City of Brisbane
Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 7/27/17

FROM: Julia Capasso, Associate Planner, via John Swiecki, Community Development Director

SUBJECT: **Draft Parkside at Brisbane Village Precise Plan/General Plan Text and Map Amendment GPA-2-17** to implement the Parkside at Brisbane Village Precise Plan.

SUPPLEMENTAL REPORT

The Planning Commission held a public hearing on the Draft Parkside at Brisbane Village Precise Plan at its special meeting of July 18, 2017. After closing the public hearing, the Planning Commission continued its deliberations to allow staff to address the Commission's comments and suggested revisions to the Draft Plan. The July 18 agenda report is attached for reference.

DISCUSSION:

The following modifications to the Draft Plan and policy recommendations were proposed by at the Commission meeting:

- **Miscellaneous text revisions provided in the June 28, 2017 letter from Cox, Castle and Nicholson.**

  Staff has included proposed text modifications to incorporate the intent of the requested changes. See Exhibit A of revised Reso. GPA-2-17, attached.

- **A development standard requiring variation in building heights on any site.**

  Staff has included proposed text modifications to incorporate this standard into Section 3.3.1. See Exhibit A of Reso. GPA-2-17, attached.

- **A development standard requiring screening of mechanical equipment.**

  This is already addressed in the Draft Plan in Standard 3.3.1.G (page 30), which states, "Utility structures, mechanical equipment, trash containers and rooftop equipment appurtenant to buildings shall be screened by either landscaping or fencing."

- **A development standard to require greater setbacks for third stories from the stories below.**

  Staff has included proposed text modifications to Table 3.2.3 and Section 3.3.1 to require a minimum setback of 5 feet for third stories from the second and first stories below. See Exhibit A of Reso. GPA-2-17, attached.

- **A development standard to allow an additional story (up to four stories) in the rear of buildings to accommodate podium parking on the first floor.**

  The Commission discussed a desire to accommodate podium (first level) parking with three stories of residential above in the rear of properties in the PAOZ-2 District in order to reduce the area of a site dedicated to surface parking. To reflect this direction, proposed text modifications to Table 3.2.3 and Section 3.3.1 would allow buildings in the PAOZ-2 District only to reach up to four stories in the rear of a property (opposite from street) to accommodate podium parking, with three stories of residential above. Building heights may not exceed three stories adjacent to any improved street. See Exhibit C of Reso. GPA-2-17, attached.

- **A design guideline or development standard to require building and site design to consider blocking prevailing winds from plazas and other community gathering areas.**

  The text modifications would add this design guideline to Sections 4.1.3 and 4.2.4. See Exhibit A of Reso. GPA-2-17, attached.

- **A development standard that allows EV chargers to be located away from building entrances.**

  Design Standard 3.4.5.B is proposed to be deleted, which would eliminate any prescribed location for EV charging stations. Deletion of this provision would not eliminate the requirement for EV charging stations. See Exhibit A of Reso. GPA-2-17, attached.

- **A development standard to increase the provision of shade trees in parking lots.**

  Design Standard 3.4.4.B is proposed to be modified to require one shade tree planted for every 10 parking spaces, consistent with the current standard in BMC Section 17.34.040.J. See Exhibit A of Reso. GPA-2-17, attached.

- **A design guideline to encourage parking lot shade structures include solar energy generation.**

  This recommendation is addressed in proposed text modifications to the design guidelines in Sections 4.1.5 and 4.2.5 See Exhibit A of Reso. GPA-2-17, attached.

- **Recommendation to increase the parking requirements contained in Chapter 3.**

  The parking standards provided in Chapter 3 for new residential development are the current standards contained in BMC Chapter 17.34, as was recently amended by the Planning Commission and City Council by adoption of Ordinance 576 in 2016, and staff sees no basis for requiring more parking in the Parkside Plan area than otherwise required elsewhere in the City. If the Planning Commission chooses to make such a recommendation, Reso. GPA-2-17 should be revised accordingly.

  The parking shown on the conceptual land use and design framework (Figure 2.9) is based on the City's standards for parking of multi-family units based on number of bedrooms. The amount of parking for an actual project would vary based on the unit mix but in any event would comply with standard requirements.

- **Recommendation that parking requirements be flexible in relation to the level of transit improvements the developer can offer.**

This recommendation would best be addressed as a recommended component of a community benefits program, and is addressed in proposed text modifications to Section 2.8 of the Draft Plan, shown in Exhibit A of Reso. GPA-2-17, attached.

- **Recommendation that a community benefits program be developed whereby the developer would provide upgraded fiber/internet infrastructure, senior housing, funding for a new parking garage, and enhanced shuttle service (including electric shuttle service) in exchange for relief from a development standard.**

  This recommendation is addressed in proposed text modifications to Section 2.8 of the Draft Plan, shown in Exhibit A to Reso. GPA-2-17, attached.

- **Recommendation to reduce the floor area of "small unit housing" shown on the conceptual land use and design framework (Figure 2.9 of the Draft Plan) from 700 square-feet to 300-400 square-feet.**

  The conceptual land use and design framework is an illustrative representation of potential buildout of the Draft Plan. It does not constitute or replace the development standards contained in Chapter 3 for new residential development within the PAOZ overlay zones. The PAOZ-1 overlay zone does not impose maximum square footages for individual housing units, and staff would not recommend imposing such maximums in order to preserve development flexibility. However, if the Commission wants to impose maximum square footages for housing units, the Commission may make such a recommendation to the City Council.

Environmental Review of Draft Plan

Additionally, the Negative Declaration (SCH#2015012053) for the 2015-2022 Housing Element was recommended for adoption by the Planning Commission on March 12, 2015 and adopted by the City Council on April 2, 2015 (Reso. 2015-08). The Negative Declaration is located in Appendix F of the 2015-2022 Housing Element, available on the City's website at http://brisbaneca.org/planning/2015-2022-housing-element and in hard copy at City Hall. The Negative Declaration addresses the potential environmental impacts of the Housing Element's policies, including the General Plan and Zoning Ordinance amendments required for implementation of the Housing Element's policies. These impacts, including traffic and geologic hazards (liquefaction), were found to be less than significant. As the Parkside Plan proposes General Plan and Zoning Ordinance amendments to implement the Housing Element's policies, it is subject to and contained within the scope of the adopted Negative Declaration.

STAFF RECOMMENDATION:

Adoption of the attached revised Resolution GPA-2-17, recommending that the City Council adopt of the Parkside at Brisbane Village Precise Plan and approval of the proposed General Plan text and map amendments with modifications as outlined in Exhibit C.

ATTACHMENTS:

A. Resolution GPA-2-17 with revised exhibits
B. Draft Parkside at Brisbane Village Precise Plan (hyperlink)
C. Planning Commission agenda report from July 18, 2017 special meeting

draft
RESOLUTION NO. GPA-2-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRISBANE
RECOMMENDING ADOPTION OF
THE PARKSIDE AT BRISBANE VILLAGE PRECISE PLAN AND
APPROVAL OF GENERAL PLAN TEXT AND MAP AMENDMENT GPA-2-17
TO THE CITY COUNCIL

WHEREAS, in April of 2015, the City Council adopted the 2015-2022 Housing Element via General Plan Amendment GPA-1-14, and certified a Negative Declaration for the Housing Element; and

WHEREAS, the 2015-2022 Housing Element Programs H.B.1.a and H.B.1.b direct the City to adopt affordable housing overlay zones for five properties within the Crocker Industrial Park, located at 25-43 Park Place and 91-145 Park Lane, to accommodate a minimum of 228 low and moderate-income housing units, representing a portion of the City's State-mandated 2014-2022 Regional Housing Needs Allocation; and

WHEREAS, the 2015-2022 Housing Element Program H.B.1.c directs the City to revise the General Plan's applicable land use designations and relevant Land Use Element policies and programs to be consistent with all zoning amendments implementing the Housing Element's programs; and

WHEREAS, in September 2015 the City Council hired consultant firm MIG to prepare a Precise Plan, deemed the "Parkside at Brisbane Village Precise Plan," to study the five properties designated for housing overlay zones in the Housing Element, as well as other properties in the vicinity within an approximately 25-acre area, generally bounded by Bayshore Boulevard to the east, San Francisco Avenue to the south, Park Lane to the west, and Valley Drive to the north; and

WHEREAS, from September 2015 to June 2017, MIG and city sought out community input to define the community's vision for future residential and commercial redevelopment within the Parkside at Brisbane Village Precise Plan area, including two community workshops, two City Council study sessions, and two opinion surveys published on the City's website and in the monthly STAR; and

WHEREAS, on June 12th, 2017, the Draft Parkside at Brisbane Village Precise Plan was released for public review and comment, which provides affordable housing overlay zoning designations over six properties within the Crocker Industrial Park, based on the direction provided by the City Council ad hoc subcommittee, to accommodate a minimum of 228 housing units at densities between 20-28 dwelling units per acre, which is considered by the State Housing and Community Development Department to accommodate the development of housing for very low and low income households; and

WHEREAS, the Draft Parkside at Brisbane Village Precise Plan additionally establishes a vision and design guidelines for future redevelopment of the Brisbane Village Shopping Center and adjacent commercial properties within the Plan Area, based on the feedback provided by the community and direction provided by the City Council during the community engagement process; and

WHEREAS, on July 18th, 2017, the Planning Commission held a public hearing on the Draft Parkside at Brisbane Village Precise Plan and implementing General Plan text and map amendments contained in General Plan Amendment GPA-2-17, at which all written and oral testimony was considered; and

WHEREAS, the minutes of the July 18th, 2017 Planning Commission hearing are attached and incorporated by reference in this resolution; and

WHEREAS, the Draft Parkside at Brisbane Village Precise Plan is consistent with the adopted Negative Declaration for the 2015-2022 Housing Element, SCH#2015012053; and

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 adopt the Parkside at Brisbane Village Precise Plan with the text modifications provided in Exhibit A of this Resolution, and approve the General Plan text and map amendments, as provided in Exhibits B and C of this Resolution.

