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CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

Sierra Point
Southeast Bayshore
Southwest Bayshore
Brisbane Acres
Central Brisbane
Parkside Area
Crocker Park
Northeast Ridge
Northwest Bayshore
Guadalupe Hills
Baylands
Beatty
Owl and Buckeye Canyons
Quarry

POLICIES AND PROGRAMS BY SUBAREA

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CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

The following policies and programs apply to the 14 subareas that comprise the General Plan planning area described in Chapter II. Subarea policies are to be considered in addition to those that apply City-wide when using the General Plan as a policy guide to decision-making. The subarea policies are designed to make City-wide direction more specific to the unique circumstances found in the subareas or to emphasize certain issues that are particularly pertinent to these locations. Headings for the policies are keyed to the preceding chapters in this Plan.

XII.1 SIERRA POINT

Land Use

- Policy SP.1** Development of Sierra Point shall be guided by any recorded development agreements in effect at the time of development and the Sierra Point Design Guidelines .
- Policy SP.2** Seek opportunities to enhance commercial services for users of the Marina and occupants of the office park.

Transportation and Circulation

- Policy SP.3** Examine the circulation system approved in the Development Plan to incorporate improvements that can be implemented as the subarea develops.
- Program SP.3.a: Pursue better connections between Sierra Point and Brisbane, including pedestrian/bicycle over-crossing of the railroad tracks.*
- Policy SP.4** Seek opportunities to improve public transit opportunities for the area.

Recreation and Community Services

- Policy SP.5** Enhance recreational opportunities at Sierra Point for Brisbane residents.

Community Health and Safety

- Policy SP.6** Continue to have attractive and safe development on the solid waste landfill at Sierra Point.

Policy SP.7 Pay special attention to noise attenuation techniques in plans for new construction.

Policy SP.8 Work with South San Francisco to better coordinate the provision of safety services.

XII.2 SOUTHEAST BAYSHORE

Land Use

Policy SEB.1 Retain a landscape buffer on Bayshore Boulevard to reduce noise and screen the industrial development from through traffic.

Program SEB.1.a: Encourage development of a native plant or non-invasive plant landscape buffer to screen the industrial development from the Lagoon.

Community Health and Safety

Policy SEB.2 Through inspections and remediation, if necessary, by County, State and Federal agencies, provide protection against toxic infiltration into the Lagoon and adjacent wetlands.

Program SEB.2.a: Request information from regulatory agencies on the history and past uses of the properties in the Southeast Bayshore subarea.

XII.3 SOUTHWEST BAYSHORE

Land Use

Policy SWB.1 Omitted.

Program SWB.1.a: After adoption of the General Plan, review the Zoning District regulations to better define an appropriate mix of uses and address incompatible land use.

Program SWB.1.b: Examine opportunities to provide greater amenities for the residences in the Mobile Home Park through installation of public and private improvements such as curb, gutter, sidewalk, off-street parking and landscaping.

Program SWB.1.c: Require visual impact analysis for all construction on steep slopes.

Transportation and Circulation

Policy SWB.2 Require special attention to off-street parking and safe access to Bayshore Boulevard in all use and development proposals.

Program SWB.2.a: Discourage multiple individual driveways onto Bayshore Boulevard.

Conservation

Policy SWB.3 Protect and enhance lands designated as habitat under the provisions of the Habitat Conservation Plan.

Policy SWB.4 Require soils and geotechnical analysis in conjunction with any development application.

Community Health and Safety

Policy SWB.5 Require a buffer between fuel storage and other uses as determined by the Fire Marshall.

Policy SWB.6 Consider requiring new construction to incorporate features to reduce intrusion of traffic noise.

Policy SWB.7 Develop a screening program using landscape and/or other materials to mitigate noise and screen buildings from Bayshore Boulevard.

XII.4 BRISBANE ACRES

Land Use

Policy BA.1 Grading and excavation should be minimized and exposed retaining walls avoided. Landforms should retain the natural topographic character of the Mountain.

Open Space/Conservation

Policy BA.2 Omitted

Program SAB.BA.2.a: In conjunction with any subdivision or other development application, a landscape program and plan shall be submitted to the City and include the following.

