ATTACHMENT 8

Draft City Council Resolution 2017-51

Draft
RESOLUTION 2017-51

A RESOLUTION OF THE BRISBANE CITY COUNCIL
AMENDING THE 1994 GENERAL PLAN
MODIFYING THE NORTHWEST BAYSHORE SUBAREA
OF THE LAND USE ELEMENT

WHEREAS, following City Council's adoption of Ordinance 599 in 2015 amending the allowable permitted and conditionally permitted uses in the M-1 Manufacturing District , City Council adopted a resolution of intent, Resolution No. 2015-47, to initiate an amendment to the zoning ordinance and zoning map to replace references to M-1 Manufacturing in the zoning ordinance and on the zoning map of the City to other zoning district designations to ensure consistency in terminology between the 1994 General Plan and the zoning ordinance and zoning map; and

WHEREAS, Following the City Council's direction, the Planning Commission held public hearings on April 13th, 2017 and June 8th, 2017 on the Northwest Bayshore subarea which includes one of the M-1 zoning districts, and considered all pertinent testimony, written and oral; and

WHEREAS, the Planning Commission adopted Resolution GPA-1-17/RZ-1-17, recommending that the City Council adopt an amendment to the Land Use Element to divide the Northwest Bayshore subarea, recognizing the different vision and character of the southern, central and northern portions of the currently defined subarea, thereby extending the Crocker Park Trade Commercial Boundary to Include the Brisbane Technology Park (southern portion), establishing a new Guadalupe Hills Subregional Commercial/Office/Retail subarea (central portion); and adding a new Commercial/Public Utilities land use designation to the remaining Northwest Bayshore subarea (northern portion); and

WHEREAS, the proposed amendment to the Land Use Element includes amendments to Chapter 2 - "The Planning Area", Chapter 5 – "Land Use" and Chapter 12- "Policies and Programs by Subarea" and are shown as Exhibits A, B and C to this Resolution; and

WHEREAS, notices of Planning Commission and City Council public hearings on the draft update to the Land Use element were prepared and posted in conformance with the California Government Code; and

WHEREAS, the City Council held a public hearing on the Land Use Element on November 2, 2017, and considered the testimony presented and reviewed the Planning Commission's recommendation and the Planning Commission's minutes of its meeting, which is incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brisbane finds as follows:

The adoption of the update to the Land Use Element will not have a significant environmental effect and is categorically exempt, per (CEQA) Guidelines Section 15183(a) and falls into a class of projects which are consistent with the existing general plan policies for which an EIR was certified and shall therefore not require further review. The exception to this section

requiring environmental review as might be necessary to examine project specific significant effects does not apply;

The update to the Land Use Element has been prepared in accordance with State law and State General Plan Guidelines;

The update to the Land Use Element supersedes the previously adopted Land Use Element; and

The Land Use Element is consistent with the 1994 General Plan, as hereby amended.

BE IT FURTHER RESOLVED by the City Council of the City of Brisbane that the 2017 update to the Land Use Element pertaining to the Northwest Bayshore subarea is hereby adopted.

_____

Lori S. Liu, Mayor

I hereby certify that the foregoing Resolution 2017-51 was duly and regularly adopted at a regular meeting of the Brisbane City Council on November 2, 2017, by the following vote:

AYES:
NOES:

_____

Ingrid Padilla, City Clerk

ATTACHMENT 8a

Draft City Council Resolution 2017-51:
Exhibit A – Chapter 2 The Planning Area

Exhibit A
City Council Resolution 2017-51

(NOTE: ONLY THE PAGES EFFECTED BY AMENDMENTS TO THE NORTHWEST BAYSHORE, GUADALUPE HILLS AND CROCKER PARK SUBAREAS ARE SHOWN.)

CHAPTER II

THE PLANNING AREA

Physical Setting

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CHAPTER II

THE PLANNING AREA

II.1 PHYSICAL SETTING

The City of Brisbane is located in northern San Mateo County, bordering the City and County of San Francisco to the north, the City of Daly City to the northwest, the City of South San Francisco to the southeast, and unincorporated lands of San Mateo County to the south and west.

