
<i>94A (City)</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>yes</i>	<i>no</i>	<i>no</i>	<i>yes</i>	<i>no</i>
96	no	no	no	yes	no	no	no	yes	no
97	no	no	yes	yes	no	no	no	no	no
98	no	no	yes	no	no	no	no	no	no
100	no	no	yes	yes	yes	no	yes	no	yes
101	no	no	yes	yes	yes	no	yes	no	no
102	yes	no	yes	yes	yes	no	yes	no	no
103	yes	no	no	yes	yes	no	no	no	no
104	no	no	yes	no	no	no	yes	no	no
105	no	no	yes	no	no	no	no	no	no
106 & 2 parcels at end of Santa Clara Street	no	yes	no	no	no	no	no	no	no
107	no	yes	no	no	no	no	no	no	no

Note: Parcels in italics are City owned. Developed parcels are not prioritized

Brisbane Acres Subarea Evaluation

Brisbane Open Space Plan

Purpose of the Open Space Plan

The People of the City of Brisbane take great pride and pleasure in San Bruno Mountain. It protects us from the winds and fog of the Pacific and it cradles the wonder and beauty of the plants and animals that live here with us. It is in a spirit of appreciation and with a concern for stewardship of this shared mountain home that this plan is conceived. It represents a reflection of our community's love of this place.

This is a planning document, as authorized by Section 65563 *et seq.* and Section 65564 of the Government Code, which require that every California city and county prepare an open space plan and action program consisting of specific programs the city intends to pursue in implementing the plan. It is not a land use regulation.

This document offers a vision for a comprehensive and integrated open space system for the city and is intended to be a flexible, working tool to guide the City Council in implementing specific environmental policies and programs from the 1994 Brisbane General Plan. Program 93h of the 1994 Brisbane General Plan states, "for reference and assistance in establishing open space priorities, prepare a comprehensive map of vacant lands on the planning area and update the map annually". This report fulfills this requirement and explains the analytical process that the Open Space & Ecology Committee took to arrive at its conclusions. The recommendations within this plan reflect the opinion of the Open Space & Ecology Committee as to the most significant natural and open space resources in the City of Brisbane. This plan establishes overall guidelines and/or criteria for decision making. It is important that policies identifying open space potential be founded on soundly documented criteria. This is one of the purposes of this plan.

This document addresses the possibility of land acquisition or preservation based on identification and evaluation of natural resources and amenities within the jurisdictional boundaries of the City of Brisbane. This identification and evaluation of resources is intended to judge the open space value of a parcel.

What the Open Space Plan Does Not Do

This plan is not meant to declare the city's intent to acquire any parcels or to override current land use regulations. This document does not in any way recommend that the areas identified as containing valuable natural resources be rezoned to an open space or similar district or made subject to land use restrictions that would preclude any reasonable development and take or damage private property for public use without just compensation.

The information in this plan is not to be considered sufficient for documentation of resources for the purposes of review of development proposals, which may require more detailed site-specific studies.

Purpose of the Open Space Plan

Brisbane Open Space Plan

Executive Summary

This Open Space Plan is a means of implementing the City's General Plan policies regarding open space. General Plan goals regarding open space, stated on page 110, are that:

*The City of Brisbane will be a place . . .
Where open space lands have been set aside to protect the natural environment;
Where outdoor areas provide recreational open space and educational opportunities;
Where open space and natural areas provide respite to both residents and businesses; and
Where residents reciprocate by respecting and maintaining the land and waters for future generations.*

The General Plan, adopted in 1994 by the City Council and ratified by the citizens, set forth numerous implementation programs for the protection of open space, which was a high priority in a community survey conducted at that time (see Table 7 on page 123 of the General Plan for additional information). Open space has always had a significant role in the life of the Brisbane community, stemming from the city's dramatic location, sheltered by the flanks of San Bruno Mountain, and extending along the San Francisco Bay shore. Residents, workers, and visitors have long recognized the City's unique geography and character.

"It seems to me that we all look to nature too much, and live with her too little".
Oscar Wilde

Taking the theme of Oscar Wilde's observation to heart, the people of Brisbane are taking active steps to do more than appreciate nature; they will work to permanently protect nature and form a sustainable relationship between the Mountain, the Bay and the City. This Open Space Plan is an important step in this relationship.

Organization of the Plan

This Open Space Plan is organized into two volumes. Volume I is the Plan. Volume II contains detailed site evaluations and background and reference information.

Section I of the Plan provides more detail on the Plan and its purposes: defining open space and its benefits; providing background on the Open Space and Ecology Committee that oversaw the preparation of the Plan; defining the objectives of the Plan, and its relationship to the General Plan.