AYES:
NOES:
ABSENT:

_____
Jameel Munir
Chairperson

ATTEST:

_____
JOHN SWIECKI, Community Development Director

Exhibit A

Recommended text modifications to the Draft Parkside at Brisbane Village Precise Plan

Plan Page #	Paragraph # or Section	Revised or New Text
6	4	To implement the required Housing Element policies and create a holistic community vision for the entire Plan Area, the Parkside at Brisbane Village Precise Plan establishes a regulatory framework in the form of overlay zoning regulations and Design Guidelines that will guide future housing development in the Plan Area. The Plan has no regulatory impact to existing non-residential uses in the properties subject to the overlay zoning designations, and does not limit or amend the permitted uses or development standards applicable to those non-residential uses. Within the overlay zones, the underlying zoning designation will continue to control non-residential development of those properties.
8	4	This Plan is a Precise Plan, which is a planning implementation tool that allows site design and land use flexibility within a designated overlay zone, and establishes development standards and Design Guidelines affecting new residential development within the properties within the overlay zone ("Figure 5. Plan Area Land Uses" on page 19). Within the overlay zones, the underlying TC-1, Crocker Park Trade Commercial zoning designation will continue to control non-residential development of those properties.
21	Section 2.8	**2.8 COMMUNITY BENEFITS** Community benefits represent a balance of community and property owner/developer needs and desires. Developers modify their projects to include benefits to the community beyond those required by the municipal code. The City then grants the developer the opportunity to design their project in a way that differs from standard requirements. Benefits to municipalities can include, but are not limited to, facilities such as: additional open space; guarantees on construction worker wages; additional affordable housing units; childcare facilities; community centers; or off-site improvements. Benefits to developers can include variations in: unit number or size; parking regulations; building height; or other design guidelines. The City of Brisbane may opt to consider community benefits subsequent to adoption of this Plan that ~~requires~~ includes, but is not limited to, developer provision of upgraded fiber/internet infrastructure, senior housing, funding for a new parking garage, and enhanced transit service (such as electric shuttle service).
26	4	**Non-residential Development** The Parkside Plan does not change ~~the land use and~~ zoning district ~~designations of~~ regulations applicable to ~~properties~~ non-residential development within the Plan Area ~~not identified for future housing~~

		~~development outside of the PAOZ-1 and PAOZ-2 overlay zones.~~ Non-residential development within the Plan Area will continue to be subject to the existing TC-1, Crocker Park Trade Commercial, NCRO-1, Brisbane Village Neighborhood Commercial, and SCRO-1, Southwest Bayshore Commercial district regulations.
27	6	*(Immediately following bullet-point list)* The Parkside Plan has no impact on the permitted uses or development standards applicable to non-residential uses within the PAOZ overlay zones. The TC-1, Crocker Park Trade Commercial zoning designation will continue to govern the non-residential uses of properties with in the PAOZ overlay zones.
28	1	**3.2.3 PARKSIDE OVERLAY ZONE DEVELOPMENT STANDARDS** **Intent**: This section addresses the residential development standards for the PAOZ-1 and PAOZ-2 overlay zones in the Parkside Area, as set forth in "Table 3.2.3 Parkside Overlay Zoning District Development Standards" on page 28. The standards for the TC-1 zone, applicable to non-residential development, are set forth in BMC Chapter 17.19.
28	Table 3.2.3, Parkside Overlay Zoning District Development Standards	***Row: PAOZ-2*** ***Column: Setbacks*** Front: 5 ft. min., 20 ft. max. Side: 5 ft min. side Street Side: 10 ft. min. and max. Rear: 15 ft. min. Third and fourth stories: 5 ft. min. Exceptions: Refer to 3.4.1.C and 3.4.1.D
		Row: PAOZ-2 **Column: Height** ~~3~~ 4 stories, ~~40~~ 50 Feet (Refer to 3.3.1.U)
30	Section 3.3.1	*New Standards under "Building Design and Materials"; numbering to be assigned and corrected.* ___. Buildings shall have varying and articulated roof planes. ___. Third stories shall be set back at least five feet from the wall plane of the second and first stories below.
33	Section 3.3.1	PAOZ-2 Standards ~~D~~T. In the PAOZ-2 District, buildings shall break to ground level at least every 150 feet to allow view corridors through the site. Distance between buildings should be no less than 25 feet wide. These breaks can be designed as mid-block connections (Figure 9 on page 33).

		U. In the PAOZ-2 District, four stories may only be permitted in the rear of a property (opposite from street) to accommodate podium (first level) parking, with three stories of residential above. Building heights may not exceed three stories adjacent to any improved street.
37	Section 3.4.4	B. Plant a minimum of one shade tree per ~~30~~ 10 spaces in each parking lot.
37	Section 3.4.5	~~B. Place EV charging stations adjacent to building entrances.~~
50	Section 4.1.2	J. Parking lots shaded by physical structures, subject to setback requirements established in Chapter 3, should incorporate solar power generation.
51	Section 4.1.3	H. Orient buildings to take into account prevailing wind patterns to mitigate wind intrusion into plazas and community gathering areas.
60	Section 4.2.4	G. Orient buildings to take into account prevailing wind patterns to mitigate wind intrusion into plazas and community gathering areas.
60	Section 4.2.5	J. Parking lots shaded by physical structures, subject to setback requirements established in the Zoning Ordinance, should incorporate solar power generation.
73	1	…The PA land use designation will allow for residential development in addition to ~~commercial~~ all uses permitted in the existing TC, Trade Commercial land use designation.
74	4	**5.2 DEVELOPMENT APPLICATION PROCESSING** This section sets forth the processes used for the application, review, and decision-making for land development and use requests within the Parkside Area. Any developer, builder, property owner, or other authorized agent seeking to ~~establish a use and/or~~ develop residential uses within the established PAOZ-1 and PAOZ-2 overlay zones will have an application processed in an expeditious manner with administrative approvals where allowed by these Administrative Procedures. Applications for residential development within the overlay zones that deviate from the standard provisions, where allowed by the Plan, will require discretionary review and action. Non-residential uses within all properties in the Parkside Plan area will be governed by the existing TC-1, NCRO-1, and SCRO-1 zoning regulations applicable to those properties.

Exhibit B

Amendments to Chapter 5 (Land Use) and Chapter 12 (Policies and Programs by Subarea) of the 1994 General Plan

CHAPTER V

LAND USE

GOALS:

The City of Brisbane will...

Preserve the Mountain for its own sake and as the symbol of the unique character and identity of the City;

Incorporate and reflect the natural environment as an integral part of land use;

Celebrate diversity as essential to the physical character of the City;

Incorporate a mix of land uses to best serve its citizens; and

Design infrastructure and public facilities to be efficient, cost-effective and to contribute to the cohesion and character of the community.

Yellow highlighted text indicates text recommended by the Planning Commission in GPA-1-17

LAND USE

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CHAPTER V

LAND USE

Question: In your opinion, what is the most important problem that Brisbane residents will have to face and try to solve over the next ten years?

Respondents: "Development of lands currently vacant, to make certain they contribute and not diminish the quality of life."

"Managing growth to keep our independence."

"The Mountain. Save it."

General Plan Issues Questionnaire (GP-5)

Citizens who know and love the City will often explain that to understand Brisbane it is necessary to read the oral histories. A look to the past makes it clear that the City was incorporated as a defense against development that would have destroyed San Bruno Mountain and the quality of life of the community that had become established there. The passion for self-determination remains one of the most essential values of this community.

This update of the General Plan provides an opportunity to reaffirm that Brisbane will control its destiny. If development is to occur, this community will set the standards. And the basis for these standards are the land uses and policies in the General Plan.

A General Plan usually includes an illustration of the general location of land uses on a map. Map I is the Land Use Map for the 1994 Brisbane General Plan. As described in the section on Land Use Alternatives, the uses that were chosen for the Land Use Map are those that the community considers most beneficial to its welfare. The land use policies and programs that describe these uses establish how the designations on the map express themselves in the day-to-day environment. The policies in this section for the most part apply on a city-wide basis. Land use policies and programs specific to each of the subareas are found in Chapter XII.

This Land Use chapter begins with a look at the history of the land use and subdivision patterns in the planning area. It goes on to describe the alternative land use scenarios considered in the

environmental analysis for the General Plan. The chapter closes with the General Plan's land use policies.