The General Plan study area depicted in Figure II-A is made up of those lands which will be influenced by the updated General Plan and General Plan policies. The southern and western limit of the planning area is the ridgeline of San Bruno Mountain, which also contains the extreme upper slopes of the watersheds that define the planning area. The slopes of San Bruno Mountain not only provide the aesthetic setting for the City, but the geologic, hydrologic and biologic conditions on upper slopes constrain the development on lower slopes and valleys.

In Figure II-A the hatched area shows unincorporated lands; the cross-hatched area shows lands that are not within City boundaries but are within the City's Sphere of Influence. Brisbane's Sphere of Influence is determined by San Mateo County's Local Agency Formation Commission (LAFCO), which is made up of elected County and City officials and a public member. A Sphere of influence boundary designates the ultimate service area of a city or a special district.

For the General Plan analysis, the planning area has been divided into 14 subareas, which are shown in Figure II-A. The subareas are:

- Sierra Point
- Southeast Bayshore
- Southwest Bayshore
- Brisbane Acres
- Central Brisbane
- Owl and Buckeye Canyons
- Quarry
- Crocker Park
- Northeast Ridge
- Northwest Bayshore
- Guadalupe Hills
- Northeast Bayshore
- Baylands
- Beatty Subarea.

In addition, invasive plant species continue to threaten native species. There is a high risk of wildland fires in most areas in the canyons.

The Quarry

The Guadalupe Valley Quarry is located in the jurisdiction of San Mateo County just outside of Brisbane's western City Limits, but within Brisbane's Sphere of Influence. It is adjacent to Crocker Park and Owl and Buckeye Canyons. It is currently operated by the American Rock and Asphalt Company and has been supplying rock and gravel for the Bay Area construction industry since 1895.

The Quarry property contains 144.5 acres that lie within the boundaries of the HCP and also within a State Designated Mineral Resources Area, Eighty acres are within the active mining area, while 60 acres are open space and habitat lands.

Activities that have been allowed under a San Mateo County Surface Mining Permit include blasting, drilling and excavating of rock, crushing and sorting of rock materials and the production of asphalt. The Quarry currently crushes and recycles previously used asphalt and concrete building materials. This activity is currently being considered in conjunction with the mining permit renewal application before the County of San Mateo. Rock production is estimated at about 600,000 tons per year with remaining rock resources estimated at about 5.8 million tons as of January 1992. It is estimated that approximately 240,000 tons of recycled materials are currently stored on the site for processing.

The Quarry maintains three sediment ponds inside the quarry work area that collect runoff from the upper quarry slopes and discharge into the GVMID storm drain system. Whether all runoff is channeled into the existing quarry sediment ponds or into the GVMID system is currently being evaluated in the Mining Permit EIR.

The Quarry property is relatively isolated from the rest of Brisbane and there are no nearby services. Access to the Quarry is currently limited to Quarry Road via South Hill Drive.

Quarrying operations generate dust and noise, and contribute to erosion and downstream siltation. Individual quarried benches are subject to collapse in severe storms or seismic activity. There is ongoing potential for rockfall and slope failure.[4] Exposed rock faces appear as man-made stair-stepped slopes visible from the surrounding areas. Attempts to revegetate the scarred slopes of the Quarry are currently under way.

Crocker Park

Crocker Park, a 365-acre business park, is located northwest of Central Brisbane. It was developed beginning in the 1960s and it was designed by architect Lawrence Halprin as the first garden-style industrial park in the United States, Crocker Park was annexed to the City of Brisbane in 1983. The Technology Park, north of Guadalupe Canyon Parkway, was added to the subarea in 2017. Crocker Park contains various warehousing, research and development, distribution, service, manufacturing and offices uses.

A survey prior to the 1994 General Plan identified 163 businesses operating within 70 buildings and regularly employing approximately 3,800 people within the Park. These businesses provide a substantial portion of the City's income. For fiscal years 1984-1990, 54% of the City's sales taxes and nearly one-third of all General Fund revenues came from Crocker Park. However, in the past three years, as leases have expired, key businesses have left Crocker Park and City revenues have declined.

There is almost no vacant land left in Crocker Park to develop, although there is potential for existing structures to enlarge and businesses to intensify. Most of the railroad spurs that traverse the Park have been converted to walking trails. Landscaping, a key element to the Park's character, is now mature.