- a. identification and retention of heritage trees;*
- b. identification and retention of rare plants;*

- c. *plant species that are not invasive to the habitat;*
- d. *water-conserving plants and irrigation systems;*
- e. *reduced fuels adjacent to the wildland;*
- f. *screening of structures to blend with the natural landscape;*
- g. *areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.*

Program BA.2.b: Examine ways to improve the existing density transfer program so that a developer/owner can be granted increased density on sites already served by infrastructure in conjunction with the dedication of more remote sites as Open Space.

Program BA.2.c: Retain a trail system through the Brisbane Acres to connect the area to Central Brisbane and the San Bruno Mountain State and County Park.

Program BA.2.d: Map the canyons, intermittent streambeds and banks in the Brisbane Acres and designate such areas for protection.

Program BA.2.e: Develop clear regulations that can be enforced to preserve the natural ecology of the canyons, intermittent streambeds and banks.

Community Health and Safety/Conservation

Policy BA.3 Consider the environmental constraints of the subarea in conjunction with land use development applications.

Program BA.3.a: In conjunction with any subdivision or other development application, the property owner shall be required to supply detailed information on slope, access, water, sanitary sewer and storm drain infrastructure, soils, geology, cultural resources, significant vegetation and endangered species habitat.

Program BA.3.b: Geologic studies for parcels in the Brisbane Acres shall be performed by a licensed engineer and shall pay special attention to slope, landslide and subsurface water. Such studies shall include a detailed evaluation of the stability of the proposed site, the potential effects of construction on the site and adjacent and downslope areas, and the effects of any construction or installation of infrastructure on the site. Specific recommendations for project design to ensure safety and mitigate impacts shall be included in the report and incorporated into construction documents by the project engineer.

Program BA.3.c: Phase grading and construction to coincide with periods of dry weather as set forth in the City's Grading Ordinance.

Policy BA.4 No new development shall occur before infrastructure is provided to the site to City standards and offered for dedication to the City.

Program BA.4.a: Information should be supplied in conjunction with any application for development or a building permit on how the infrastructure proposed for the project relates to existing and future infrastructure development.

Program BA.4.b: Assure that safe and adequate access can be provided to properties when access is dependent upon connecting to existing streets

Program BA.4.c: If any development of private land in the Brisbane Acres would disturb or restrict existing access for fire or rescue personnel or equipment to areas above or beyond, then adequate alternative access shall be provided and maintained.

XII.5 CENTRAL BRISBANE

Local Economic Development

Policy CB.1 Encourage the establishment of small stores and shops that would diversify the City's revenue base and provide services to residents.

Policy CB.2 Support economic opportunities for artists, craftsmen and small entrepreneurs by providing for live-work spaces and home occupations.

Policy CB.3 Consider ways to enhance the commercial area to promote successful small businesses, which will provide a social and service center for residents.

Program CB3.a: Consider amendments to the Sign Ordinance to simplify the process and otherwise address the needs of small businesses, as well as balancing other community needs and objectives.

Policy CB.4 Work with the Chamber of Commerce to encourage local residents to patronize local businesses and to promote Central Brisbane as a good place to establish new businesses.

Program CB.4a: Work with the Chamber of Commerce to develop a program to assist new and existing businesses to market their services.

Program CB.4.b: Work with the Chamber of Commerce to analyze the constraints and opportunities for downtown revitalization.

Program CB.4.c: Work with the Chamber of Commerce to find how the City can be more facilitative of meeting the needs of small businesses.

Land Use

Policy CB.5 Keep the existing scale, character and intensity of use of Residential/Commercial Districts.

Program CB.5.a: Encourage a modest scale and density character to residential development through standards established in the Zoning Ordinance.

Program CB.5.b: Look always to encourage innovative uses and structures to provide for greater economic return and community benefit.

Policy CB.6 Encourage diversity and individual expression in residential and commercial construction.

Program CB.6.a: Study the impacts of off-street parking requirements on residential and commercial site and structural design.

Program CB.6.b: Revise the Zoning Ordinance to facilitate the upgrading and proper maintenance of structures with legal nonconformities.

Program CB.6.c: Evaluate the aesthetic, psychological and social losses that could result from zoning ordinances which would discourage diversity and individual expression in residential construction.