V.1 HISTORY OF LAND USE AND SUBDIVISION

Land uses in Brisbane are well-established in many subareas of the City. In others, remainders of prior uses provide either opportunities or constraints to contemporary uses of the land. Land subdivision patterns in Brisbane have varied from one subarea to the next, depending on land use, topography, property ownership, and zoning regulations affecting lot sizes. The following is a brief chronological history of land use in the City, followed by an overview of the City's subdivision patterns.

Land Use History

Although the earliest recorded land use in the area that is now the City of Brisbane was ranching, archaeological remains indicate that this land was once a home to the Costanoan Tribe of Native Americans. The Guadalupe Valley, within which Central Brisbane, Crocker Park and the Northeast Ridge are now located, was part of the 1838 Mexican land grant known as *Rancho Canada de Guadalupe la Visitacion y Rodeo* Viego. Charles Crocker purchased most of this land grant in 1884 and called it Visitacion Ranch. In 1895, a section of the ranch was leased as a quarry, which operates to this day.

In the early 1900s, a small amount of urban development could be found in the area of Bayshore Boulevard and Geneva Avenue, in what is now the vicinity of the Northwest Bayshore subarea. The 7-Mile House, a bar and grill established in the 1890s and still operating today, served travelers along Bayshore Boulevard, which was one of the main thoroughfares connecting San Francisco with points south. A gas manufacturing plant, which evolved into what is now the Pacific Gas & Electric Company's Martin Service Center and Substation, operated from 1905 to 1916 in the area of Bayshore and Geneva, now a part of Daly City. Across Bayshore Boulevard on what is now known as the Baylands subarea, the Southern Pacific Railroad maintenance and switching yard was built atop rubble from the 1906 San Francisco Earthquake that was used to fill a portion of the Bay. The use of the yard began to decline in the 1960s and was mostly idle when Southern Pacific sold the yard and surrounding land and structures in 1989 to Tuntex. The land had featured a number of substantial industrial structures only a few of which remain, including the Roundhouse, one of the few of its kind still standing.

Residential development in what is now Brisbane also began to appear early in the century. The area of the Guadalupe Valley that is now Central Brisbane experienced a small amount of residential construction between 1908 and 1929. The most notable of the early residences in what was then known as the "City of Visitacion" is the Allemand Hotel, currently an apartment building at the comer of San Bruno Avenue and Mariposa Street. In 1929 the name of the settlement was changed to Brisbane. In the 1930s, during the Depression, the residential area boomed due to its affordability, with a commercial core developing along Visitacion Avenue. This residential area has continued to grow to the present and, to a limited degree, has extended into the lowest lying portions of the largely vacant Brisbane Acres.

The 1930s also saw an intensification of garbage dumping into the Bay in the portion of the Baylands subarea east of the Southern Pacific railroad tracks. Starting from the north, dumping continued southward until it was finally stopped in the 1960s at the edge of what is now the Brisbane Lagoon. The Norcal/Sanitary Fill Company complex of refuse transport and recycling facilities, located in the Beatty Subarea at the Brisbane-San Francisco border, is an active successor to this past use. Since the 1940s, a variety of uses has developed atop the oldest part of the landfill, including lumber yards and warehouse buildings.

Although Bayshore Boulevard was a major thoroughfare connecting San Francisco with points south until Highway 101 was constructed in 1954, only limited development occurred along its frontages. In the 1940s, a small amount of residential development occurred along the west side of southern Bayshore Boulevard in the subarea now known as Southwest Bayshore. In the decades that followed, some commercial uses, such as retail, service and warehousing, intermixed with the residential uses, including a mobile home park.

The 1960s saw a flurry of industrial development, which continued into the early 1980s. In 1959, construction of Crocker Park began on the grazing lands of the floor of the Guadalupe Valley and adjacent wetlands, just north of Central Brisbane; the final phase of construction in Crocker Park was completed in the early 1980s, and Crocker Park was annexed to the City in 1983. In the 1960s, VWR Scientific first occupied a large office/warehouse building on the east side of southern Bayshore Boulevard; a second office/warehouse complex was added in the Southeast Bayshore subarea in 1981. First subdivided in 1969, the Brisbane Industrial Park, consisting mostly of metal buildings for warehouse, office and manufacturing uses, was constructed along Industrial Way in what is now called the Northeast Bayshore subarea. The late 1960s also saw the development on the Baylands of the Southern Pacific Pipelines Brisbane Terminal, located on the leveled portion of Visitacion Point, with a privately constructed extension of Tunnel Avenue including an overcrossing connecting to Bayshore Boulevard. Commonly referred to as the "Tank Farm," the facility and adjacent buildings provide fuel distribution services for the Peninsula.

Office and commercial development increased in the 1980s. Construction of the Brisbane Village shopping center began in 1979 at the entrance to Central Brisbane. This single structure shopping center contains approximately 20 storefronts and office spaces occupied mostly by retail businesses and professional offices. East of Highway 101 at Sierra Point, the Koll Center Office Park and the Brisbane Marina were constructed during the 1980s on a peninsula of engineered landfill that was begun by the San Francisco Scavenger Companies in the mid 1960s and completed by 1972.

In 1989, a multi-phased residential project, including open space for conserved habitat, was approved for the Northeast Ridge of San Bruno Mountain. Preliminary grading began in 1992, but no structures have been built. Also in 1989, the Wildlife Conservation Board, a division of the State Department of Fish and Game, purchased Owl and Buckeye Canyons as an ecological reserve. They remain essentially in their natural state. Brisbane citizens, staff and local environmental organizations worked with the Trust for Public Land to accomplish this acquisition, which added to the permanent open space established by the creation of San Bruno Mountain State and County Regional Park in the late 1970s.

History of Subdivision Patterns

The following describes the history of the subdivision of land in Brisbane by subarea. Following adoption of the 1994 General Plan, zoning and subdivision regulations will be reviewed to determine if amendments should be made to conform to General Plan policy.

Sierra Point. The Sierra Point subarea underwent a gradual process of subdivision between 1981 and 1987, which resulted in the current pattern of typically 5 to 10 acre parcels. This pattern is consistent with the 1 acre minimum parcel size requirement which has been in effect since 1984. The area is subject to a development agreement.

Southeast Bayshore. The Southeast Bayshore subarea was subdivided in 1979 into two parcels, one 4 acres in size and the other 11 acres. This is consistent with the 10,000 sq. ft. minimum parcel size requirement in effect since at least 1969.

Southwest Bayshore. The steep hillsides of the Southwest Bayshore subarea were first sold off as typically 11,900 sq. ft. unrecorded lots in the 1930s. Each of the original lots fronted on what was then known as the Bayshore Highway, hence their name, the "Highway Lots." Subsequent lot subdivisions reduced some of these lots to areas as small as approximately 3,000 sq. ft. Regulations, which date back at least to 1969, established a 7,500 sq. ft. minimum lot size in the subarea.

Brisbane Acres. The Brisbane Acres subarea originated as an unrecorded subdivision in the 1930s. As the name implies, unrecorded lots were typically an acre in size. Subsequent land transfers by deed description resulted in individual ownerships, some with areas of less than 5,000 sq. ft. In 1980, regulations were adopted that set a 20,000 sq. ft. minimum lot size. Parcel maps for three parcels of at least 20,000 sq. ft. have been recorded, adding to the eight parcels for which maps were recorded prior to 1980. The rest of the lands in the subarea remain unrecorded to this day.

Central Brisbane. In 1908, the American Realty Company subdivided the area that is now Central Brisbane into small residential lots. These lots were typically 25 feet wide and 100 feet deep, but in many instances lot dimensions were adjusted to fit the subarea's bowl-like terrain. Many of the lots were subsequently developed in pairs, some as three or more lots combined, and a few as one and a half lots. The current regulations requiring 5,000 sq. ft.

minimum lot size for residential districts and 2,500 sq. ft. minimum for non-residential date back at least as far as the City's original Zoning Ordinance, adopted in 1969.

Parkside Area. The Parkside Area is an approximately 25-acre area located between Crocker Industrial Park and Central Brisbane subareas. The Parkside Area is comprised of 11 properties developed with neighborhood commercial, retail, and office, public facilities and parks, and trade commercial uses. Vital community assets in the Parkside Area include the City's two primary entrances via Valley Drive and Old County Road, as well as the Brisbane Village Shopping Center, Community Park, Brisbane Skate Park, and public basketball courts. The Parkside Area was established by the Parkside at Brisbane Village Precise Plan, the culmination of two-year community visioning and planning process from 2015-2017 to implement the City's 2015-2022 Housing Element, which designated sites within the Parkside Area subarea for potential residential development.

Guadalupe Hills. The Guadalupe Hills subarea consists primarily of the two large vacant lots, historically referred to as Levinson and Peking Handcraft, which can be traced back to subdivision maps recorded as early as 1915. Since 1980, regulations have not included a minimum lot size, anticipating that any development would be part of a planned development permit. A marsh parcel is located at the northern edge of the subarea and narrow PG&E transmission line parcels run along the northwest edge of the subarea.

Owl and Buckeye Canons. The Owl and Buckeye Canyons subarea consists of four parcels of land sold by the owners of the Quarry to the California Department of Fish and Game in 1989.

