

Brisbane Baylands

Public Hearing

Recommendation to City Council

July 28, 2016

The Planning Commission has previously addressed:

- Basic principles for Baylands development.
- Appropriate land uses within the Baylands.
- Key features to be preserved or recognized, around which planning/development areas will occur.
- The most appropriate uses for each planning/development area based on key site features.
- Appropriate development intensity for the Baylands.
- Environmental Impact Report.

Content of Commission Recommendation

- Represents a compilation of the Commission's previous discussions.
- Addresses:
 - Land use and development intensity;
 - Recommendation regarding UPC's applications based on the Commission's preferred land use for the Baylands; and
 - EIR certification.

Land Use Recommendation for the Baylands

Based on Planning Commission's
Direction to Date














Open Space Framework

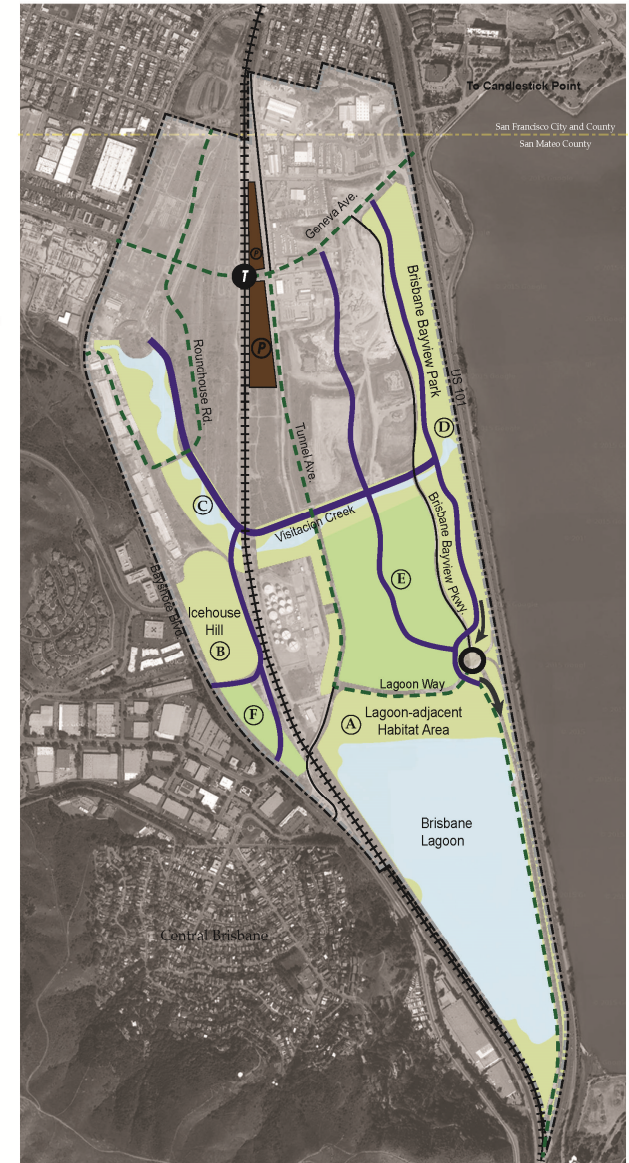
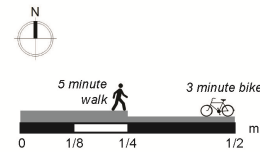
- A. Lagoon and adjacent habitat
- B. Icehouse Hill
- C. Visitacion Creek corridor
- D. Brisbane Bayview Park
- E. Active Open Space
- F. Community Gardens

Major Trails

- Bay Trail
- Trail through Areas 2 & 3
- Along Visitacion Creek
- Icehouse Hill

Brisbane Baylands Open Space and Pedestrian and Bicycle Circulation

-  Planning Area
 -  Caltrain Station
 -  Caltrain Line
 -  Off-Street Pedestrian, Bicycle and Electric Cart Path (20'+)
 -  On-Street Protected Bike Lane (6'+ with planted divider)
 -  New Traffic Circle
 -  Potential Locations for Caltrain Station Parking
- Key Open Spaces
-  Lagoon-Adjacent Habitat Area
 -  Icehouse Hill
 -  Visitacion Creek Corridor
 -  Brisbane Bayview Park
 -  Active Open Space
 -  Community Garden