Policy CB.7 Strongly encourage property owners and businesses to upgrade, rehabilitate and improve the appearance, usability and safety of existing structures. (See Policy LU.16.)

Policy CB.8 Retain the intimate small-town character of Central Brisbane.

Program CB.8.a: Consider revisions to the Zoning regulations to discourage overbuilding of residential parcels.

Program CB.8.b: Study regulatory approaches to view and solar protection while protecting foliage and tree cover. (See Program LU.11.c.)

Transportation and Circulation

Policy CB.9 Develop and improve pedestrian paths and walkways to connect Central Brisbane to all areas of the City and with the San Bruno Mountain State and County Park. (See Program 86a.)

Policy CB.10 In conjunction with subdivision and other development applications, require private roadways to be upgraded and maintained to City standards and offered for dedication to the City. (See Policy C.47.)

Program CB.10.a: In conjunction with the City's development review process and Capital Improvement Program, examine ways to improve existing bottlenecks and cul-de-sacs and improve safety in the upper residential streets. (See Policies C.12 and C.13.)

Program CB.10.b: Develop municipal off-street public parking lots.

Program CB.10.c: Develop a direct street connection between Central Brisbane and Crocker Park.

Policy CB.11 Work with residents on a block-by-block basis to develop programs to relieve congestion caused by on-street parking.

Policy CB.12 Retain open areas in residential zones through setback, lot coverage and landscape requirements in the Zoning Ordinance.

Open Space/Recreation and Community Services

Policy CB.13 Seek input from residents and business people on how public/community facilities in this subarea can be more effectively utilized.

Program CB.13.a: Identify, through signage, parks and recreation facilities and the hours they are open to the public.

Policy CB.14 Refine the ordinance that establishes requirements for the protection of heritage trees to allow flexibility and to consider factors, including, but not limited to, the tree's effect on surrounding residences.

Policy CB.15 Encourage private investment in landscape improvement and maintenance consistent with the City's Street Tree Program. (See Policy 124.)

Policy CB.16 Preserve the canyons and other open space in Central Brisbane and require development to be set back from intermittent streams. (See definition of Open Space in Chapter VII.)

Policy CB.17 Actively identify a site and plan for a Community Center in Central Brisbane.

Conservation

Policy CB.18 Require water and energy conserving features in new construction and renovation, as appropriate.

Program CB.18.a: Facilitate utilization of grant and assistance programs for retrofitting existing structures.

Program CB.18.b: Take into account the unique constraints of older structures in applying requirements for conservation measures.

Program CB.18.c: Assemble educational reference materials to be provided to permittees when conditions are imposed requiring drought tolerant landscaping or water conserving irrigation.

Policy CB.19 Demonstrate water and energy conservation materials and techniques by utilizing them, with appropriate descriptive signage, in and around public facilities.

Policy CB.20 Encourage recycling through public and private programs.

Program CB.20.a: Study the possibility of developing green merchant and green resident programs.

Program CB.20.b: Consider improvements to the Franchise Agreement to include a more comprehensive collection program, consistent with the City's Source Reduction and Recycling Element.

Program CB.20.c: Consult with local merchants to seek ways to augment or enhance their compliance with recycling programs.

Policy CB.21 Facilitate carpooling and the use of public transit.

Program CB.21.a: Seek input from merchants and the public on how Sam Trans service might be made more useful.

Program CB.21.b: Support continued development and improvement of shuttle service for Sierra Point, Crocker Park and future development in areas such as the Baylands, and consider ways to extend such service into Central Brisbane.

Program CB.21.c: Consider modifications to signal timing to relieve lunch-hour congestion at the entrance to Central Brisbane.

Policy CB.22 Encourage the use of bicycles and walking for transportation and recreation.

Program CB.22.a: Provide bicycle racks at public meeting facilities and public offices.

Program CB.22.b: Develop and implement a plan for providing benches at key locations for pedestrian rest stops.

Policy CB.23 Encourage the conservation of the historic character of buildings and places in Central Brisbane.

Policy CB.24 Recognize the use of new technologies and innovative use of materials to incorporate conservation measures into construction to the extent allowable under State building codes.

Community Health and Safety

Policy CB.25 Increase structural and seismic safety through sensitive code enforcement, taking into consideration the unique constraints of older structures and the prudent use of up-to-date techniques and materials.

