

City of Brisbane

Report

TO: Honorable Mayor and City Council

FROM: Community Development Director via City Manager

DATE: March 17, 2015

SUBJECT: General Plan Update Status Report

BACKGROUND

In 2004 the City initiated a comprehensive update of the 1994 General Plan. This effort commenced with a series of community visioning and informational workshops and was further guided by a community survey that was performed in 2005. Based on this feedback the City Council determined that the 1994 General Plan generally reflected community values and goals and that the overall tone, structure and content of the Plan should be maintained and used as the basis for the General Plan update. Given the scope of the update as defined, the work program at the time focused primarily on a detailed review of programs and policies from the 1994 Plan and other updates as needed to bring the document up to date. From 2005-2007 the Planning Commission held over 30 workshops reviewing the 900+ programs and policies from the 1994 General Plan. Many of the policies and programs were subsequently reviewed by the city council over a number of meetings in 2007, but a comprehensive General plan document was never produced in its entirety, nor reviewed by the City Council.

While this policy-level review was ongoing, it further understood that the comprehensive General Plan update would require the preparation of an environmental impact report (EIR). Given that most environmental impacts associated with long term development in Brisbane would be attributable to future buildout of the Baylands, the Baylands EIR would provide much of the technical data required for completion of the General Plan Update EIR. As completion of the Baylands EIR took substantially longer than originally anticipated, further efforts on the General Plan update were put on hold.

With the publication of the Baylands FEIR anticipated by the end of April, 2015, the City is in a position to move forward with the General Plan update. However there is a significant policy issue and outstanding technical tasks to be accomplished as discussed below to allow for the update to proceed.

DISCUSSION

- *Policy Issue*

The fundamental question before the City Council is whether or not the draft General Plan work product that was prepared from 2004-2007 should serve as the basis for moving forward with adoption of an updated General Plan. As noted above, in 2005 the City Council reaffirmed that the 1994 General Plan still reflected community values and goals, and the update work effort reflected that policy direction.

The City Council now faces a similar decision. Does the City Council still believe the 1994 General Plan remains the appropriate basis for moving forward? Or does the City Council believe there are reasons to revisit this issue?

- If the City Council concurs that the 1994 Plan as modified through 2007 should be the basis for moving forward, then the work program for adoption is relatively straight-forward, consisting primarily of the technical tasks described below. **(least costly)**
- If the City Council is unsure that the 1994 Plan as modified through 2007 is appropriate, the question is what process and/or information the City Council would need to inform their decision on this matter. **(cost unknown, depending on City Council direction)**
- If the City Council determines at this point a fresh look is in order, staff would prepare preliminary work program for the City Council's consideration. **(most costly)**

- **Technical Plan Review**

Assuming the City Council wants to utilize the 1994 Plan as modified through 2007, there is a level of review and revision that will be required to bring the document up to date. For example, 2010 Census data now available would supersede any demographic data included in the previous version of the document. Any changes to state law that have a bearing on the document would need to be incorporated, such as the dissolution of redevelopment. Other changes as required to make the document current would also be expected. **(Task to be completed by city staff)**

- **Environmental Impact Report (EIR)**

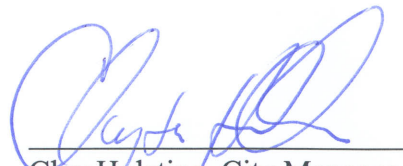
As noted previously, adoption of an updated General Plan will require the preparation of an EIR. While the Baylands EIR provides much of the required technical information, it does not fully assess all potential citywide environmental impacts. The information from the EIR would need to be extracted, supplemented as needed and packaged into a standalone EIR to support the General Plan update. **(Environmental Consultant services required)**

CONCLUSION

The purpose of placing this item on tonight's workshop agenda is not for the City Council to make a decision on this issue. Rather, the purpose is to provide the City Council with a status report, and to provide a starting point for further City Council discussion. Additionally, whichever approach the City Council chooses will require a significant commitment of staff time and city resources to complete this process and thus will have implications on next year's work program.



John Swiecki, Community Development Director



Clay Holstine, City Manager