Crocker Park is served by the GVMID water distribution system. The Park is also served by the GVMID drainage system. Localized flooding in the area of Valley Drive and Bayshore Boulevard has been known to occur during heavy rains and high tides. The eastern portion of Crocker Park is subject to liquefaction and very intense ground-shaking during earthquakes.(5)

Noise contours of CNEL 65 dB or more within 200-250 feet of Valley Drive and North Hill Drive are generated primarily by the truck traffic associated with warehouse and distribution operations and the nearby Quarry. Traffic on Bayshore Boulevard generates noise contours of CNEL 65 dB or more within 225 feet of the roadway.

The Northeast Ridge

The Northeast Ridge of San Bruno Mountain lies directly north of Crocker Park. It was annexed by the City in 1983. The property owners, Southwest Diversified, Inc., were granted approval for a planned development of 579 residential units in 1989. The plan calls for 97 single-family detached units, 268 townhouses, and 214 condominiums built as stacked flats.

This subarea has scenic views of San Bruno Mountain, the Bay and surrounding areas. It lies within the boundaries of the HCP and contains rare and endangered species habitat. The Northeast Ridge development project was designed so that land not devoted to housing is kept as open space and is Conserved Habitat. Grading for the project is currently underway on a large portion of the property, and construction of the units is estimated to be completed within the next five or six years. At the present time, no infrastructure is in place.

The soil on the Northeast Ridge is subject to slippage and a high-to-very-high rate of erosion. These factors have been taken into consideration in designing the grading program for the project. Some planting has been done in connection with grading activities to curb erosion. The subarea has a low susceptibility to non-seismic landslides and contains some areas of high and moderate susceptibility to seismically induced landslides. A portion of the southern end of the subarea is subject to intense ground-shaking during earthquakes. During the 1982 storm, one area on the Northeast Ridge experienced debris flow. These potential hazards have also been considered in the engineering for the Northeast Ridge development project. There is some risk of wildland fires, which are supportive of the habitat, and the development was designed to permit wildland fires within the Conserved Habitat yet protect the residential community.

Traffic on Guadalupe Canyon Parkway to the north and Valley Drive to the south generates noise contours of CNEL 65 dB along the outer edges of this subarea.

Northwest Bayshore

The Northwest Bayshore subarea includes approximately 32.5 developed acres primarily occupied by Pacific Gas and Electric Company (PG&E) Martin Substation and the small private commercial development of the 7 Mile House. The Martin Substation includes a mix of PG&E power transmission facilities as well as offices, warehouse and service buildings, most of which is located behind a concrete block wall along the Bayshore Boulevard and Geneva Avenue frontages. The 7 Mile House site is less than 5,000 square feet in size and includes the 7 Mile House Bar and an automotive service station. Historically, dating back to the mid 1800's, the 7 Mile House served as a stagecoach stop for travelers along the old Bayshore Highway, between San Francisco and points south on the peninsula.

At the southern edge of this subarea is the wetland marsh and storm waters may cause flooding along Bayshore Boulevard primarily due to the inadequate capacities of an old, heavily sedimented brick arch sewer under Bayshore Boulevard (see Guadalupe Hills subarea for further discussion, below).

The PG&E property has potential for pre-historic resources.

Soils on the PG&E properties have been contaminated by materials generated by a gasification plant. A remediation plan was under way under the regulatory authority of the Department of Toxic Substances Control (DTSC) at the time of the writing of the General Plan in 1994. More information on subsurface contamination may be found through the DTSC. DTSC has ongoing authority over the operations and monitoring of remediation activities.

In the northern portion of the subarea, very intense ground-shaking is likely to occur during earthquakes. Debris flows were experienced in portions of the subarea during the 1982 storm.

Traffic creates noise contours of CNEL 65 dB or more to 300 feet of the west side of Bayshore Boulevard. Additional noise is generated by traffic on Guadalupe Canyon Parkway, with CNEL 65 dB or more within 200 feet. Existing access to the subarea is limited, as is infrastructure for utilities and storm drainage.