The Quarry. The Quarry subarea is divided into four parcels ranging in size from approximately 1.5 to 135 acres.

Crocker Park. The Crocker Park subarea was subdivided in three phases of the Park's development, recorded in 1959, 1965 and 1968. The subdivision of North Hill Drive followed in 1980. Subsequent parcel splits and mergers have resulted in lots ranging in size from 0.56 to 13.23 acres. Current regulations require a 10,000 sq. ft. minimum lot size. The Technology Park, north of Guadalupe Canyon Parkway, was added to the subarea in 2017, given its similar character of development and connectedness with the rest of the Crocker Park subarea.

Northeast Ridge. The Northeast Ridge remained unsubdivided until it was recorded as a single parcel in 1975. The vesting tentative subdivision map for the planned development approved in 1989 divides the subarea into single-family residential lots (an average of 7,400 sq. ft. each), clusters of condominiums and townhouses (totaling approximately 39 acres), and large tracts of open space.

Northwest Bayshore. The northern portion of the subarea consists of the lands of PG&E and the 7 Mile House, which vary in character, in both the size of the lots and the existing development. However, given that they share their borders with each other and are geographically either disconnected or unlike other nearby properties, they are grouped in the same subarea.

Northeast Bayshore. The Northeast Bayshore subarea was subdivided in 1969 as the Brisbane Industrial Park. Its lot sizes ranged from 0.23 to 5.663 acres, although subsequent consolidations of ownership have increased the average building site size. A 10,000 sq. ft. minimum lot size requirement has been in effect since at least 1969.

The Baylands. The Baylands subarea is largely unsubdivided, a vestige of the once extensive holdings of the Southern Pacific Transportation Company. Major portions of these holdings located in Brisbane are now owned by Tuntex Properties Inc. (Brisbane). There are small parcels in other ownerships scattered about the subarea, ranging from approximately 5,000 sq. ft. to 230,000 sq. ft. in size. Most of the subarea has a minimum site area requirement to be established by specific plan per regulations adopted in 1991.

The Beatty Subarea. The Beatty Subarea is a haphazard collection of parcels, reflecting a varied history of ownerships. Parcel sizes are generally from 0.176 to 7.043 acres. Within this subarea, minimum site area is established by specific plan per regulations adopted in 1991.

V.2 THE 1994 GENERAL PLAN LAND USE MAP AND LAND USE DESIGNATIONS

The 1994 General Plan Land Use Map

Map I, the land use map for the 1994 General Plan, illustrates the general location of the land use designations given to both public and private properties within the General Plan planning area. For purposes of clarity, the Map has been divided into the 13 subareas described earlier in this text. The land use designations used in the map are described below.

Land Use Designations

The descriptions of the General Plan land use designations that follow are broadly drafted, as befits the intent of a General Plan. Specificity of land use by district is the province of the City's Zoning Ordinance. After adoption of a General Plan, the zoning map and zoning district regulations are analyzed to determine whether changes are necessary to conform to the adopted General Plan land use designations and policies.

Commercial/Retail/Office Designations

Neighborhood Commercial/Retail/Office (NCRO) designates a subarea devoted to a range of local retail and service uses, including shops, restaurants, medical, professional and administrative offices and other uses of the same general character. Public and semipublic facilities may be located under this designation. Residential uses may be permitted conditionally in implementing zoning districts. ~~A p~~Portions of Central Brisbane and Parkside Area ~~is~~ subareas are designated NCRO in the 1994 General Plan.

Subregional/Commercial/Retail/Office(SCRO) designates a subarea devoted to subregional retail uses, personal services, restaurants and offices. Public and semi-public facilities and educational institutions may be located under this designation. Commercial recreation, residential uses, warehouse and distribution facilities, research and development, and light industrial uses may be permitted conditionally in implementing zoning districts. The Southwest Bayshore subarea is designated SCRO in the 1994 General Plan. Also see the Planned Development designations.

Sierra Point Commercial/Retail/Office (SPCRO) represents a subarea devoted to commercial enterprises, encompassing a wide range of uses, as outlined in the Development Agreement for Sierra Point. Such uses may include, but not be limited to, retail uses, personal services, medical, professional and administrative offices, corporate headquarters, hotels, conference centers and cultural facilities, commercial recreation, restaurants, and other uses of a commercial character. Public and semi-public facilities and educational institutions may be located under this designation.

[General Plan Land Use Designation Map provided in Exhibit B]

[Central Brisbane Land Use Diagram not included. To be updated to reflect new Parkside Area subarea boundaries.]

Heavy Commercial (HC) provides for bulk sales, offices, meeting halls, vehicle storage and equipment maintenance. It also allows outside storage of vehicles and equipment. No materials storage, other than that associated with bulk sales and no processing of materials are permitted. Subareas designated Heavy Commercial are required to have an adopted specific plan to guide development in the area. The Beatty subarea is designated HC in the 1994 General Plan.

Marsh/Lagoon/Bayfront (M/L/B) are aquatic areas designated by type.

The following subareas contain designated aquatic areas:

Northeast Bayshore: Marsh
Baylands: Lagoon, Bayfront
Beatty: Bayfront
Sierra Point: Bayfront

Open Space (OS) designates properties that have been purchased, given or offered for dedication to a public agency for open space use or conservation purposes and are essentially unimproved by urban structures. The following subareas contain open space designations:

Central Brisbane: Sierra Point, Costanos and Firth Canyons
Crocker Park: A portion of the Technology Park as habitat dedication
Guadalupe Hills: Habitat dedication (to be mapped with planned development application)
Northeast Ridge: Conserved Habitat
Owl and Buckeye Canyons: Ecological Preserve
Quarry: Conserved Habitat
Southwest Bayshore: Remainder of the Bayshore Boulevard right-of-way

Planned Development (PD) designates subareas that are primarily vacant and that present unique development constraints. Subareas designated PD may be combined with other land use designations and/or site specific uses may be included in this Plan to guide the development of implementing zoning district regulations. A minimum of 25% of the surface land of any subarea designated Planned Development shall be in open space and/or open area.

There are three subareas designated PD in the 1994 General Plan:

Guadalupe Hills: Planned Development-Subregional Commercial/Retail/Office
The Baylands: Planned Development - Trade Commercial
The Quarry: Planned Development - Trade Commercial

Public Facilities and Parks (PFP) are outdoor spaces and buildings owned or leased by public agencies, including City parks, police and fire stations, schools and libraries. This designation does not include infrastructure.

The following subareas contain Public Facilities and Parks:

Sierra Point: Marina, Fishing Pier, Linear Park

Central Brisbane: ~~Community Park,~~ Brisbane Elementary School and grounds, Lipman Intermediate School and grounds, Firth Park, San Bruno Avenue Fire Station Site, Community Center, Library and Park, Bicentennial and other Walkways, Plug Preserve

Parkside Area: Community Park

Northeast Ridge: School/ Park Site

Baylands: Bayshore Boulevard Fire Station, Park and Ride Lot, Fisherman's Park

Residential (R) includes single- and multi-family areas and planned residential developments.

The subareas designated residential and the range of residential densities in the 1994 General Plan are:

Brisbane Acres:	0 - 2 units per acre
Central Brisbane:	2 1/2 - 14 units per acre and 15 - 30 units per acre
Northeast Ridge:	6.23 units per acre

For the Northeast Ridge, a planned residential development, the density represents an average of the 97 single family residential units, 214 condominiums and 268 townhouses approved on 93 acres. Also see Parkside Residential and Trade Commercial designation.

Trade Commercial (TC) represents a mix of commercial uses including warehouses, distribution facilities, offices, retail uses, restaurants, commercial recreation, personal services, as well as light industrial, research and development, and uses of a similar character. Public and semi-public facilities and educational institutions may be located under this designation. Repair and maintenance services, such as auto body repair shops, may be conditionally permitted in the implementing zoning districts. In such districts, certain individual or groups of uses may predominate, thus distinguishing the districts one from the other. In the 1994 General Plan Crocker Park, Northeast Bayshore, and Southeast Bayshore are designated TC. Also see Planned Development and Parkside Residential and Trade Commercial designations.

Figure V-A illustrates the land use designations in the 1980 General Plan as amended in 1991. Figure V-B illustrates the general location of existing land uses at the time of the preparation of the 1994 General Plan.

Parkside Residential and Trade Commercial (PRTC) includes single-family and multi-family residential developments and trade commercial uses, as allowed under the Trade Commercial land use designation. For the Parkside Area subarea, the densities applied will result in a minimum of 228 dwelling units. Residential development in the Parkside Area is subject to

compliance with the development standards and design guidelines established by the Parkside at Brisbane Village Precise Plan, adopted by the City Council in 2017.

The range of residential density for the Parkside Residential and Trade Commercial designation is as follows:

Parkside Area:	20-28 units per acre

Public Utilities/Commercial (PU/C) represents a mix of public utility and commercial uses. It includes the PG&E utility substation facilities and the associated warehouse, maintenance and office uses as well as commercial uses, such as the 7 Mile House and automobile repair facility adjacent to the substation.