Section II of the Plan presents the analysis of specific open space resources in six subareas of the City, consistent with subareas established for the General Plan. It defines the types of resources evaluated, describes the evaluation methods, and includes

Executive Summary

Brisbane Open Space Plan

descriptions and maps of the individual and composite open space resources. It also contains specific policies for the use and management of open space that the City may acquire.

Section III of the Plan contains reference information used for the Plan, including specific General Plan policies that guided the preparation of the Open Space Plan, and will continue to guide efforts to protect, use, and manage open space. This section includes a summary of the features and adopted master plan for San Bruno Mountain State and County Park, which is critical to the open space character and plans of the City, and a summary of the Habitat Conservation Plan for San Bruno Mountain, to which the City is a party. It provides a table of existing park, open space, and recreational resources and a bibliography of study references.

Section IV presents a detailed discussion of the various methods and mechanisms for preserving, acquiring, and protecting open space.

A separate Background and Reference Information document contains detailed reports of the resource values identified for specific properties, results of the public survey conducted on open space issues for the General Plan update, and tables of public and private grant sources for open space protection

Study Methodology

The Open Space and Ecology Committee, established by the City Council, consists of seven members: two from the City Council; one from the Planning Commission; one from the Parks, Beaches, and Recreation Commission; and three public members. Over a two year period the Committee worked with City staff to identify the most important open space resource criteria and to review and refine site-specific resource evaluations prepared by staff. The conclusions, maps and documentation were then refined with assistance from a planning consultant.

These resource evaluations were prepared using existing map and file data, supplemented by thorough field review. The evaluations provide a generally accurate identification of open space resources. Potential resource lands were evaluated in five study areas or subareas (see Figure 1), consistent with subareas defined in the General Plan. Subareas included Brisbane Acres, Sierra Point, Northwest Bayshore, Baylands and Beatty. A sixth subarea, the Northeast Ridge, was not evaluated because its development and open space areas are already approved and partly implemented. It is described and mapped for informational purposes. The quarry was not included as it is not within the city limits, though it is within the City's sphere of influence.

The methodology for identification of open space values in the Brisbane Acres subarea was different from the other subareas because Brisbane Acres has more natural resources, varied topography, is more contiguous to San Bruno Mountain Park, and has relatively small parcel sizes. Over 40 factors were considered to identify the most important

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Brisbane Open Space Plan

resources. After discussing the criteria and reviewing the preliminary evaluations, the Committee concluded that the most significant criteria to be considered in the evaluation of open space resources are:

1. Contiguous with San Bruno Mountain State and County Park
 2. Contains intact native vegetation
 3. Contains endangered butterfly habitat
 4. Contains permanent or semi-permanent wetlands
 5. Forms a portion of a significant watercourse
 6. Adjoins developed parcels on more than one side
- (The sixth significant criterion is a “negative” factor: its presence makes a parcel less desirable as open space)

Maps of these resources are provided in Section IID.

Evaluation of open space resources in the other four subareas, which are generally developed and disturbed sites with larger parcels, was based on less elaborate criteria. All evaluations were based on General Plan policies.

Key Study Conclusions

The most critical areas for protection, based on identification of significant resources, and near-term protection need and opportunity, are in the Brisbane Acres subarea, on the slopes of San Bruno Mountain south of the central residential area of the City. This area of 112 approximately one acre parcels, created in the 1930's, is constrained by steep slopes, lack of established road right-of-ways, and unavailability of water service and sewer lines. Nonetheless, over the years approximately 20 of the original parcels in the least constrained locations have been developed with an estimated 50 dwelling units, and efforts to develop continue, often based on aggressive engineering solutions.

The Brisbane Acres subarea contains the highest concentration of valued resources in the City. Thirteen parcels of approximately one acre each have already been acquired by the City for protection as open space. On the remaining undeveloped parcels, significant resource lands occur adjacent to county parklands, and in areas that contain intact native plant communities and habitat for endangered butterflies and for rare plants. Four significant watercourses cross the subarea, including three locations where seasonal or semi-permanent wetlands occur. Important resource lands may also contain potential trail corridors linking the city to public parklands. For the most part, areas that the Committee did not feel worthy of preservation efforts occur near to existing residential sections of Brisbane and often are highly degraded as a result of human and/or natural disturbance.