Guadalupe Hills

The Guadalupe Hills subarea consists primarily of the two large vacant lots, historically referred to as the "Levinson" and "Peking Handcraft" sites, approximately 22 and 11 acres respectively. PG&E power transmission lines run along the western edge of the subarea, on PG&E owned lots. A marsh parcel is located at the northern edge of the subarea. San Francisco Water Department lines also run through the subarea.

Steep slopes are found in the upper elevations of the subarea, to the south and west.

The properties within this subarea fall within the boundaries of the San Bruno Mountain Habitat Conservation Plan and contain habitat for rare plants and endangered Mission Blue and Callippe Silverspot butterflies. The City approved an Open Space Plan in 2001 which provides mapping of areas along the western side of the subarea with endangered butterfly habitat and proposed open space.

At the northern end of the subarea is a wetland marsh, fed by drainage from the Bayshore Basin, which has mitigated most , but not all, of the historic storm waters that have caused flooding along Bayshore Boulevard. The remainder of the flooding has been attributed to inadequate capacities of an old, heavily sedimented brick arch sewer under Bayshore Boulevard.

Soils in the wetland marsh area, including the south edge of the Levinson parcel, have been contaminated by materials generated by a gasification plant that operated on the PG&E parcel. More information on subsurface contamination may be found through the DTSC.

The sloped portions of the subarea contain soils subject to slippage and a high to-very-high rate of erosion, and these present a moderate-to-high risk of seismically induced landslides, as well as a risk for wildfires. This is particularly a risk in the northern portion of the subarea, where very intense ground-shaking is likely to occur during earthquakes. Debris flows were experienced in portions of the subarea during the 1982 storm.

The 1994 General Plan background studies identified traffic created noise contours of CNEL 65 dB or more to 300 feet of the west side of Bayshore Boulevard. Additional noise is generated by traffic on Guadalupe Canyon Parkway, with CNEL 65 dB or more within 200 feet. Existing access to the subarea is limited, as is infrastructure for utilities and storm drainage.

Northeast Bayshore

Northeast Bayshore is the subarea that contains the Brisbane Industrial Park, located along Industrial Way off of Bayshore Boulevard.

The subarea is developed with metal and brick warehouse and industrial buildings, including the historic Moore Building. Thirty-six businesses operate within the subarea. These businesses include warehouses, offices, manufacturing, storage and shop uses, and a wastewater pumping station.

Access to Industrial Way is limited, as the street terminates in a dead end. Drainage from Daly City causes flooding on Bayshore Boulevard in the vicinity of Industrial Way. The subarea is subject to liquefaction and very intense ground-shaking during earthquakes.

Traffic on Bayshore Boulevard generates noise contours of CNEL 65 dB or more within 300-325 feet of the east side of Bayshore Boulevard.

ATTACHMENT 8b

Draft City Council Resolution 2017-51:
Exhibit B – Chapter 5 Land Use

Exhibit B

City Council Resolution 2017-51

(NOTE: ONLY THE PAGES EFFECTED BY AMENDMENTS TO THE NORTHWEST BAYSHORE, GUADALUPE HILLS AND CROCKER PARK SUBAREAS ARE SHOWN.)

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.

LAND USE

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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.

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. Most of 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. The Technology Park, north of Guadalupe Canyon Parkway, was moved from the Northwest Bayshore subarea to Crocker Park in 2017. Current regulations require a 10,000 sq. ft. minimum lot size.

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 existing irregular pattern of large parcels in the Northwest Bayshore subarea can be traced back to subdivision maps recorded as early as 1915. The subarea is built out with the PG&E Martin substation and 7 Mile House properties.

Guadalupe Hills. The Guadalupe Hills subarea was part of the Northwest Bayshore subarea until 2017, at which time it was designated as a separate General Plan subarea to reflect its different character, as vacant sites, separate from the PG&E substation to the north. It shares the same early subdivision history with Northwest Bayshore.

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 portion of Central Brisbane is 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 Guadalupe Hills and Southwest Bayshore subareas are designated SCRO. The Guadalupe Hills also has a Planned Development designation, that includes a Specific Plan requirement.

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.

MAP I
LAND USE



**2017 General Plan Amendment (2017-51)
Commercial/Public Utilities C/P-U
(Established C/P-U for Northwest Bayshore, extended Crocker Park across Guadalupe Canyon Parkway and assigned Guadalupe Hills name.)