FIGURE V-A: LAND USE MAP - 1980 BRISBANE GENERAL PLAN, AS AMENDED

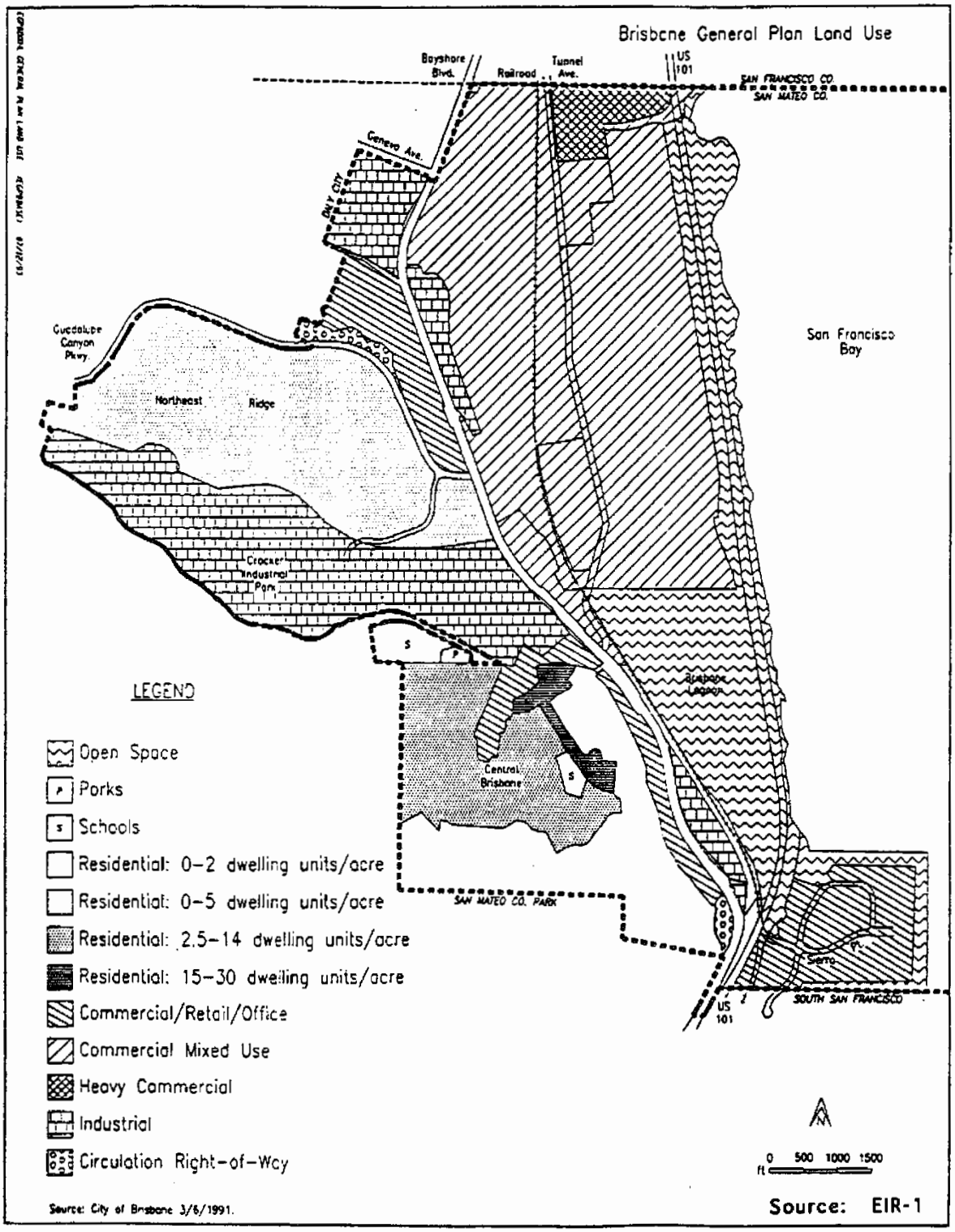
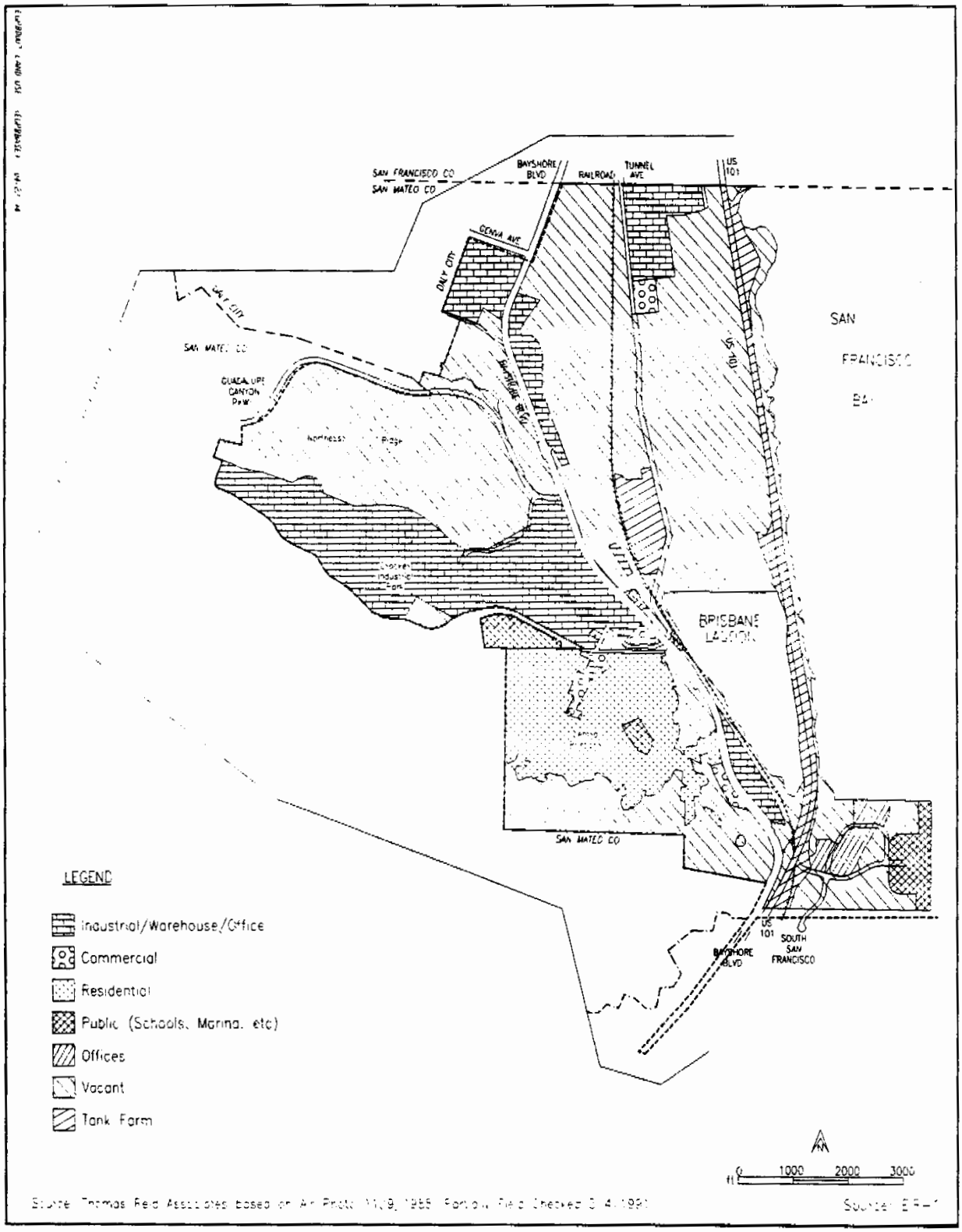


FIGURE V-B - EXISTING LAND USES



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Overview

The 1994 General Plan, as amended, changes several of the land use designations from the 1980 General Plan to be more comprehensive as well as more expressive of their intent. In many instances the uses described in these designations remain essentially unchanged from the prior plan.

Comparing the land use designations in the 1980 General Plan as amended and the 1994 General Plan, the following subareas experience no change in the following land use designations:

Brisbane Acres	Residential 0-2 units/acre
Central Brisbane	Residential 2 1/2 - 14 units/acre 15 - 30 units/acre
Owl and Buckeye Canyons	Open Space

Although new land use designations are given to the following subareas, these designations represent essentially no change in general use from the 1980 Plan:

Central Brisbane	Neighborhood Commercial/ Retail/Office, Open Space
Southeast Bayshore	Trade Commercial
Southwest Bayshore	Subregional Commercial/Retail/Office, Open Space
Northeast Bayshore	Trade Commercial
Beatty	Heavy Commercial, Bayfront
Sierra Point	Sierra Point/Commercial/Retail Office, Bayfront
Northeast Ridge	Residential: 6.23 units per acre

New land use designations and/or uses have been given to the following subareas:

Crocker Park	Trade Commercial
Guadalupe Hills	Planned Development - Subregional Commercial/Retail/Office, Marsh Open Space *(to be mapped at a later time)*
Northwest Bayshore	*Public utilities and commercial*
The Baylands	Planned Development - Trade Commercial, Lagoon, Bayfront
The Quarry	Planned Development - Trade Commercial, Open Space

A new subarea established in 2017 for the Parkside Area subarea is designated for residential, trade commercial, neighborhood commercial/retail/office, and public facilities and parks uses:

Parkside Area	*Parkside Residential and Trade Commercial, Trade Commercial, Neighborhood Commercial/Retail/Office, Public Facilities and Parks*

V.3 DENSITY AND INTENSITY STANDARDS

The Government Code requires that a General Plan include an indication of density and intensity of use for the land use designations in the Plan. The language of the Code reads:

> GC 65302(a): The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

These standards represent overall policy objectives that are implemented through the zoning district regulations. General Plan standards represent broad ranges, whereas zoning regulations establish specific development standards, such as height limits, setbacks, coverage and site area, that must fall within the General Plan range. After adoption of a General Plan, the zoning districts are reviewed and amended, as necessary, to bring them into consistency and best reflect the policy direction of the Plan.

