

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of December 14, 2006

**FROM:** John Swiecki, Principal Planner, via William Prince, Community Development Director

**SUBJECT:** **Sierra Point Parkway and Shoreline Court;** Environmental Review Case ER-3-05; Draft Environmental Impact Report-Biotech Campus; Slough Estates, applicant; Sierra Point LLC, owner

### **Request:**

The City has prepared a draft environmental impact report (DEIR) analyzing a proposal by Slough Estates to develop a biotech campus on approximately 22 vacant acres at Sierra Point, generally located on the south side of Sierra Point Parkway, easterly of Shoreline Court in the Sierra Point Commercial/Retail/Office (SP C/R/O) General Plan land use designation and Sierra Point Commercial (SP-CRO) zoning district. The proposed facility encompasses approximately 540,185 square feet of research and development space in 5 buildings, 1,799 parking spaces, including a 6-level parking structure with 1,249 spaces, and 2,500 square foot of retail.

The project involves proposed amendments to the Sierra Point Commercial/Retail/Office (SP C/R/O) General Plan designation and Sierra Point Commercial (SP-CRO) zoning district to permit research and development uses, including limited animal testing, and amendment to the Sierra Point Design Guidelines, and project design approval (Cases GP-2-05, RZ-2-05, DP-6-05).

### **Background and Discussion:**

The purpose of tonight's hearing is for the City's EIR consultant (LSA Associates) to provide an overview of the DEIR, and for the Planning Commission and public to have the opportunity to offer comments on the DEIR. The DEIR was published on November 17, 2006 and provided to the Planning Commission upon publication. Any comments on the DEIR made tonight will be addressed in the forthcoming Final EIR (FEIR) to be prepared following the close of the DEIR public comment period (January 2, 2007). Tonight's meeting is limited to discussion of the DEIR, and will not address the substance or merits of the project itself. The project will be subject to separately noticed Planning Commission public hearings after completion of the FEIR.

In summary, the DEIR addressed the topics of Land Use, Population and Housing, Transportation, Air Quality, Noise, Geology and Soils, Hydrology and Water Quality, Biological Resources, Hazards and Hazardous Materials, Public Services and Recreation, Utilities and Infrastructure, and Visual Resources. Most impacts were identified in the DEIR to be either less than significant or mitigated to a level of insignificance. Cumulative transportation impacts at particular locations (Sierra Point Parkway/NB US 101 off/on ramps, and particular segments of US 101) were identified as significant and unavoidable, as were visual impacts related to the placement and design of the proposed parking structure.

**Recommendation:**

That the Planning Commission receive LSA's presentation on the DEIR, and offer comments as it deems appropriate.