Commercial / Retail / Office Designations
- Neighborhood Commercial / Retail / Office — NC/R/O
- Subregional Commercial / Retail / Office — SC/R/O
- Sierra Point Commercial / Retail / Office — SPC/R/O

Heavy Commercial — HC

Trade Commercial — TC

Residential — R
- 0-2 Dwelling Units per Acre
- 2 1/2 - 14 Dwelling Units per Acre
- 15 - 30 Dwelling Units per Acre
- 6.23 Dwelling Units per Acre

Planned Development — PD

Aquatic Areas
- Marsh — M
- Lagoon — L
- Bayfront — B

Open Space — OS

Public Facilities and Parks — PFP

1994 GENERAL PLAN
City of Brisbane

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:

Northwest 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
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. Subareas designated PD require a specific plan and environmental impact report prior to any development of the property. 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:

Guadalupe Hills: Planned Development-Subregional Commercial/Retail/OfficeThe
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

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.

Commercial/Public Utilities (C/P-U) represents a mix of commercial and public utility uses. It includes uses such as utility substation facilities and associated warehouse, maintenance and office uses as well as private commercial uses.

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 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.

Overview

The 1994 General Plan 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
Northwest Bayshore	Commercial/Public Utilities

Guadalupe Hills	Planned Development - Subregional Commercial/Retail/Office, Marsh, Open Space (to be mapped at a later time)
The Baylands	Planned Development - Trade Commercial, Lagoon, Bayfront
The Quarry	Planned Development - Trade Commercial, Open Space

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 all of the subareas, except the Baylands, Quarry and Guadalupe Hills, 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.

The Baylands, Quarry and Guadalupe Hills Subareas are designated Planned Development because these subareas require extensive site investigation and planning before the most beneficial development patterns can be determined. The policies in Chapter XII require, for each of these subareas, a specific plan and environmental impact report before any development can occur. Until these studies are completed and new information 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

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
1. Sierra Point	Sierra Point Cornmercial/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
	n Space	0	0	100°/a
6. Owl and Buckeye Canons	p n Space	0	0	100%
7. 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
Page 2

8. Crocker Park	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements***
9. Northeast Ridge	Residential	13.95 ppa	6 .23 units/acre*	Per Development Plans
	Open Space	0	0	100°/a
10. Northwest Bayshore	Commercial/Public Utilities	1.66 - 3.22 E/1,000	2.8 FAR	Per Zoning Requirements
10. Guadalupe Hills	Planned Development - Subregional Commercial Retail / Office	1.66 - 3.22 E/1,000	2.8 FAR	Per Specific Plan ,25% minimum
	Marsh	0	0	100%
	Open Space	0	0	100%
11. Northeast Bayshore	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
12. 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%
13. 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.

*** Minimum open space/open area in Crocker Park is per zoning requirements, except the Technology Park north of Guadalupe Canyon Parkway is also part of the San Bruno Mountain Habitat Conservation Plan (HCP) and future site modifications are to be evaluated for consistency with the HCP.

ATTACHMENT 8c

Draft City Council Resolution 2017-51:
Exhibit C – Chapter 12 Subareas

Exhibit C
City Council Resolution 2017-51

(NOTE: ONLY THE NORTHWEST BAYSHORE, GUADALUPE HILLS AND CROCKER PARK SUBAREAS ARE SHOWN. ONLY NORTHWEST BAYSHORE AND GUADALUPE HILLS INCLUDE POLICY/PROGRAM AMENDMENTS.)

CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

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Southwest Bayshore
Brisbane Acres
Central Brisbane
Owl and Buckeye Canyons
The Quarry
Crocker Park
Northeast Ridge
Northwest Bayshore
Guadalupe Hills
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 14 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.8 CROCKER PARK

Local Economic Development

Policy 280 **Strengthen communications with and within the business community.**

Policy 281 **Develop ties with the residential community through such activities as:**

- developing directories and a map of businesses in cooperation with the Chamber of Commerce;
- patronizing local businesses;
- developing cooperative efforts on safety programs and emergency preparedness; and
- encouraging business involvement in youth and educational programs.

