


City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 9/11/14

FROM: Ken Johnson, Senior Planner, and Tim Tune, Special Assistant, via John Swiecki, Community Development Director 

SUBJECT: **Draft 2015-2022 Housing Element;** General Plan Amendment GPA-1-14; City of Brisbane, applicant; citywide

BACKGROUND: Following on to the Planning Commission's 8 study sessions, through the first half of 2014, the Commission held a public hearing on the draft 2015-2022 Housing Element during its last meeting, on August 28th. Following the public hearing, the Planning Commission continued this item to tonight's meeting in order to have more time to review it.

Specifically, the Commission wanted more time to review Appendix E, which was provided separately from the rest of the document, on August 28th.

Also, while the property owner of the sites along the south side of Park Lane (DCT) , expressed general support of the Housing Element during the public hearing, they expressed concern that the proposed housing overlay zone not restrict ongoing and future use of nearby industrially and commercially planned and zoned property.

Staff concurs that the introduction of the residential overlay zone needs to balance creating a suitable residential environment with maintaining the viability of nearby industrial and commercial properties and uses. To reflect the need for balance, it is recommended that proposed Housing Element Program H.D.2.b be revised as follows:

Program H.D.2.b Review the zoning ordinance regulations for the TC-1, NCRO-1 and NCRO-2 Districts adjoining the new Park Place Mixed Use Affordable Housing Overlay and Park Lane Residential Affordable Housing Overlay to determine if amendments are necessary to establish suitable residential environments while maintaining the long-term viability of nearby pre-existing commercial and industrial propertie. minimize impacts from non-residential uses (such as night operations and truck distribution centers [Section III.d of the Environmental Initial Study]) upon residential uses in the vicinity.

Time Frame: December 31, 2018

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

H.1.1

Note that the State deadline for adoption of the Housing Element is January 31, 2015. Prior to adoption, the draft Housing Element is subject to review by the City Council, followed by review by the California Department of Housing and Community Development (HCD).

RECOMMENDATION: Recommend that the City Council forward the draft 2015-2022 Housing Element to HCD for review, via adoption of Resolution GPA-1-14-A.

Attachments:

Draft Resolution

- Refer also to the August 28th packet, previously provided

draft
RESOLUTION GPA-1-14-A

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF BRISBANE
RECOMMENDING THAT THE CITY COUNCIL FORWARD
THE DRAFT 2015-2022 HOUSING ELEMENT TO
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FOR REVIEW

WHEREAS, on August 28, 2014, the Planning Commission held a public hearing on updating the 2007-2014 Housing Element; and

WHEREAS, a draft 2015-2022 Housing Element has been prepared for review and comment by the California Department of Housing and Community Development prior to adoption by amending the General Plan; and

WHEREAS, the minutes of the Planning Commission meeting of August 28, 2014 are attached and incorporated by reference as part of this resolution.

NOW, THEREFORE, based upon the evidence presented, both written and oral, the Planning Commission of the City of Brisbane hereby RECOMMENDS that the City Council forward the draft 2015-2022 Housing Element to the California Department of Housing and Community Development prior to adoption.

AYES:
NOES:
ABSENT:

Karen Cunningham
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director