



City of Brisbane
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**PLANNING COMMISSION STUDY SESSION FOR
CONCEPTUAL DEVELOPMENT PROPOSAL**

**LOCATION: 4070 Bayshore Boulevard
(Assessor's Parcel No. 007-560-020 & 007-560-030)**

OWNER: Butterfly Valley Development LLC

ZONING: SCRO-1 Southwest Bayshore Commercial District

This is a courtesy notice to inform adjacent property owners of a study session to be held by the City of Brisbane Planning Commission on **Thursday, November 14, 2019 at 7:30 p.m., Brisbane City Hall, 50 Park Place, Brisbane**, to receive a presentation on a conceptual development proposal on a vacant property known as 4070 Bayshore Boulevard (see attached aerial property and vicinity map). The property owner has prepared conceptual plans for a 26-unit residential condominium development on the approximately one-acre vacant property.

This is not a public hearing and no planning applications have been filed for development of the property. The study session is intended to provide the property owner with an opportunity to present conceptual plans to the Planning Commission and interested members of the public. No decision or action on the proposal will be made by the Planning Commission. Information provided by the applicant will be available by 1 p.m. of the Friday preceding the meeting on the City's website at www.brisbaneca.org and at City Hall.

Any development proposal in the SCRO-1 Southwest Bayshore Commercial District requires Brisbane Planning Commission approval of a Use Permit and Design Permit and environmental review under the California Environmental Quality Act (CEQA). Development proposals are reviewed by the San Mateo County Parks Department for conformance with the San Bruno Mountain Habitat Conservation Plan (HCP), and Brisbane Planning Commission approval of an HCP Operating Program is also required. Brisbane Planning Commission review is conducted at public hearings with notices mailed to property owners within 300 feet of the subject property and posted at the City's official posting locations throughout the City.

DATED: November 5, 2019



John A. Swiecki, Community Development Director

Any attendee who wishes accommodation for a disability should contact the Community Development Department at least 48 hours prior to the meeting.

Aerial Property and Vicinity Map

4070 Bayshore Boulevard

APNs: 007-560-020 & -030