Land Use

Policy 282 **Encourage uses that benefit the community, providing jobs, revenues and services.**

Policy 283 **Encourage attractive new construction and the remodel of existing buildings to respect the architectural character of the Park through the development of design guidelines.**

Program 283a: In developing design guidelines, study options for the use of color and materials, the screening of mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.

Program 283b: In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.

Program 283c: Develop and implement a sign program.

Policy 283.1 Encourage employers to provide outdoor spaces for employees.

Policy 284 Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.

Transportation and Circulation

Policy 285 Improve the streets to City standards and dedicate them to the City as set forth in the conditions of approval for the Northeast Ridge Development Project.

Policy 286 Improve pedestrian access through the development of sidewalks and trails, including but not limited to those set forth in the conditions of approval for the Northeast Ridge Development Project.

Policy 287 Add bike paths to the circulation system.

Policy 288 Connect Crocker Park to the rest of the City and the San Bruno Mountain State and County Park through pedestrian and vehicular circulation improvements.

Policy 289 Review development plans to assure adequate parking/loading on site.

Policy 290 Retain adequate street width for movement of large vehicles.

Policy 291 Investigate opportunities to change rails to trails, fire access, parking, or landscaping when rail spurs are abandoned.

Conservation

Policy 292 Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.

Policy 293 Omitted.

Policy 294 Provide appropriate non-invasive landscape planting at interfaces with habitat lands.

Policy 295 In any upgrade of the landscape and entrance signage, reflect the historic architectural character of the Park, the first garden-style industrial park designed by Lawrence Halprin.

Policy 296 **Review landscape plans and irrigation programs to encourage efficient use of water.**

Policy 297 **Promote participation in recycling programs.**

Policy 298 **Require plans for new construction to incorporate energy and water conserving features and maximize solar access.**

Community Health and Safety

Policy 299 **Provide the opportunity for a property owner to request police review of plans for new construction and remodeling to provide suggestions for the control of vandalism and theft.**

Policy 300 **Retain emergency access to Central Brisbane.**

Policy 301 **Require sound insulation, as appropriate, in conjunction with the installation of industrial equipment.**

Policy 302 **Monitor truck activity and maintain routes that minimize noise impacts.**

Policy 303 **Contain major business activities inside buildings.**

Policy 304 **Upgrade and maintain existing infrastructure, including water, sewer and storm drains.**

Policy 305 **Require the upgrade and maintenance of street lights, as set forth in the conditions of approval for the Northeast Ridge.**

Policy 306 **Study fire water storage requirements and investigate opportunities to upgrade storage if necessary.**

Policy 306.1 **Continue to work closely with responsible agencies to monitor the use and storage of hazardous materials in accordance with State law.**

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XII.10 NORTHWEST BAYSHORE

Land Use

Policy NWB.1 **Establish zoning regulations recognizing existing public utilities use and allowing for infill public utilities and commercial development on the existing sites, recognizing the character, visibility and different scales of the sites and character of development that may be appropriate to each.**

Policy NWB.2 **Encourage the retention of the 7 Mile House as a land use and structure that has played an important part in the City's history.**

Program NWB.2.a In the case of proposed redevelopment, comply with applicable CEQA guidelines with regards to Historical Resources.

Policy NWB.3 **Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.**

Policy NWB.3.a **Consider requiring noise insulation in all new construction.**

XII.10 GUADALUPE HILLS

Land Use

Policy GH.1 **Adopt one or more Specific Plans and accompanying environmental documents (such as negative declaration, mitigated negative declaration or environmental impact report) prior to any development of the subarea.**

Policy GH.14 **Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of the proposal on view corridors.**

Policy GH.15 **Locate development so as to have a 'greenbelt' separation from Daly City.**

Policy GH.16 **Address or establish criteria through the Specific Plan the following:**

- **Compatibility with the natural setting;**
- **View impacts;**
- **Open areas and open space (ie: setabacks, habitat, etc.); a minimum of 25 percent of the land area shall be dedicated to Open Space;**
- **The 2001 Open Space Plan (or subsequent editions);**
- **Site specific biological conditions (trees, rare or endangered plants and animals, etc.);**

- **Geotechnical and slope stability considerations;**
- **Height of structures;**
- **Grading and exposed retaining walls;**
- **Design styles or building form;**
- **Landscaping;**
- **Traffic and Transportation**
- **Parking;**
- **Stormwater management;**
- **Utilities; and**
- **Procedures for permitting specific buildings**

Policy GH.17 Minimize grading in producing building pads. Terrace development with the slope.

