

City of Brisbane

Agenda Report

TO: City Council via the City Manager
FROM: Interim Community Development Director
SUBJECT: **UPC Request-Overflow Public Parking, San Francisco 49ers**
DATE: Meeting of September 13, 2010

City Council Goals:

1. To provide for effective and efficient delivery of City services.

Purpose:

To consider UPC's request to submit a conditional use permit application to allow for the temporary use of a portion of the Baylands for overflow public parking for the San Francisco 49ers during the 2010-11 season.

Recommendation:

Provide direction to staff regarding the above-referenced request.

Background:

In August 2010 UPC filed an interim use permit application to allow for the use of approximately 3 acres of the Baylands for overflow game day public parking for the San Francisco 49ers. However, Brisbane Municipal Code (BMC) Section 17.41.030.E expressly prohibits commercial parking lots as an interim use at the Baylands and the application was rejected.

However, the temporary use provisions on the Zoning Code (Section 17.32.020.B.4.) allow for the processing of a conditional use permit (CUP) application in any zone to permit temporary uses not exceeding 45 days in duration. As set forth in the attached letter, the property owner is requesting that they be allowed to submit a CUP application for the temporary use of a portion of the Baylands for overflow public parking for the San Francisco 49ers for up to 8 times during the upcoming season, pursuant to the provisions of BMC Section 17.32.020.B.4.

Discussion:

The letter and discussion above identify a “grey area” in terms of conflicting provisions of the Code and have been referred to the City Council for policy direction. If the City Council agrees to the applicant’s request, this would only authorize the applicant to **submit** a CUP application. The application would be subject to the normal CUP review process including a hearing before the Planning Commission. This process could result in either approval or denial of the CUP; the ability to file an application does not guarantee a specific outcome.

If the City Council chooses not to grant the request, the applicant could file a Zoning Code amendment requesting elimination of the prohibition on commercial parking lots in the Baylands. The timing associated with such a process, if successful, would likely preclude commercial parking occurring on the site this season.

Fiscal Impact:

Any permitting processing costs associated with the Council’s determination on this matter would be borne by the applicant.

Measures of Success:

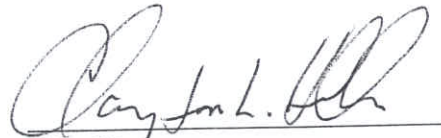
City Council action will clarify an existing ambiguity in the Code.

Attachments:

UPC letter
Vicinity Map



Department Head



City Manager



Area of Proposed 49ers Overflow Parking
Baylands Subarea, Brisbane, California

Feet





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September 9, 2010

City of Brisbane
50 Park Place
Brisbane, CA 94005
Attn: John A. Swiecki
Interim Community Development Director

RE: Conditional Use Permit as a Temporary Use– City Park
Overflow Parking for 49er Games

Dear Mr. Swiecki,

On behalf of City Park, Universal Paragon Corporation (UPC), is asking the City Council to allow UPC to submit an application for a conditional use permit as a temporary use for overflow parking on the landfill for the San Francisco 49er home football games. City Park is the company responsible for all of the San Francisco 49er football game parking needs and has asked our company to allow them the use of a portion of the Landfill for overflow parking during the eight home football games during this season. This is an area that is located just behind the entrance of the Landfill at Beatty Ave and Alanna Way. Our company has been asked to work with City Park in an effort to alleviate the potential parking and traffic problem at this choke point.

Patrons coming to the San Francisco 49er football games cause major traffic problems on Highway 101 and Beatty Ave due to the limited access into Candlestick Park at that intersection. Having the ability to take 200 or so cars out of this situation and park them on the Landfill will go a long way towards reducing this traffic problem as well as increasing pedestrian safety.

This overflow parking site will be managed by City Park. Their staff working with the California Highway Patrol, the San Francisco Police Department as well as the City of Brisbane's Police Department will be in charge of keeping this intersection as clear and safe as possible. By working together we can eliminate any public safety issues as well as creating a better environment for the San Francisco 49er's eight regular season home football games per year.

I appreciate your consideration in this matter and look forward to your favorable decision.

Sincerely,

Matthew Hurst
Property Manager
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