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Strategies for protection of lands in the Brisbane Acres subarea include:

- a. Continue to encourage land donations to the City, which can provide significant tax write-offs to the landowner;
- b. Continue efforts by the City to negotiate willing-seller purchases on a fair market or "bargain sale" basis (in which case the owner may obtain partial tax credits), using funds potentially available through grant programs;
- c. Continue to actively seek state, federal, and private grants for acquisition of parcels with high resource values;
- d. Utilize the open space acquisition fund set aside from City general funds (\$50,000 starting in 1997, to increase by 10% of that amount each year, per Resolution 99-01) as matching funds for grants, or in critical cases, to directly purchase open space;
- e. Work in conjunction with the Habitat Conservation Plan (HCP) operators to preserve critical butterfly habitat, to implement the 40% conserved habitat required by the HCP;
- f. Revise the zoning ordinance to establish stream setbacks to protect riparian vegetation and avoid erosion and increased runoff;
- g. Encourage use of the city's Density Transfer Ordinance (explained in Section IIIA) to allow property owners in the Brisbane Acres subarea to sell or transfer development rights to property owners/parcels in areas of the city that are not constrained for development;
- h. Review development proposals for parcels within the Brisbane Acres subarea for the presence of significant open space resources identified in this study, and guide development plans to protect those resources;
- i. Require dedication of open space easements to protect critical resources on parcels that are granted development approvals, and;
- j. Purchase or accept conservation easements over all, or a portion of properties. This is a secondary strategy because a private party would continue to own an interest in the property, creating more responsibility for the City to monitor and enforce the terms of the easement. Preferably parcels can be purchased in fee title.

Parcels in the Northwest Bayshore, Sierra Point, Baylands and Beatty subareas are generally less constrained, more developed or disturbed, and have fewer critical open space resources than the Brisbane Acres subarea. However, there are some significant resources, especially wetlands, that should be protected and enhanced, culturally significant features that should be protected, and open spaces, as well as open areas, that may be created or enhanced in conjunction with future development. The following Committee recommendations for these subareas are based on General Plan policies, which are detailed in Section IID of this Plan.

In the Northwest Bayshore subarea, the Committee recommended preservation of upland areas near Guadalupe Canyon Parkway due to their importance as habitat to the endangered Callippe silverspot butterfly. The Committee also recommends preservation

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of an open space habitat corridor from Main Street south to the Brisbane Technology Park. The Committee noted the importance of a restored wetland area in the north end of the subarea. This wetland, owned by PG&E, has been dedicated as a permanent open area.

In the Sierra Point subarea, the Committee recommends protection of an approximately 4 acre parcel owned by the state, which contains tidal wetlands and a shell beach, as well as non-native upland areas. The Committee recommends a cooperative public/private effort to clean up the site and restore the habitat. The Committee also envisions extension of the regional Bay Trail through this area.

The Baylands subarea is primarily an artificial fill plain, which contains portions, such as the Schlage Lock site, the printing plant site, and the railroad yard, that are confirmed to be contaminated with toxic wastes from previous uses. Areas formerly occupied by unregulated landfill operations may potentially have toxic contamination, but this has not yet been confirmed. The subarea is bisected north-south by active railroad tracks. An east-west running drainage channel divides the area into two zones of recommended open space and open area treatments, based on related General Plan policies. The development of the Baylands is subject to the General Plan policy that a minimum of 25% of the land must be in public open space or private open areas. The Committee recommends protection of key open space in the area north of the drainage channel in conjunction with the eventual redevelopment of the property into commercial uses. In particular, portions of "Icehouse Hill", a natural promontory adjacent to Bayshore Boulevard, should be preserved as open space. The Committee also recommends preservation of an open space area starting on the western edge of the subarea, to the north of Icehouse Hill, and improvement as a "wetland river park" possibly extending to the Bay. The wetland river park would also function as a storm drainage facility. Its creation would be subject to potential limits caused by toxic contamination. The creation of trail connections through these open space areas for regional trails and intra-city trails is also recommended. Also in this area is an old railroad roundhouse building of historic interest that the Committee recommended be preserved in conjunction with future development, through adaptive reuse.

The Committee recommends that the portion of the subarea to the south of the drainage channel have the highest percentage of open space and open areas in the Baylands. One way to achieve that objective would be development for recreational uses, such as a golf course, sports fields or other outdoor uses providing maximum landscaped and open areas. The Lagoon in the southern portion of the subarea contains wetlands valuable as wildlife habitat. The Committee recommends improvement of the informally used area known locally as "Fisherman's Park", and preservation as open space of the area between the Lagoon and Lagoon Way. The Committee also recommends development of a perimeter trail around the Lagoon, to connect to the local and regional trail system.