Policy CB.26 Keep truck routes out of Central Brisbane.

XII.6 PARKSIDE AREA

Land Use

Policy PA.1 New residential development and commercial property redevelopment within the Parkside Area subarea shall be subject to the design guidelines and application review procedures established by the Parkside at Brisbane Village Precise Plan.

Community Health and Safety

Policy PA.2 Development applications for new residential development and commercial property redevelopment within the Parkside subarea shall recognize and address environmental hazards that may impact certain properties, including sea level rise, flood, and liquefaction.

XII.7 CROCKER PARK

Local Economic Development

Policy CP.1 Strengthen communications with and within the business community.

Policy CP.2 Develop ties with the residential community through such activities as:

- developing directories and a map of businesses in cooperation with the Chamber of Commerce;
- patronizing local businesses;
- developing cooperative efforts on safety programs and emergency preparedness; and
- encouraging business involvement in youth and educational programs.

Land Use

- Policy CP.3 Encourage uses that benefit the community, providing jobs, revenues and services.**
- Policy CP.4 Encourage attractive new construction and the remodel of existing buildings to respect the architectural character of the Park through the development of design guidelines.**

Program CP.4.a: In developing design guidelines, study options for the use of color and materials, the screening of mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.

Program CP.4.b: In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.

Program CP.4.c: Develop and implement a sign program.

- Policy CP.5 Encourage employers to provide outdoor spaces for employees.**
- Policy CP.6 Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.**

Transportation and Circulation

- Policy CP.7 Improve the streets to City standards and dedicate them to the City as set forth in the conditions of approval for the Northeast Ridge Development Project.**
- Policy CP.8 Improve pedestrian access through the development of sidewalks and trails, including but not limited to those set forth in the conditions of approval for the Northeast Ridge Development Project.**
- Policy CP.9 Add bike paths to the circulation system.**
- Policy CP.10 Connect Crocker Park to the rest of the City and the San Bruno Mountain State and County Park through pedestrian and vehicular circulation improvements.**
- Policy CP.11 Review development plans to assure adequate parking/loading on site.**
- Policy CP.12 Retain adequate street width for movement of large vehicles.**
- Policy CP.13 Investigate opportunities to change rails to trails, fire access, parking, or landscaping when rail spurs are abandoned.**

Conservation

- Policy CP.14** Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.
- Policy CP.15** Provide appropriate non-invasive landscape planting at interfaces with habitat lands.
- Policy CP.16** In any upgrade of the landscape and entrance signage, reflect the historic architectural character of the Park, the first garden-style industrial park designed by Lawrence Halprin.
- Policy CP.17** Review landscape plans and irrigation programs to encourage efficient use of water.
- Policy CP.18** Promote participation in recycling programs.
- Policy CP.19** Require plans for new construction to incorporate energy and water conserving features and maximize solar access.

Community Health and Safety

- Policy CP.20** Provide the opportunity for a property owner to request police review of plans for new construction and remodeling to provide suggestions for the control of vandalism and theft.
- Policy CP.21** Retain emergency access to Central Brisbane.
- Policy CP.22** Require sound insulation, as appropriate, in conjunction with the installation of industrial equipment.
- Policy CP.23** Monitor truck activity and maintain routes that minimize noise impacts.
- Policy CP.24** Contain major business activities inside buildings.
- Policy CP.25** Upgrade and maintain existing infrastructure, including water, sewer and storm drains.
- Policy CP.26** Require the upgrade and maintenance of street lights, as set forth in the conditions of approval for the Northeast Ridge.
- Policy CP.27** Study fire water storage requirements and investigate opportunities to upgrade storage if necessary.

Policy CP.28 Continue to work closely with responsible agencies to monitor the use and storage of hazardous materials in accordance with State law.

XII.8 NORTHEAST RIDGE

Land Use/Open Space

Policy NER.1 Development of the land and conservation of open space shall be in accordance with the 1989 approvals for the Northeast Ridge Development Project as amended and the amended Habitat Conservation Plan.

Recreation and Community Services

Policy NER.2 Ongoing efforts should be made to bring the Northeast Ridge and Central Brisbane residential community together so as to recognize and build upon common interests in the well-being of their families and the welfare of the City.