Baylands Land Use Areas

1. Recology Area
2. Renewable Energy Area
3. Active Recreation Area
4. Industrial Way
5. Roundhouse Area
6. Transit-Oriented Areas
7. Community Gardens Area
8. Tank Farm Area
9. Caltrain Corridor Area
10. Caltrain Corridor Area



Land Use Direction

- Maximum **1-2 million s.f. net increase** in existing building area (639,900 s.f.).
- Incorporate applicable provisions of Sustainability Framework into the General Plan.
- Incorporate basic principles into the General Plan:
 - Preserve large unbroken blocks of open space;
 - Protect key habitat areas;
 - Restore the Roundhouse; provide compatible development adjacent to it;
 - Transit orientation; and
 - Ensure the site is safe for future uses.

Land Use Direction

- Specify relationship between the City's planning review and the remediation review undertaken by DTSC and RWQCB.
- Provide appropriate infrastructure and site amenities for each increment of development.
- Recognize potential use of the Baylands for a high speed rail maintenance yard.
 - Mitigation of environmental impacts;
 - Provision of community benefits; and
 - Offset loss of existing and anticipated City revenues.

Recommendation Regarding UPC's Application

Based on Planning Commission's
Land Use Direction to Date

Comparison of UPC's Application to Commission's Land Use Direction

Commission Recommendation

- 1.0 – 2.0 million s.f. total net increase in building area.
- Housing prohibited.
- Utility-scale ground-mounted renewable energy production.
- Provides for potential future Recology expansion.
- Substantially reduces intensity of significant unavoidable impacts.

UPC Application

- 11.7 million s.f. total net increase in building area.
- 4,434 housing units.
- Building mounted and ground mounted solar energy production to offset project demand.
- No provision for potential future Recology expansion.
- Substantial number of significant unavoidable impacts.

Recommendation Regarding UPC's Application

Based on Planning Commission land use direction to date:

**Recommendation for denial of UPC's General Plan
Amendment and Specific Plan Applications**

Recommendation Regarding Environmental Impact Report

Based on Planning Commission's
Direction to Date

Direction regarding the Baylands EIR

Certify the Final EIR as meeting CEQA requirements in relation to the Commission's land use recommendations subject to the following:

- Add requirement to undertake biological resources survey in the spring prior to site disturbance;
- Evaluate significance of impacts for the specific type, intensity, and location of development being approved by the Council; and
- Revise EIR mitigation measures and MMRP to reflect the level of development being approved by the Council.

Direction regarding the Baylands EIR

Should the Council consider increasing the development intensity recommended by the Commission, undertaken the following additional studies prior to certifying the Final EIR:

- Analyses of additional methods to avoid pile driving and reduce noise from pile driving;
- Additional analysis of onsite contamination and characterization of waste within the landfill;
- Additional analysis of potential for site remediation to create water quality impacts;

Direction regarding the Baylands EIR

Should the Council consider increasing the development intensity recommended by the Commission, undertaken the following additional studies prior to certifying the Final EIR:

- Supplement the traffic study to:
 - Expand mitigation measures for cumulative conditions;
 - Tie site development to roadway and transit improvements assumed to be provided by others;
 - Confirm conclusions regarding internal capture of trips and mode split; and
- Undertake additional studies of impacts on windsurfing resources.

Summary of Proposed Commission Recommendation

- Modify General Plan to:
 - Provide for a maximum increase of 1.0 – 2.0 million s.f. of building area
 - Incorporate Open Space Framework and recommended land uses for planning areas within the Baylands
 - Incorporate applicable provisions of the Sustainability Framework
 - Specify relationship between the City's planning review and the remediation review undertaken by DTSC and RWQCB
 - Provide appropriate infrastructure/site amenities for each development increment
 - Recognize potential use of the Baylands for a high speed rail maintenance yard
- Deny UPC's General Plan Amendment and Specific Plan applications
- Certify the EIR as meeting the requirements of CEQA, subject to certain revisions.