The Beatty subarea, on the northeastern edge of the city, has only one open parcel of about a half acre to the east of U.S. 101. The Committee recommends that the open space values of this private parcel be preserved as much as possible. While the bulk of

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Brisbane Open Space Plan

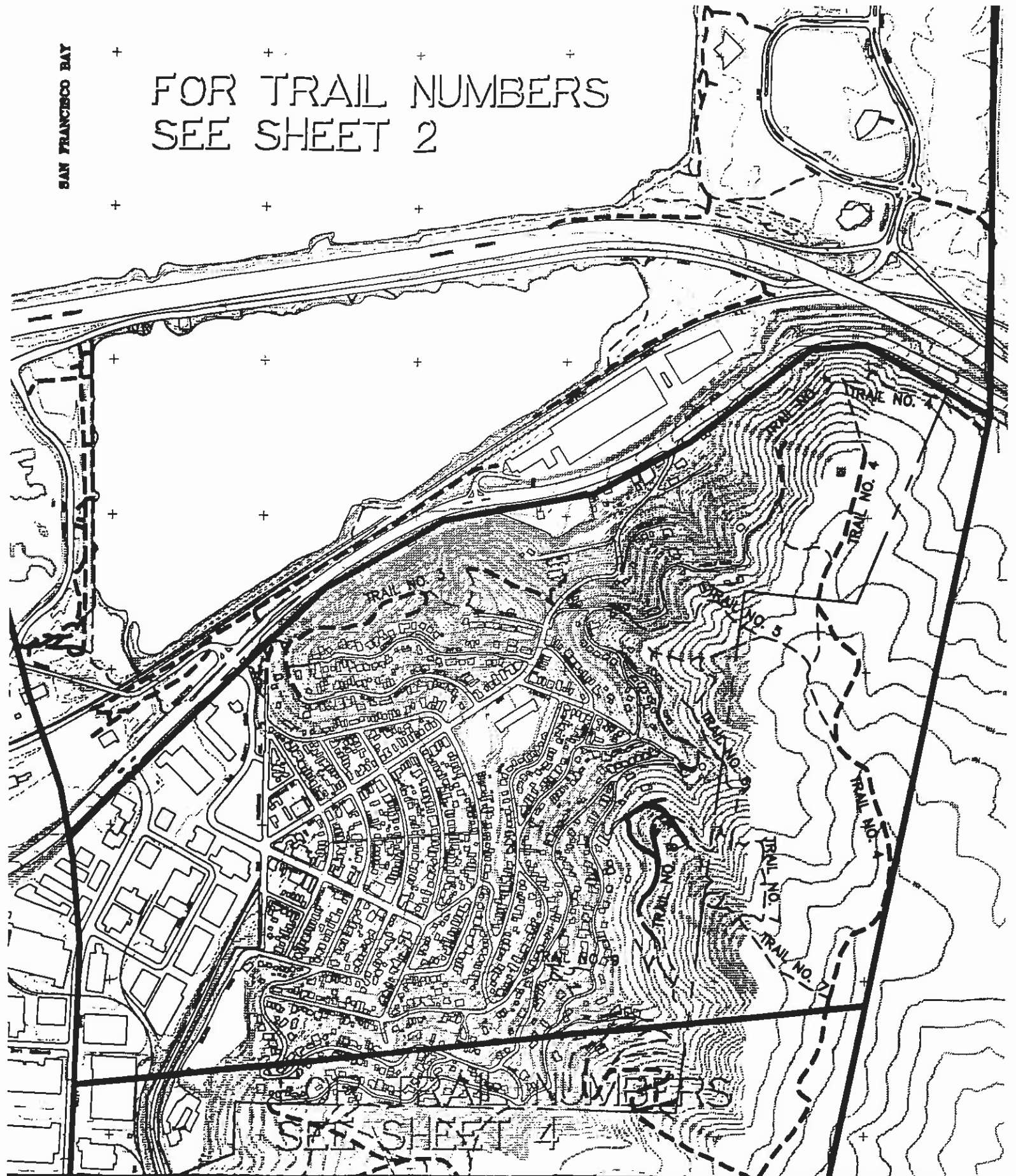
the subarea is already developed with heavy commercial uses, the Committee recommends consideration of better open areas and easements for regional trail connections as the opportunities become available.

An overall objective in these subareas is the establishment of routes for the regional Bay Trail, local internal trails, and trails connecting west to central Brisbane and on to San Bruno Mountain Park and the Bay Area Ridge Trail.

Strategy for the preservation, creation, and restoration of open space in the Northwest Bayshore, Sierra Point, Baylands and Beatty subareas is tied to the plan review process for the eventual development of these private properties, except for the potential cooperative project on the state-owned parcel in the Sierra Point subarea. Through the development entitlement process, public open space and private open areas can be secured that will benefit the property owners directly or indirectly through increased property values, and benefit local and regional residents through a protected and improved environment.