Community Health and Safety

Policy NER.3 Attention should be given to noise attenuation in the development of construction plans for the new units, especially those facing North Hill Drive and Bayshore Boulevard. All units should be insulated against aircraft noise.

XII.9 NORTHWEST BAYSHORE

Land Use

Policy NWB.1 Establish zoning regulations recognizing existing public utilities use and allowing for infill public utilities and commercial development on the existing sites, recognizing the character, visibility and different scales of the sites and character of development that may be appropriate to each.

Policy NWB.2 Encourage the retention of the 7 Mile House as a land use and structure that has played an important part in the City's history.

Program NWB.2.a. In the case of proposed redevelopment, comply with applicable CEQA guidelines with regards to Historical Resources.

Policy NWB.3 Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.

Policy NWB.4 Consider requiring noise insulation in all new construction.

XII.10 GUADALUPE HILLS

Land Use

Policy GH.1 Adopt one or more Specific Plans and accompanying environmental documents (such as negative declaration, mitigated negative declaration or environmental impact report) prior to any development of the subarea.

Policy GH.2 Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of the proposal on view corridors.

Policy GH.3 Locate development so as to have a 'greenbelt' separation from Daly City.

Policy GH.4 Address or establish criteria through the Specific Plan for the following:

- a. **Compatibility with the natural setting;**
- b. **View impacts;**
- c. **Open areas and open space (i.e., setbacks, habitat, etc.); a minimum of 25 percent of the land area shall be dedicated to Open Space;**
- d. **The 2001 Open Space Plan (or subsequent editions);**
- e. **Site specific biological conditions (trees, rare or endangered plants and animals, etc.);**
- f. **Geotechnical and slope stability considerations;**
- g. **Height of structures;**
- h. **Grading and exposed retaining walls;**
- i. **Design styles or building form;**
- j. **Landscaping;**
- k. **Traffic and Transportation**
- l. **Parking;**
- m. **Stormwater management;**
- n. **Utilities; and**
- o. **Procedures for permitting specific buildings**

Policy GH.5 Minimize grading in producing building pads. Terrace development with the slope.

Policy GH.6 Consider the concept of live-work residential development.

Transportation and Circulation

Policy GH.7 Investigate the possibility of shared access and streets between the parcels to minimize grading and the number of entrances from Bayshore Boulevard.

Policy GH.8 Consider methods of landscape screening to separate development from Bayshore Boulevard. Discourage high soundwalls.

Open Space/Conservation

Policy GH.9 Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.

Policy GH.10 Preserve the marsh as a wetland and natural drainage basin.

Policy GH.11 Preserve habitat in accordance with the Habitat Conservation Plan.

Policy GH.12 Preserve canyons and water courses.

Policy GH.13 In conjunction with any proposed development on or near the upland slope of the Levinson property, require study of the impacts to the hydrology, plant and wildlife communities of the Mountain, from the Marsh to the Bay. Consider a habitat migration corridor to ensure ecosystem integrity.

Policy GH.14 Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.

Program GH.14.a: In conjunction with any subdivision or other development application, a landscape program and plan must be submitted to the City and include the following:

- i. identification and retention of heritage trees;*
- ii. identification and retention of rare plants;*
- iii. plant species that are not invasive to the habitat;*
- iv. water-conserving plants and irrigation systems;*
- v. reduced fuels adjacent to the wildland;*
- vi. screening of structures to blend with the natural landscape;*
- vii. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.*

Community Health and Safety

Policy GH.15 Avoid locating structures under or near transmission lines.

Policy GH.16 Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.

Policy GH.17 Consider requiring noise insulation in all new construction.

XII.11 BAYLANDS

GP-1-18/Measure JJ

GP-1-18 approved by the voters via passage of Measure JJ in November 2018 established the following policies for the Baylands:

- Policy BL.1** Development within the Baylands Subarea shall be subject to the City's approval of a single specific plan for the entirety of the Baylands Subarea and a development agreement that is consistent with General Plan policies, incorporates all applicable EIR mitigation measures, and is consistent with the following standards:
- A. The single specific plan and development agreement subject to City review and approval referenced above shall include:**
 - (i) detailed plans for Title 27 compliant closure of the landfill and Remedial Action Plans for OU-1 and OU-2 that have been approved by all appropriate regulatory agencies, which include, but shall not be limited to, CalRecycle, the San Mateo County Environmental Health Department, the California Department of Toxic Substances Control, the California Regional Water Quality Control Board;**
 - (ii) a specific schedule establishing the time frames by which (i) the landfill must be closed in full compliance with Title 27 and (ii) the remediation of OU-1 and OU-2 must be completed; and**
 - (iii) specific means by which the City may enforce the applicant's adherence to the schedule for closure and remediation and specific consequences, e.g., monetary penalties, suspension of building permits, etc., that the City may impose on the applicant for failing to adhere to the schedule.**
 - B. A reliable water supply approved by the City of Brisbane to support proposed uses within the Baylands shall be secured prior to site development.**
 - C. All residential development shall be designed and remediated to accommodate ground level residential uses and ground level residential-supportive uses such as daycare, parks, schools, playgrounds, and medical facilities.**
 - D. Each increment of development shall be provided with appropriate transportation related and other infrastructure, facilities, and site amenities as determined by the City. Such transportation related and other infrastructure, facilities, and site amenities (e.g., parks, open space**

preservation, habitat enhancement) shall be provided at the developer's cost.

- E. Baylands development shall be revenue positive to the City on an annual basis where all City costs (e.g., annual operating costs, maintenance and replacement of equipment, facilities, infrastructure, cultural resource and habitat protection and management etc.) are exceeded by project-generated revenues to the City (e.g., to the City's General Fund, enterprise funds, special funds, etc.) during all phases of development and upon final buildout.**
- F. Sufficient assurances for the satisfactory ongoing performance of site remediation and site development (e.g. site monitoring, performance bonds, environmental insurance) shall be provided as determined by the City.**
- G. The required specific plan for the Baylands shall include a sustainability program for new development consistent with the principles of the Sustainability Framework for the Brisbane Baylands, Final Report accepted by the City Council on November 5, 2015. Baylands development shall be designed so as to be energy neutral on an ongoing basis.**
- H. Key habitat areas, including Icehouse Hill and Brisbane Lagoon and adjacent habitat as identified in the 2001 City Open Space Master Plan shall be preserved, enhanced, and protected.**
- I. The historic Roundhouse shall be protected and preserved. The required specific plan shall ensure rehabilitation of the Roundhouse for adaptive reuse at the developer's cost.**
- J. Development shall be designed to protect uses from the 100-year flood, including 100 years of projected sea level rise as determined based on regulatory standards or guidelines in effect at the time of project construction, with the reference to guidelines and sea level rise projections approved by the Director of Public Works/City Engineer based on context-specific considerations of risk tolerance and adaptive capacity.**
- K. Prior to the issuance of a grading permit to export soil or move soil from the existing landfill area for incorporation in a remediation or grading plan, the soil shall be tested in a manner approved by the City.**

Local Economic Development

- Policy BL.2 Require a program by the developer encouraging employment of Brisbane residents in the construction phase and in the operation of future businesses.**

Land Use

Policy BL.3 Address visual impacts of any future specific plan development in the following manner:

Program BL.3.a: Environmental review for the required Specific Plan shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of the proposal on view corridors.

Program BL.3.b: The required Specific Plan shall address the heights of buildings and building groups to achieve the following:

- i. diversity of height within the subarea;*
- ii. creative excellence in architectural and site design;*
- iii. visual acceptability when seen from above;*
- iv. a complementary relationship to the overall topography, especially the Lagoon, San Bruno Mountain and the Bay, and the entrance to Central Brisbane;*
- v. open space and open areas.*

Development south of the Bayshore Basin drainage channel shall maintain a low profile permitting low or mid-rise buildings, not to exceed six stories in height, in order to preserve the existing views of San Francisco and San Francisco Bay as seen from Central Brisbane, and to maximize the amount of landscape and open space or open area in this portion of the subarea .

The following design approaches shall not be included in the required specific plan or any development proposal:

- i. Buildings or building groups that block view corridors to the Bay, or appear as "fortresses" or "walls" lining the Bayfront, the Lagoon or any arterial street.*

Policy BL.4 Maximize opportunities for open space and recreational uses in any land use planning for this subarea.

Policy BL.5 Establish standards and parameters for any interim uses of the property.

