

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Community Development Director via City Manager

SUBJECT: **City Council Review Process for the Brisbane Baylands**

DATE: Meeting of July 14, 2016

City Council Goals:

To provide for effective and efficient delivery of City services. (Goal #1)

Purpose:

That the City Council establish a process and tentative schedule for consideration of the Baylands planning applications and related environmental impact report (EIR).

Recommendation:

That the City Council consider the information in this staff report and provide direction on its process and schedule for the Baylands planning applications and EIR.

Background:

The Planning Commission is nearing the end of its thorough and exhaustive review process for the Baylands. This process commenced in September, 2015 and the Planning Commission has held 2 workshops, 10 public hearings and 11 deliberation meetings to date. A public hearing is scheduled on July 28, 2016 for the Planning Commission to consider its final recommendation to the City Council.

Discussion:

Given that the Planning Commission process is approaching its conclusion it is appropriate for the City Council to consider how it wishes to structure its Baylands review process, as well as scheduling considerations. The City Council Baylands Subcommittee (Mayor Lentz and Councilmember Conway) met on June 29 to consider this matter.

Based on this discussion, staff recommends the City Council initiate public hearings for the Baylands by scheduling specific topics to be discussed on specific dates. By scheduling hearing dates for specific topics, members of the public would know in advance when these issues will be discussed and staff can ensure that the appropriate experts are present to address questions from the public and City Council. For large complex projects such as the Baylands, organizing hearings in this manner provides members of the public with multiple opportunities for input, and generally results in a more focused process as compared to when public hearings are open-ended and attempt to address all issues at each hearing.

If the City Council wants to move forward in this manner, the defined list of topics and hearing dates is up to the City Council's discretion. The potential list of topics identified below focuses on those issues which generated the most discussion and interest from the Commission and public in the course of the Commission's hearings over the past year.

The tentative schedule outlined below is further based on input from the Baylands subcommittee that Council hearings on the Baylands should be scheduled on a stand-alone basis and not placed on regular meetings with non-Baylands related items. The City Manager has suggested that over the duration of the City Council's Baylands hearing schedule, one Council meeting a month could be devoted regular business with the other regularly scheduled meeting reserved for Baylands hearings. The tentative schedule shown below also envisions the City Council scheduling additional special meetings to allow for the public hearing portions to be completed by the end of 2016, allowing the City Council to focus on deliberations in 2017.

A potential tentative schedule is shown below. This tentative schedule is provided to facilitate the City Council's discussion of process and schedule at tonight's meeting. The process and schedule are fully at the discretion of the City Council. Once the City Council defines its process and establishes a hearing schedule, this information will be distributed and publicized citywide to provide notice to the community and public well in advance before the City Council hearings commence.

- **Public Hearing #1 (Thursday, September 29, 2016- special meeting):** Overview of the applications submitted by Universal Paragon Corporation, the various development components to be considered as part of Baylands development, the Environmental Impact Report prepared for the Baylands, the Planning Commission's recommendations
- **Public Hearing #2 (Tuesday, October 11, 2016 – special meeting):** Site Remediation and Title 27 Landfill Closure
- **Public Hearing #3: (Thursday October 20, 2016- regular meeting)** Traffic, Noise, Air Quality, and Greenhouse Gas Emissions
- **Public Hearing #4: (Wednesday, November 9, 2016-special meeting)** Water Supply and Other Environmental Issues
- **Public Hearing #5: (Thursday, November 17, 2016-regular meeting)** Economics
- **Public Hearing #6: (Monday, December 5, 2016- special meeting)** Land Use
- **Public Hearing #7: (Thursday December 15, 2016-regular meeting)** Applicant and

Community Presentations; close hearings

- **Deliberations –TBD 2017**

Fiscal Impact:

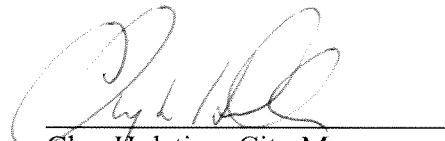
None.

Measures of Success:

For the City Council to establish a procedure and schedule which it determines to be appropriate for the Baylands project.



John Swiecki, Community Development Director



Clay Holstine, City Manager