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FOR TRAIL NUMBERS
SEE SHEET 2



GENERAL PLAN - TRAIL MAPS
TRAIL NO.(S) 3-9

6	PRIVATE DEVELOPMENT	TRANSPORTATION
5	STREETS AND TRAFFIC (SEWER SERVICES)	SANITARY
4	STREETS AND TRAFFIC (TRAFFIC OPERATIONS)	STORM
3		ELECTRICAL
2		CONSTRUCTION
1		SURVEYS
	REVISIONS	DATE

SAN BRUNO MOUNTAIN

STATE AND COUNTY PARK

MASTER PLAN

LEGEND

- Existing Hiking Trails
- - - Existing Bike & Hike Trails
- Proposed Trail Corridors
- - - Exist. social trails to be considered for removal and habitat restoration
- Paved Roads
- Land Outside of Park Boundaries
- · - · - Master Plan Boundary (includes lands to be dedicated)
- · - · - Real Property Boundary
- ⊙ Trail Access
- ⊙ Trailhead w/Parking

Notes:

- All trail locations are approximate. Proposed trails should be laid out in field.
- Proposed trails will be built to a maximum slope of 10% where feasible.

Access trails to be developed in partnership with City of Brisbane

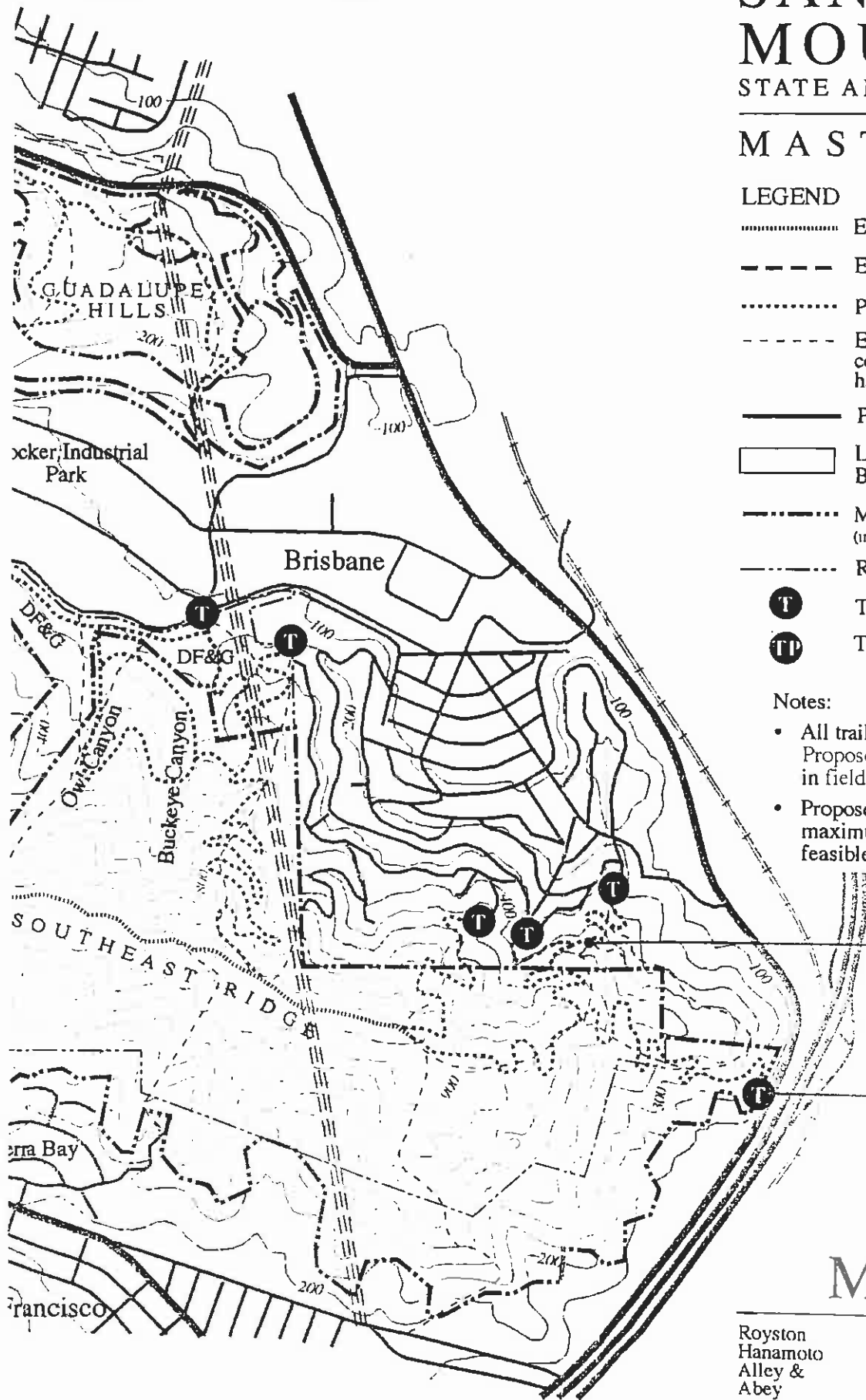
Trailhead connection to Bay Trail

Figure 9
Master Plan

Royston
Hanamoto
Alley &
Abey

County of
San Mateo
Parks and Recreation

North Vista Point
Construct connector trail along Guadalupe Canyon Parkway to connect Guadalupe Hills and Saddle area sections of Old Ranch Road trail



E. Open Space Preservation Strategies

The Committee based its preservation strategy recommendations, in large part, on General Plan policy. The following policies encapsulate the Committee's views regarding open space preservation:

- Policy 90 On an ongoing basis, aggressively seek opportunities to preserve open space.
- Policy 91 Explore the widest range of options for preserving open space lands, including acquisition, dedication, and exactions on development projects.