Policy BL.6 Establish a safety buffer around and provide for visual screening of the Tank Farm.

Policy BL.7 Give aesthetic consideration to views of San Bruno Mountain, the Bay and the Baylands development itself from Central Brisbane as well as views from the Baylands in the design of any development.

Policy BL.8 Consider methods for enhancing interaction between the residential community in Central Brisbane and uses on the Baylands. Methods may include pedestrian, bicycle and vehicular connections, recreational uses and educational facilities.

Policy BL.9 Buffer development from uses in the Beatty Subarea.

Policy BL.10 Develop design guidelines as a part of the Specific Plan for the Baylands. In the design guidelines, incorporate standards for roofs, emphasizing color, materials and screening, so as to consider views from above.

Policy BL.11 Retain and enhance landscaping along Bayshore Boulevard to buffer traffic noise and enhance the visual appearance of land uses fronting of the roadway.

Transportation and Circulation

Policy BL.12 Develop a pedestrian and bicycle system to reach all areas of the City from the Baylands.

Policy BL.13 Connect all development within the Baylands with bicycle and pedestrian networks.

Policy BL.14 Work with other agencies to promote interconnection with regional bicycle systems.

Policy BL.15 Cooperate with other agencies to develop the Bay Trail between Sierra Point and the Candlestick Recreation Area.

Open Space/Conservation

Policy BL.16 Enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm.

Policy BL.17 After the water environment is determined to be safe for public access, develop public water-related passive recreation at the Brisbane Lagoon, with due concern for the preservation and enhancement of the wetlands.

Policy BL.18 Develop a public pathway and access facilities immediately adjacent to the Lagoon.

Policy BL.19 Establish a buffer zone between the Lagoon and adjacent uses.

Policy BL.20 Dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon.

- Policy BL.21** Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development.
- Policy BL.22** Preserve open areas east of the Caltrans Highway 101 right-of-way as Bayfront.
- Policy BL.23** Investigate methods to improve water quality in the Lagoon without adversely impacting waterfowl and fish.
- Policy BL.24** Seek opportunities to enhance and restore wetlands in consultation with responsible agencies.
- Policy BL.25** Require water-conserving landscape plans, including suitable plant materials and irrigation systems, and provide for the use of non-potable water.
- Policy BL.26** Support County and regional efforts to maintain and improve water quality in San Francisco Bay. Work closely with responsible agencies to assure monitoring of the landfill so as to avoid toxic leaking into the Bay and to have property owners repair any leaks.
- Policy BL.27** Improve water circulation and water quality in the Lagoon by control of sedimentation and by careful monitoring and maintenance of underground pipelines by responsible agencies.

Community Health and Safety

- Policy BL.28** Meet applicable seismic requirements in all construction, with special attention to non-engineered fill.
- Policy BL.29** Disclose, in a risk analysis, all hazardous materials to be utilized in research and development and biotechnical research, the assumptions that were used, and methods of safe handling and disposal.
- Policy BL.30** Utilize landscape and construction techniques to reduce noise impacts.
- Policy BL.31** Require improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.
- Policy BL.32** Work closely with the Integrated Waste Management Board and the Bay Area Air Quality Management District to assure monitoring of regulatory air quality issues, especially those pertaining to grading, surcharging and methane emissions, by regulatory agencies.

XII.12 BEATTY

Land Use

Policy BEA.1 Development in this subarea shall have as its primary purpose the accommodation of Heavy Commercial uses that need large areas of land to accommodate goods and equipment and may involve outdoor storage of goods and equipment.

Policy BEA.2 Development within this subarea shall be designed to act as a buffer between the impacts of the industrial uses on adjacent properties in San Francisco and the Planned Development uses of the Baylands.

Program BEA.2.a: There shall be an extensive southern landscape buffer which may also include a berm or other separating device.

Policy BEA.3 A Specific Plan and accompanying environmental review shall be prepared and adopted prior to any significant development or redevelopment of the area.

Policy BEA.4 Outdoor storage of goods and equipment shall be screened by appropriate fencing and landscape materials.

Policy BEA.5 An Agreement between the City of Brisbane and the City and County of San Francisco should be considered in order to coordinate development and the provision of essential services to the subarea and to assure that Brisbane's goals and policies for the subarea are acknowledged, respected and attained.