Population Density

The populations that can be expected in an area on a predictable, daily basis for the land use designations in this Plan are represented in Table 5. For the residential designations in the General Plan, population is given in terms of number of residents and for nonresidential designations, by number of employees. The residential density is based on the number of housing units per acre and the average household size identified in the 1990 Census.[(1)] For non-residential land use designations, the number of employees per 1,000 square feet of floor area is used. These numbers represent common standards employed for economic analysis.[(2)] Because the 1994 General Plan land use designations contain a range of uses, employee population density is expressed in ranges.

Building Intensity

The range of building intensity for the various residential land use designations in the 1994 General Plan is listed in Table 5. The intensity is expressed in terms of units per acre.

Building intensity for non-residential designations is expressed in a floor area ratio (FAR) formula. The formula relates the square footage within a building to the acreage upon which it sits. A floor area ratio is a very general indicator which must be further defined in zoning district regulations before any development can occur.

Based on the direction provided by Brisbane citizens through the community surveys described in Chapter 1, existing building intensity standards were retained for most of the subareas of the City. For subareas 1, 2, 3, 5, 8, 11 and 13 in Table 5 following, the floor area ratios represent what is permitted under the regulations and Development Agreements in place at the time of preparation of the 1994 General Plan.

Subarea 7 and the southern portion of Subarea 10 are designated Planned Development to allow the City to provide flexibility in the development form and uses to these unique areas.

Subarea 12 is designated Planned Development because the subarea requires extensive site investigation and planning before the most beneficial development patterns can be determined. The policies in Chapter XII require a specific plan before any development can occur. Until the specific plan and associated environmental studies are completed and new information is evaluated that can be used to refine the FAR standards, the FARs given in Table 5 represent standards that are comparable to those of subareas with similar uses and environmental constraints.

Specific plans for the Baylands shall distinguish between the areas north and south of the Bayshore Basin drainage channel as shown in Table 5 and further described below:

Policy 11: Development south of the Bayshore Basin drainage channel shall maintain a low profile, permitting low or mid-rise buildings, not to exceed six stories in height, in order to preserve the existing views of San Francisco and San Francisco Bay as seen from Central Brisbane, and to maximize the amount of landscape and open space or open area in this portion of the subarea.

It should be noted that the intent of the FARs given for the Baylands in Table 5 is to accommodate diversity in the height and intensity of structures in order to encourage interesting, flexible and variable development. In no event shall the FARs shown in Table 5 be interpreted as permitting the maximum intensities to be established throughout the subarea. The City will expect specific plans to emphasize intensities well below those figures. See Program 330b for further direction addressing the design of buildings and building groups in the Baylands.

V.4 LAND USE ALTERNATIVES

A number of land use alternatives were considered in choosing the land use designations shown in Map I, the 1994 General Plan land use map for each of the 13 subareas that comprise the planning area for the City's General Plan. These alternatives, which were the subject of environmental analysis in the General Plan EIR, were established by means of the following process:

The range of land use alternatives of interest to the community were identified by means of a series of communications with Brisbane voters and businesses through public participation in surveys and workshops. Perspectives on appropriate land uses were obtained first through a mail survey of registered voters that took place in April 1992 and then at "Have Your Say Day" in May 1992. For several subareas, where consensus on land use was not clear from the information already received, an interview survey administered in February 1993 provided the opportunity to ask each respondent for an opinion on a number of land use options. For each potential use, the respondent was asked to indicate whether he/she would "tend to support" or "tend to oppose" it and to identify the uses that would be the first and second priority for these lands. The data from the interviews, mail surveys and workshop records were then used to establish the land use alternatives to be analyzed for environmental impacts according to the following methodology: All land uses supported by 60% or more of the respondents to the voter interview survey were included in Alternative ; all land uses supported by 50-60% of the respondents to the voter survey were included in Alternative 11; and all land uses supported by 40-50% of the respondents to the voter survey, and for which substantial interest was exhibited in the mail survey and at "Have Your Say Day," were included in Alternative III. When any major land use contained diverse components, these were identified in the respective alternative.

Table 4 illustrates the range of alternatives by subarea that were considered by the City. Subareas that were already developed or where conditions have remained essentially unchanged have retained land use designations and uses that are the same as or similar to those in the prior General Plan.

For four subareas a broad range of alternatives were considered.

Crocker Park

The 1980 General Plan land use designation for this subarea was Industrial. Specific policies were not established and the types of uses anticipated under an Industrial designation were not identified in the Plan, but references are made in the text to "light industrial" and "warehousing and distribution centers." The assumption was that light industrial uses would be generally beneficial and provide revenues to the City.

Crocker Park was annexed to the City in July 1983 and proved to be a generator of revenues. However, the source is sales tax rather than property tax and is commonly associated with a distribution point as a "point of sale" rather than resulting from a manufacturing activity.

The Background Report on Crocker Park (LEA-3) identified the following types of land uses operating within the Park in March 1992: 38% warehousing, storage, transportation, distribution; 20% contractors, construction trades, repair and maintenance services; 14% professional, administrative, headquarters offices; 10% manufacturing.

Both the business and voter surveys conducted in preparation for the General Plan update identified an interest in a greater mix of uses in Crocker Park than currently exists, especially uses that could provide services to the residents and businesses in Brisbane, including retail sales, personal services, factory outlets, restaurants and health clubs. Although there are structures on all but one of the parcels in Crocker Park, the alternatives analysis focused on encouraging a mixture that includes a greater number of retail, commercial, and manufacturing uses in the subarea.

The new land use designation for the district, *Trade Commercial*, provides for a greater mix of uses, especially retail uses, restaurants, commercial recreation and personal services. Manufacturing and research and development uses, which have the potential to generate industrial impacts in terms of noise and hazardous materials, could be permitted in the zoning district as conditional uses.

Northwest Bayshore

The Northwest Bayshore subarea is composed of several large parcels. Four were designated Commercial/Retail/Office in the 1980 General Plan. The fifth parcel, which contains a PG&E substation, was designated Industrial. Portions of each of these parcels fall within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan.

There was not much policy direction for the Northwest Bayshore subarea in the 1980 General Plan. Under the general heading "Industrial and Commercial," policy #3 referred to the area as follows: "Undeveloped lands west of the Southern Pacific Switch yard (Franciscan Heights) should be developed for retail and office uses." In the subarea descriptions the land was called "Northwest Industrial" and was included with the Southern Pacific Railroad yards. The text raised an issue of "the possibility of establishing a non-contiguous residential neighborhood away from Central Brisbane" in terms of "creating new and extended service requirements and in changing the traditional pattern of a compact, contiguous residential community." It also stated that public sentiment at that time favored a "revenue-producing development."

The parcel at the corner of Bayshore Boulevard and Guadalupe Canyon Parkway was considered as a part of the Northeast Ridge Development application. Under the 1982 Specific Plan, the following uses were given as permitted there: professional offices, restaurants, coffee shops, financial services, health or fitness clubs or spas and special dwelling groups, such as senior citizen housing.

The alternatives considered for this largely vacant subarea were based on the following combinations of open space and specific urban land uses, which were identified as desirable by voters in recent surveys (open space in all alternatives would consist primarily, but not exclusively, of lands under the jurisdiction of the Habitat Conservation Plan):

Alternative I
Retail Commercial
Restaurants
Marsh/Open Space

Alternative II
Commercial Recreation (includes riding stables)
Single-Family Housing
Marsh/Open Space

Alternative III
Research & Development/Storage & Distribution
Marsh/Open Space

After consideration of available data, information in the General Plan EIR and public testimony, it was determined that all the uses considered in the alternatives would be retained for this subarea under the *Planned Development - Subregional Commercial/Retail/Office* land use designation, except that residential uses would only be appropriate as a component of a mixed-use project, when combined with or accessory to retail, office or other non-residential uses.

The Baylands

The 1980 General Plan was amended in May 1991 to remove the land use designation Industrial from this subarea. The Industrial designation was a major factor in the largely vacant Baylands becoming a targeted location for hazardous waste collection and treatment facilities in the County Hazardous Waste Management Plan. The Baylands Amendment established a Commercial Mixed-Use land use designation for the subarea and listed the following uses as potentially appropriate if approved following a specific plan and environmental analysis: retail sales, offices, residential uses, bulk sales, open space, recreational facilities, statuary, public and quasi-public facilities, services and utilities, commercial services, hotels, research and development, and educational institutions.