Specific strategies were identified for the Brisbane Acres subarea, and for the other four subareas evaluated.

1. Brisbane Acres Strategies

The Committee recommends that parcels in the Brisbane Acres subarea containing significant open space resources should be preserved either with techniques that protect the parcel in its entirety or with strategies, such as easements, that protect only the critical natural resource(s) and may allow development on less sensitive portions. Potential acquisition would be best done on a willing owner/seller basis. The presence of open space resources on a parcel does not preclude development proposals. Development may be feasible in conjunction with preservation of the resources in some cases where resources occupy only a portion of the parcel. Additional information on preservation strategies and options is provided in Section IV of this report.

Preservation Strategies

- a. Continue to encourage land donations to the City, which can provide significant tax write-offs to the landowner;
- b. Continue efforts by the City to negotiate willing-seller purchases on a fair market or "bargain sale" basis (in which case the owner may obtain partial tax credits), using funds potentially available through grant programs;
- c. Continue to actively seek state, federal, and private grants for acquisition of parcels with high resource values;
- d. Utilize the open space acquisition fund set aside from City general funds (\$50,000 starting in 1997, to increase by 10% of that amount each year, per Resolution 99-01) as matching funds for grants, or in critical cases, to directly purchase open space;
- e. Work in conjunction with the Habitat Conservation Plan (HCP) operators to preserve critical butterfly habitat, to implement the 40% conserved habitat required by the HCP;
- f. Revise the zoning ordinance to establish stream setbacks to protect riparian vegetation and avoid erosion and increased runoff;

Open Space Preservation Strategies

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- g. Encourage use of the city's Density Transfer Ordinance (explained in Section IVA) to allow property owners in the Brisbane Acres subarea to sell or transfer development rights to property owners/parcels in areas of the city that are not constrained for development;
- h. Review development proposals for parcels within the Brisbane Acres subarea for the presence of significant open space resources identified in this study, and guide development plans to protect the resources;
- i. Require dedication of open space easements to protect critical resources on parcels that are granted development approvals, and:
- j. Purchase or acceptance of conservation easements over all, or a portion of a property is a secondary strategy because a private party would continue to own an interest in the property, creating more responsibility for the City to monitor and enforce the terms of the easement. Preferably parcels can be purchased in fee title.

2. Sierra Point, Baylands, Northwest Bayshore and Beatty Subarea Strategies

Priority resource areas and corridors that the Committee has deemed worthy of preservation in the Sierra Point, Baylands and Beatty subareas are more likely to be protected through the development review process than through outright acquisition or protection efforts by the city. This is also true for the Northwest Bayshore subarea because this area is within the boundaries of the San Bruno Mountain HCP, and is subject to its regulatory provisions.

Preservation Strategies

- a. Refer to this Open Space Plan and use it as a guide in reviewing development proposals and city-sponsored plans for use of the land in these subareas;
- b. Share this Open Space Plan and coordinate with local and regional agencies involved in reviewing and permitting development in the city and on adjacent sites, such as partners in the Habitat Conservation Plan, the San Francisco Bay Conservation and Development Commission, Corps of Engineers, Regional Water Quality Control Board, Department of Toxic Substance Control, the Integrated Waste Management Board, the State Lands Commission, and Caltrans;
- c. Share this Open Space Plan and coordinate with local and regional agencies involved in planning and implementing trails (primarily the San Francisco Bay Trail Project);
- d. Pursue the dedication of easements, where applicable, for trails and the Wetland River Park;
- e. Coordinate with the State of California and Caltrans regarding permanent protection and cooperative efforts to restore habitat on the approximately 4 acre bayfront parcel on the Sierra Point subarea's northwestern edge and;

Open Space Preservation Strategies

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- f. Incorporate open space dedication and open area planning as part of the specific planning portion of the planned development process, when applications are made to the City, utilizing this Plan as the guiding principles.

F. Use and Management Policies

These recommended policies are intended to guide users and managers of the open space resources and trails protected under the city's open space program. Open areas, because they will remain in private ownership, will be managed by the property owner in conformance with the regulations that governed their establishment.