Policy BEA.6 There shall be no fabrication, manufacturing, processing or treatment of materials in this subarea other than that which is directly incidental to a permitted or conditional use. There shall be no processing of hazardous waste materials.

Policy BEA.7 A Development Agreement may be considered between Recology and the City of Brisbane to establish the uses to be permitted or prohibited within the subarea, to adopt a development schedule and to ensure the provision of municipal services.

Transportation and Circulation

Policy BEA.8 The Specific Plan for this area shall provide for the extension of Geneva Avenue to Highway 101.

Policy BEA.9 Mitigate traffic impacts by implementing the measures adopted by the City in Transportation System Management, Transportation Demand Management and Congestion Management Plans.

Policy BEA.10 The Specific Plan shall include street standards for the subarea.

Community Health and Safety

Policy BEA.11 Development and/or redevelopment in this subarea shall include provisions for essential services and adequate public safety facilities.

Policy BEA.12 All development shall meet applicable seismic requirements with special attention to non-engineered fill.

Policy BEA.13 Grading controls on landfill shall be developed.

Policy BEA.14 Development on landfill shall comply with applicable Federal, State and regional standards.

Policy BEA.15 The Specific Plan shall include programs for odor and litter reduction.

Policy BEA.16 Special attention should be paid to uses of the adjacent property that has potential for the storage and/or processing of hazardous materials.

Policy BEA.17 Development shall utilize necessary means to reduce noise impacts.

Policy BEA.18 Work closely with regulatory agencies to encourage ongoing toxic remediation programs and monitoring by those agencies.

XII.13 OWL AND BUCKEYE CANYONS

Conservation

Policy OBC.1 Encourage the State of California Department of Fish and Game to include Brisbane citizens in planning for a maintenance and native plant preservation program for Owl and Buckeye Canyons.

Policy OBC.2 Work with State and County agencies and encourage volunteer participation in the control of invasive plant species.

Program OBC.2.a: Educate the public of the continued threat of invasive species through the Brisbane Star.

Community Health and Safety

Policy OBC.3 Work with the State Department of Forestry to more effectively address wildland fire.

Policy OBC.4 Cooperate with the San Mateo County Sheriff to prevent unauthorized off road vehicle use.

Policy OBC.5 Urge the State and PG&E to properly maintain access roads to control erosion and reduce hazard and impacts to the City's storm drain system, the natural ecology and the habitat.

Transportation and Circulation

Policy OBC.6 Investigate alternatives to the Quarry Road to access Central Brisbane from Crocker Park to reduce impacts on the Canyons.

XII.14 QUARRY

Land Use

Policy Q.1 Consideration of applications filed under the Property Agreement for this subarea will require the property owner to request a General Plan Amendment and Specific Plan and to complete all required environmental review in the context of annexation and a Development Agreement.

Program Q.1.a: Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of views of the development from Central Brisbane and the Northeast Ridge.

Policy Q.2 Work toward closing of the Quarry and its conversion to more desirable uses.

Transportation and Circulation

Policy Q.3 Continue to route Quarry trucks away from Central Brisbane and oppose night operations.

Community Health and Safety

Policy Q.4 Continue to communicate the City's concerns about dust, noise and siltation resulting from Quarry operation to the County of San Mateo and take whatever action the City deems necessary to protect the City's interests as the County considers permits for Quarry operations.

Policy Q.5 Monitor County management of Quarry permit conditions to assure compliance with dust and sediment control, and other conditions pertinent to the welfare of Brisbane residents and businesses.

Program Q.5.a: Insist that a regularly scheduled monitoring program of the ongoing quarry operation is instituted to assure that the operator is meeting all permit and health and safety obligations.

Program Q.5.b: Insist that erosion control programs are instituted and maintained and revegetation takes place for all disturbed slopes.

Program Q.5.c: In conjunction with the surface mining permit, insist that the County of San Mateo place strict conditions for compliance with best management practices for control of dust and other emissions that have air quality impacts.

Policy Q.6 Ascertain the Quarry's contribution to drainage flows, siltation and sedimentation of the Lagoon and seek the development of an effective mitigation program.

Policy Q.7 Monitor efforts by responsible agencies to protect the safety of workers and visitors at the Quarry.