The density/intensity of the area was represented in terms of the maximum impact of a combination of factors, including trip generation, water use, wastewater generation and stormwater flow. However, since the actual holding capacity of the land was unknown, a specific plan and environmental review was required before any development project could be considered.

Under all the alternatives considered for the largely vacant Baylands subarea, the existing Commercial Mixed-Use designation was renamed *Planned Development-Trade Commercial* and various mixtures of specific uses identified in recent voter and business surveys were considered.

The following alternative land use scenarios were considered for future development of the Baylands:

Alternative I

Small Stores & Shops
Offices
Bulk Sales
LagoonlBayfront Recreational Facilities
(no golf course)
Statuary
Public & Semi-Public Facilities
Commercial Services
Educational Institutions
like UCSF
administrative offices
research laboratories
supply storage & distribution
medical treatment facilities
bookstores
Biotechnology Center
high-tech. manufacturing
Restaurants

Alternative II

Medium Size Shopping Center
Offices
Bulk Sales
Lagoon/Bayfront Recreational Facilities
golf course
Statuary
Public & Semi-Public Facilities
Commercial Services
Hotels/Resorts
Research & Development
Educational Institutions
like UCSF
administrative offices
research laboratories
supply storage & distribution
medical treatment facilities
bookstores
Biotechnology Center
high-tech. manufacturing
Restaurants

Alternative III

Major Shopping Center
Offices
Bulk Sales
Lagoon/Bayfront
Recreational Facilities
    golf course
Statuary
Public & Semi-Public Facilities
Commercial Services
Hotels/Resorts
Research & Development
Educational Institutions
    like *UCSF*
        administrative offices
        research laboratories
        supply storage & distribution
        medical treatment facilities
        bookstores
Biotechnology Center
    high-tech. manufacturing
Restaurants

After consideration of available data, information in the General Plan EIR and public testimony, it was determined that all uses considered in the alternatives would be retained under the *Planned Development-Trade Commercial* land use designation and that the uses would be further refined as the zoning districts are formulated and specific plans are submitted for the Baylands.

Leaving alternatives for further analysis does not mean approval at this time or in the future. Much more extensive analysis and environmental review will be undertaken before any specific uses are even considered for approval or disapproval. All of that will be conducted in conjunction with an open and public process.

The Quarry

The 1980 General Plan did not provide policies for the Quarry except in regard to rerouting truck traffic away from Old County Road. The 1980 General Plan map included just a part of the Quarry lands, which was designated as Open Space with adjacent Owl and Buckeye Canyons. In 1990, American Rock and Asphalt entered into a Quarry Property Agreement with the City that provided for the Quarry to file a series of development applications, including one for annexation to the City, that would, if approved, result in the development of some urban use and some dedication of Open Space after the cessation of quarrying activities. The County of San Mateo is currently considering applications for a new mining permit and reclamation plan for the property. An EIR is underway for that project. Another EIR will be necessary in conjunction with applications made to the City.

The Quarry Property Agreement proposes a future use on the site similar to an extension of Crocker Park and the dedication of the unmined lands as Open Space. A substantial amount of environmental review will be necessary in conjunction with the evaluation of the applications filed under the Quarry Property Agreement. In addition, based on the decrease in the level of quarrying activity in recent months, it does not seem likely that during the ten year planning period the active quarry site will reach the configuration required prior to the development of urban uses. In light of the foregoing, it should be emphasized that the General Plan land use alternatives are broad general designations.

The following alternatives were considered for the Quarry and reflect combinations of Open Space and urban land uses identified as desirable in voter surveys and at "Have Your Say Day":

Alternative I
Health Care Facilities
Educational Facilities
Open Space

Alternative II
Commercial Recreation
Open Space

Alternative III
Trade Commercial
Research & Development
Single Family Housing
Open Space

After consideration of available data, information in the General Plan EIR and public testimony, it was determined that the following mix of uses would guide the development of zoning district regulations under the *Planned Development-Trade Commercial* designation for the Quarry subarea:

Open Space
Long-term Health Care Facilities
Educational Facilities
Commercial Recreation
Trade Commercial
Research and Development

and that single-family housing should not be included in any zoning district due to safety and environmental sensitivities. The need to further examine the environmental characteristics of this subarea prior to the establishment of trade commercial uses is set forth in the following policy:

Policy 11.1 **Require the highest level of environmental analysis of the Quarry subarea to disclose the characteristics of the land and its suitability to accommodate new uses.**

TABLE 4
LAND USE DESIGNATIONS - ALTERNATIVES CONSIDERED BY SUBAREA

SUBAREA	1980 GENERAL, PLAN AS AMENDED	1994 PLAN ALTERNATIVE I	1994 PLAN ALTERNATIVE Il	1994 PLAN ALTERNATIVE III
1. Sierra Point	Commercial/Retail/Office Open Space	Sierra Point Commercial/Retail/Office Bayfront	Sierra Point Cornmercial/Retail/Office Bayfront	Sierra Point Commercial/Retail/Office Bayfront
2. Southeast Bayshore	Industrial	Trade Commercial	Trade Commercial	Trade Commercial
3. Southwest Bayshore	Commercial/Retail/Office	Subregional Commercial/Retail/Office Open Space	Subregional Commercial/Retail/Office Open Space	Subregional Commercial/Retail/Office Open Space
4. Brisbane Acres	Residential 0-2 du/acre	Residential 0-2 du/acre	Residential 0-2 du/acre	Residential 0-2 du/acre
5. Central Brisbane	Residential 2 1/2 - 14 & 15 - 30 du/acre Commercial/Retail/Office	Residential 2 1/2 - l4 & 15 - 30 du/acre Neighborhood Commercial/Retail/Office Open Space	Residential 2 1/2 - 14 & 15 - 30 du/acre Neighborhood Commercial/Retail/Office Open Space	Residential 2 1/2 - 14 & 15 - 30 du/acre Neighborhood Commercial/Retail/Office Open Space
6. Owl and Buckeye	Open Space	Open Space	Open Space	Open Space

TABLE 4: LAND USE DESIGNATIONS - ALTERNATIVES CONSIDERED BY SUBAREA
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7. Quarry	Open Space	Planned Development - Health Care Facilities Educational Facilities Open Space	Planned Development - Commercial Recreation Open Space	Planned Development - Trade Commercial Research and Development Single-Family Housing Open Space
8. Crocker Park	Industrial	Trade Commercial	Trade Commercial	Trade Commercial
9. Northeast Ridge	Residential - 0-S du/acre	Residential 6.23 du/acre Open Space	Residential 6.23 du/acre Open Space	Residential 6.23 du/acre Open Space
10. Northwest Bayshore	Commercial/Retail/Office Industrial	Planned Development - Retail Commercial Restaurants Marsh/Open Space	Planned Development - Commercial Recreation Single-family housing Marsh/Open Space	Planned Development - Research & Development/ Storage & Distribution Marsh/Open Space
11. Northeast Bayshore	Industrial	Trade Commercial	Trade Commercial	Trade Commercial
12. Baylands	Mixed Use Commercial	Planned Development - Trade Commercial* Lagoon Bayfront	Planned Development - Trade Commercial* Lagoon Bayfront	Planned Development - Trade Commercial* Lagoon Bayfront
13. Beatty	Heavy Commercial	Heavy Commercial Bayfront	Heavy Commercial Bayfront	Heavy Commercial Bayfront

* See page 73 for detail of uses.

TABLE 5
1994 GENERAL PLAN: LAND USE DESIGNATIONS AND DENSITY/INTENSITY BY SUBAREA

SUBAREA	LAND USE DESIGNATION	POPULATION DENSITY	NUMBER OF UNITS/ MAXIMUM FLOOR AREA RATIO	MINIMUM OPEN SPACE/ OPEN AREA
l. Sierra Point	Sierra Point Commercial/Retail/Office	1.66 - 3.22 E/1,000 1.65 per hotel room	4.8 FAR	Development Agreement
	Bayfront	0	0	100%
2. Southeast Bayshore	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
3. Southwest Bayshore	Subregional Commercial/Retail/Office	1.66 - 3.22 E/1,000	2.8 FAR	Per Zoning Requirements
	Open Space	0	0	0
4. Brisbane Acres	Residential	0 - 4.48 ppa	0 - 2 units/acre	40% per HCP + per Zoning Requirements
5. Central Brisbane	Residential	5.6 - 31.36 ppa	2 1/2 - 14 units/acre	Per Zoning Requirements
		33.6 - 67.2 ppa	15 - 30 units/acre	Per Zoning Requirements
	Neighborhood Commercial/ Retail/Office	1.66 - 3.22 E/1,000	2.4 FAR	Per Zoning Requirements
	Open Space	0	0	100%
7. Parkside Area	Parkside Residential and Trade Commercial, Trade Commercial, Neighborhood Commercial/Retail/Office, Public Facilities and Parks	44.8 – 62.72 ppa 1.23 – 3.22 E/1,000	20 - 28 units/acre 2.0- 2.4 FAR	Per Zoning Requirements
8. Owl and Buckeye Canyons	Open Space	0	0	100%
9. The Quarry	Planned Development - Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	25% minimum
	Open Space	0	0	100%

TABLE 5: 1994 GENERAL PLAN: LAND USE DESIGNATIONS AND DENSITY/INTENSITY BY SUBAREA
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10. Crocker Park	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
11. Northeast Ridge	Residential	13.95 ppa	6 .23 units/acre*	Per Development Plans
	Open Space	0	0	100°/a
12. Northwest Bayshore	Public Utilities/Commercial	1.66 - 3.22 E/1,000	2.8 FAR	Per Zoning Requirements
13. Guadalupe Hills	Planned Development - Subregional Commercial Retail / Office	1.66 - 3.22 E/1,000	2.8 FAR	25% minimum
	Marsh	0	0	100%
	Open Space	0	0	100%
14. Northeast Bayshore	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
15. Baylands	Planned Development - Trade Commercial	1.23 - 3.22 E/1,000	south of channel** 0-2.4 FAR north of channel** 0-4.8 FAR	25% minimum
	Bay front	0	0	100%
	Lagoon	0	0	100%
16. Beatty	Heavy Commercial	0 - 1.23 E/1,000	0 - 1.0 FAR	Per Specific Plan
	Bayfront	0	0	100%

ppa = persons per gross acre
E/1,000 = employees per 1,000 s.f.