1. General Management Policies

- a. Open space is to be maintained in a natural condition as much as possible, except in redeveloped areas where trail corridors and open space may be tied in to the overall development landscape theme.
- b. New open space acquisitions, major open space restoration or management, trail construction or any significant trail alterations or improvements should be consistent with this plan. The City Council, Planning and PB&R Commissions and City staff may refer these matters to the Open Space and Ecology Committee for review and recommendation.
- c. Ongoing staff support should be provided for the open space planning and acquisition program and staffing the Open Space and Ecology Committee.
- d. Native habitat restoration efforts should be undertaken where practical, in conjunction with the HCP operators, and consistent with other City policies.
- e. The City Council and City Manager should assign responsibility among City departments for coordinating open space and trail use information and trail and resource management activities as well as for trail improvement and maintenance. Volunteer labor can be used to augment City resources.
- f. The City will take responsibility for monitoring open space or trail easements and conditions of approval on private open areas.
- g. Smoking and fires are prohibited in open space lands having fire danger. This includes city-owned open space in the Brisbane Acres subarea, Northeast Ridge and Northwest Bayshore subareas, and other areas as designated and posted by the city.
- h. No plants, animals, or other resources are to be collected or disturbed except in conjunction with a city approved and coordinated resource management project.
- i. The city recognizes that restoration, maintenance and management of natural or improved open space areas can be a significant initial and ongoing expense.

Use and Management Policies

Brisbane Open Space Plan

- j. Public and private open spaces and open areas have been demonstrated to add significant direct and indirect value to properties adjacent and in the region.
- k. The city will make every effort to secure funding and direct aid for open space protection and management in accordance with development entitlements, environmental impacts and the values provided to properties.
- l. The Parks, Beaches, and Recreation Committee is the chief advisory body for the City on trails. The Open Space and Ecology Committee shall provide guidance for trail planning and management, to help protect sensitive resources in accordance with ecological principles.

2. Use and Management Policies - Brisbane Acres and Northwest Bayshore Subareas Open Space and Trails

- a. Existing trails typically consist of old fire roads and trails developed and/or used informally by residents over the years. The parts of these trails that have been designated as part of the City's trail system will be maintained and managed by the city or other responsible agency with the help of volunteer labor.
- b. Under certain circumstances, it may be desirable to discourage the use of some trails. Such may be the case where the use of a trail threatens endangered species habitat, contributes to erosion on fragile slopes, or presents a public safety hazard. Means to discourage trail usage may include educational signage ("restoration in progress"), posted warnings ("no trespassing") or various physical barriers.
- c. Since there is no public parking available at the potential trailheads (in the upper parts of Central Brisbane) to the informal trails that link with public parklands, access will be limited primarily to city residents. Maps and directions to the existing trails will not be published or posted, and no directional signage will be placed except on the trails themselves.
- d. A system of trail names or designations will be developed and maintained for reference by trail users, responsible city staff, other local emergency response agencies, and staff for the adjacent San Bruno Mountain State and County Park.
- e. Trail use will be coordinated with San Bruno Mountain State and County Park. Trails are typically very steep and are appropriate for hiking use only. Bicycles are allowed in San Bruno Mountain State and County Park on most trails in the Saddle Area and on Radio Road. Dog use in the park is prohibited as part of a countywide ordinance. Bicycles and dogs will be discouraged on city trails that connect to public parklands.
- f. The city will coordinate volunteer efforts to maintain trails and open space. The city will coordinate with and may participate in efforts funded and managed through the San Bruno Mountain Habitat Conservation Plan (HCP) and through the County Parks Department. Basic resource management efforts may include:

Use and Management Policies

Brisbane Open Space Plan

1. Control of invasive exotic plants
2. Restoration of native plants
3. Removal of litter
4. Management of storm water runoff and erosion
5. Maintenance and improvement of trails

3. Use and Management Policies - Sierra Point, Baylands and Beatty Subareas Open Space and Trails

- a. Open space land may be acquired or dedicated in these subareas in conjunction with future commercial development. Planning and implementation of resource protection and restoration will be part of the scope of the development projects.
- b. New trails may be planned and constructed in these subareas in conjunction with future commercial development, including portions of the San Francisco Bay Trail. Planning and construction of these trails and related improvements will be part of the scope of the development projects.
- c. The design and use and management arrangements for trails in these areas will be determined in conjunction with future planning for commercial development.
- d. Assessments will be placed on future developments to help pay for ongoing maintenance and management of the open space in these areas that will provide benefit to the properties subject to assessment.
- e. These lands include areas with toxic contamination. Reclamation of natural landscapes will require planning and implementation of cleanup and restoration by qualified scientists and contractors.
- f. The city will coordinate volunteer efforts to maintain trails and open space in these subareas to augment major restoration and ongoing professional monitoring and management efforts.

Use and Management Policies

City of Brisbane
 Open Space Plan
 Figure 5

Brisbane Acres
 Potential Trail
 Corridors

Note: location of parcels
 on aerial photo is approximate

Areas shown between numbered
 parcels are not road easements or
 right-of-ways, but are private
 unrecorded parcels



Developed parcels
 (wider outline)



City-owned parcels
 (light shading)



Potential Trail
 Corridors
 (dotted line)



NORTH

Scale in Feet



Figure 6
Brisbane Acres
Priorities Composite

Note: location of parcels on aerial photo is approximate

Areas shown between numbered parcels are not road easements or right-of-ways, but are private unrecorded parcels



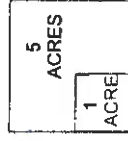
Developed parcels
(wider outline)



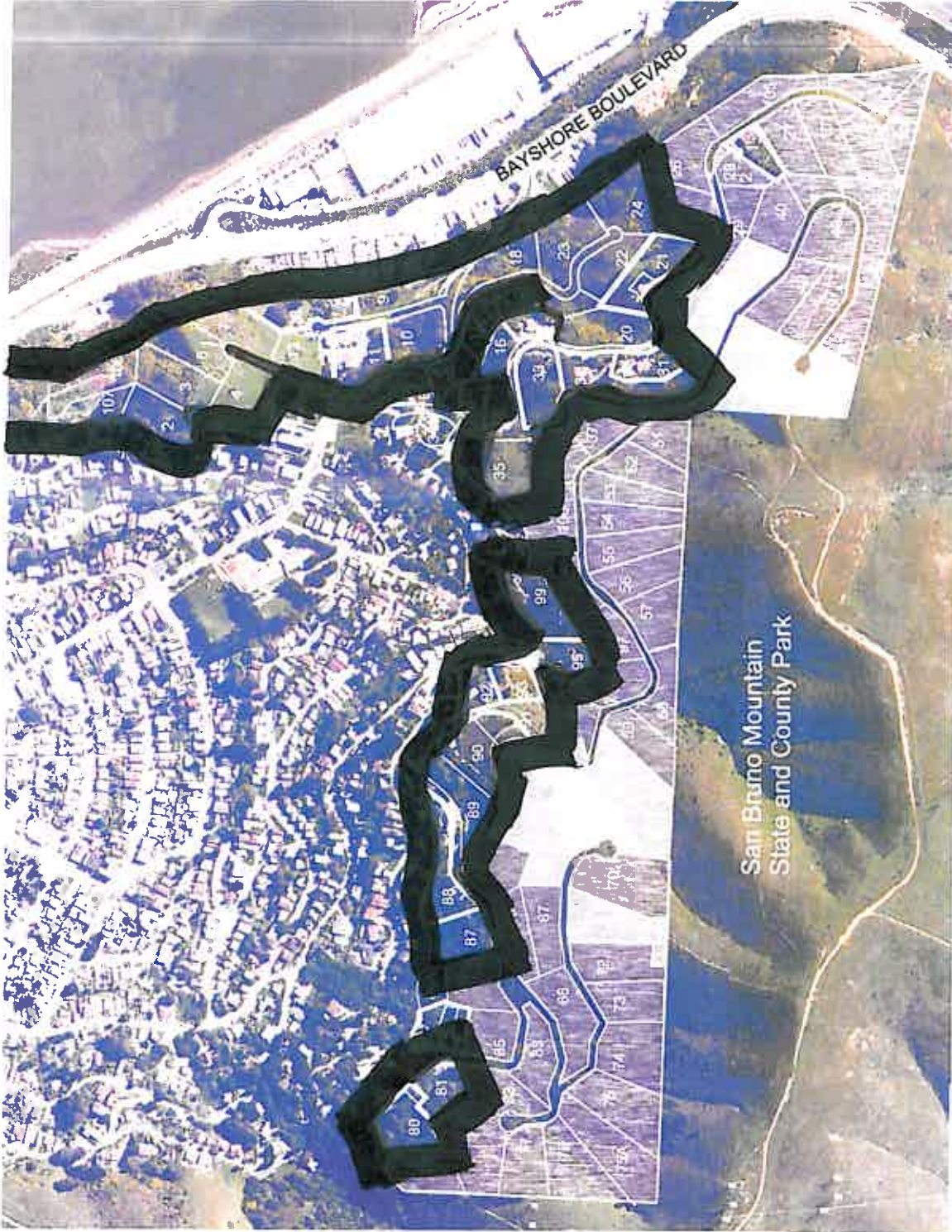
Parcels with one or more significant resources (light texture)

City-owned parcels have lighter shading

Note: parcels with development on two or more sides are not prioritized



Scale in Feet



Parcels to which Density Could Be Transferred