* 97 single family, 268 townhouses and 214 stacked flats approved by Resolution #89-63, Nov. 6, 1989.
** See Policy 11, page 69.

CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

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Southwest Bayshore
Brisbane Acres
Central Brisbane
Parkside Area
Owl and Buckeye Canyons
The Quarry
Crocker Park
Northeast Ridge
Northwest Bayshore
Northeast Bayshore
Baylands
Beatty Subarea

POLICIES AND PROGRAMS BY SUBAREA

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CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

The following policies and programs apply to the 13 subareas that comprise the General Plan planning area described in Chapter II. Subarea policies are to be considered in addition to those that apply City-wide when using the General Plan as a policy guide to decision-making. The subarea policies are designed to make City-wide direction more specific to the unique circumstances found in the subareas or to emphasize certain issues that are particularly pertinent to these locations. Headings for the policies are keyed to the preceding chapters in this Plan.

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XII.6 PARKSIDE AREA

Land Use

Policy ____ New residential development and commercial property redevelopment within the Parkside Area subarea shall be subject to the design guidelines and application review procedures established by the Parkside at Brisbane Village Precise Plan.

XII.~~7~~8 THE QUARRY

[No changes to policies proposed other than renumbering for consistency]

XII.~~8~~9 CROCKER PARK

[No changes to policies proposed other than renumbering for consistency]

XIII.~~9~~10 NORTHEAST RIDGE

[No changes to policies proposed other than renumbering for consistency.]

XII.~~10~~11 NORTHWEST BAYSHORE

Policy ____ Establish zoning regulations, in accordance with the General Plan land use designation, allowing for public utilities and commercial development.

Policy____ Require new buildings and utility facilities to be screened from public views, except as approved via design permit or as may be preempted by state law for essential utilities.

XII.~~10~~12 GUADALUPE HILLS

Land Use

Policy 310 Planned Development permit(s) and accompanying environmental studies, as necessary per CEQA Guidelines, shall be required prior to any development of the subarea.

Policy 310.1 As part of the City's review of Planned Development application(s), new development shall maintain "greenbelts" and view corridors from Bayshore Boulevard through or across the site to the mountain views behind.

Policy 311 Establish design criteria to enhance compatibility with the natural setting.

Policy 312 Situate development so as to minimize view impacts and to minimize exposed retaining walls.

Transportation and Circulation

Policy 314 Investigate the possibility of shared access and streets between the parcels to minimize grading and the number of entrances from Bayshore Boulevard.

Policy 315 Consider methods of landscape screening to separate development from Bayshore Boulevard. Discourage high soundwalls.

Open Space/Conservation

Policy 316 Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.

Policy 317 Preserve the marsh as a wetland and natural drainage basin.

Policy 318 Preserve habitat in accordance with the Habitat Conservation Plan.

Policy 319 Preserve canyons and water courses.

Policy 319.1 In conjunction with any proposed development on or near the upland slope of the Levinson property, require study of the impacts to the hydrology, plant and wildlife communities of the Mountain, from the Marsh to the Bay. Consider a habitat migration corridor to ensure ecosystem integrity.

Policy 320 Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.

Program 320a: In conjunction with any subdivision or other development application, a landscape program and plan must be submitted to the City and include the following:

a. identification and retention of heritage trees;
b. identification and retention of rare plants;
c. plant species that are not invasive to the habitat;
d. water-conserving plants and irrigation systems;
e. reduced fuels adjacent to the wildland;
f. screening of structures to blend with the natural landscape;
g. areas for Conserved Habitat or habitat easements as may be required by the San Bruno Mountain Habitat Conservation Plan, and/or other provisions required by the Habitat Conservation Plan Operator.

Community Health and Safety

Policy 321 Avoid locating structures under or near transmission lines.

XII.13 BAYLANDS

[No changes to policies proposed other than renumbering for consistency]

XII.14 BEATTY SUBAREA

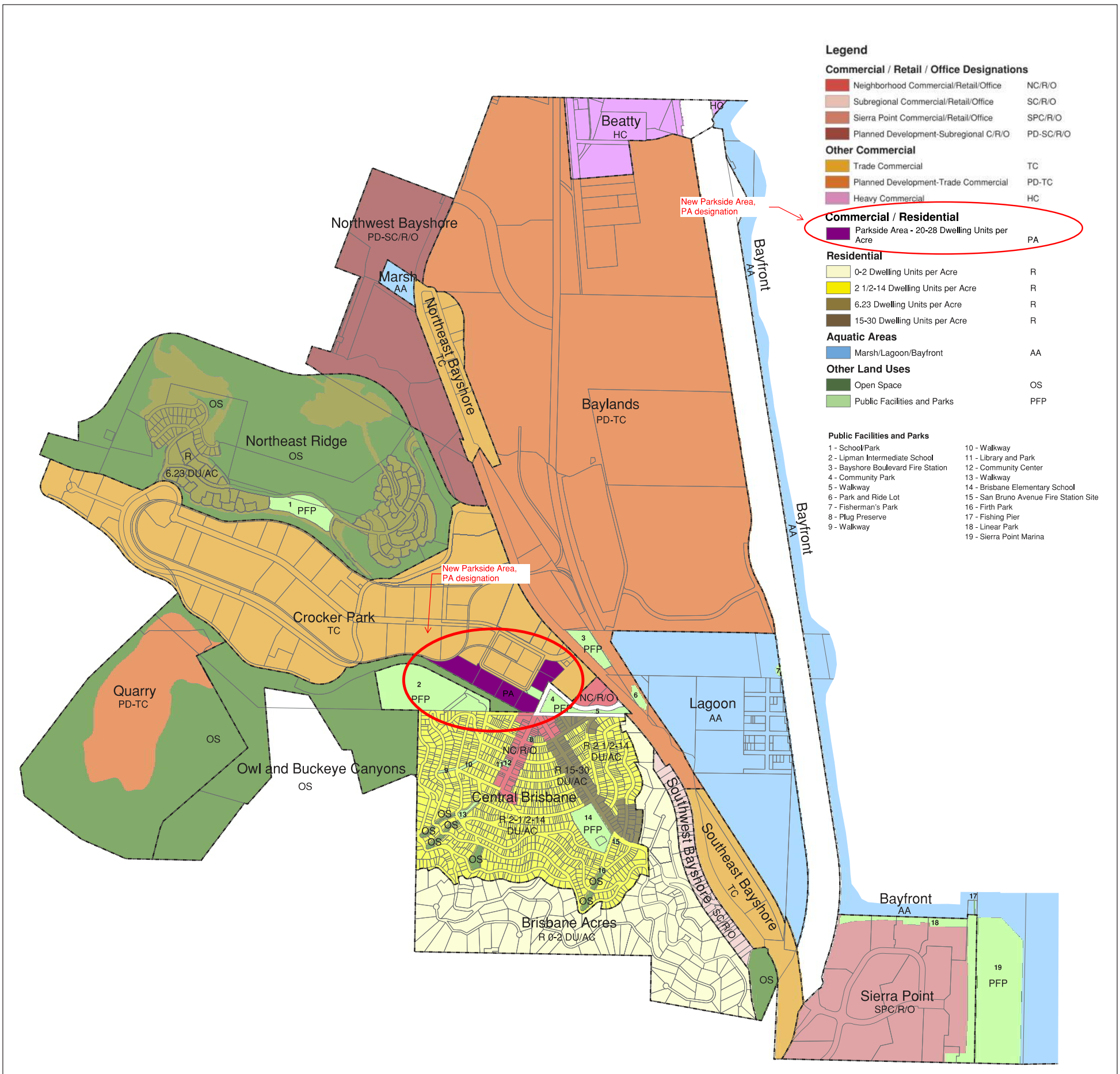
[No changes to policies proposed other than renumbering for consistency]

Exhibit C

Amendments to General Plan Land Use Diagram

1994 General Plan
Land Use Diagram

City of Brisbane



Land Use Diagram
Parkside Area detail