Policy GH.18 Consider the concept of live-work residential development.

Transportation and Circulation

Policy GH.19 Investigate the possibility of shared access and streets between the parcels to minimize grading and the number of entrances from Bayshore Boulevard.

Policy GH.20 Consider methods of landscape screening to separate development from Bayshore Boulevard. Discourage high soundwalls.

Open Space/Conservation

Policy GH.21 Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.

Policy GH.22 Preserve the marsh as a wetland and natural drainage basin.

Policy GH.23 Preserve habitat in accordance with the Habitat Conservation Plan.

Policy GH.24 Preserve canyons and water courses.

Policy GH.25 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 GH.26 Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.

Program GH.26.a: 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 and/or other provisions required by the Habitat Conservation Plan Operator.

Community Health and Safety

Policy GH.27 Avoid locating structures under or near transmission lines.

Policy GH.28 Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.

Policy GH.29 Consider requiring noise insulation in all new construction.

ATTACHMENT 9

Draft Ordinance 623

DRAFT ORDINANCE NO. 623

AN ORDINANCE OF THE CITY OF BRISBANE TO AMEND TITLE 17 OF THE MUNICIPAL CODE TO ADD THE C/P-U COMMERCIAL/PUBLIC-UTILITIES DISTRICT, CHAPTER 17.23, TO MOVE 3240-3280 BAYSHORE PROPERTIES TO THE CROCKER PARK TC-1 TRADE COMMERCIAL DISTRICT, TO AMEND THE ZONING MAP TO APPLY THESE DISTRICTS TO IT, AND TO AMEND ESTABLISHMENT OF ZONING DISTRICTS, CHAPTER 17.04 TO ADD THE SCRO-2 AND C/P-U ZONING DISTRICTS.

WHEREAS, following City Council's adoption of Ordinance 599 in 2015 amending the allowable permitted and conditionally permitted uses in the M-1 Manufacturing District , City Council adopted a resolution of intent, Resolution No. 2015-47, to initiate an amendment to the zoning ordinance and zoning map to replace references to M-1 Manufacturing in the zoning ordinance and on the zoning map in the southeastern part of the City to other zoning district designations a to ensure consistency in terminology between the 1994 General Plan and the zoning ordinance and zoning map; and

WHEREAS, the 1994 General Plan's Northwest Bayshore subarea also contains M-1 Manufacturing zoning, which is also inconsistent with the General Plan's PD-SCRO Planned Development Subregional Commercial Retail Office land use designation, which prompted a holistic review of the subareas General Plan designations and zoning; and

WHEREAS, following City Council's adoption of Resolution 2017-51 on _____2017 amending the 1994 General Plan's Northwest Bayshore Subarea, to be divided between the newly defined Northwest Bayshore subarea, the new Guadalupe Hills subarea and a northern extension of Crocker Park, zoning consistency is needed; and

WHEREAS, the new northern extension of Crocker Park, also known as the "Technology Park", has been built consistent with the Crocker Park TC-1 Trade Commercial zoning district; and

WHEREAS, the newly defined Northwest Bayshore subarea has previously been developed with the PG&E substation and 7 Mile House commercial site, consistent with the C/P-U Commercial/Public-Utilities General Plan land use designation and C/P-U zoning is appropriate for General Plan consistency and to provide clear provisions for potential future infill development or building modifications on these sites; and

WHEREAS, since the proposed amendments to the Zoning Ordinance and the Zoning Map are consistent with the City's adopted 1994 General Plan, in terms of both the previously designated types of uses and intensity of development in the certified and adopted 1994 General Plan, with no added uses or increases in intensity of uses, adoption of this Ordinance falls within a class of projects which does not require further environmental review (CEQA Guidelines, Section 15183 (a)) and the exception to Section 15183 (a) of the CEQA Guidelines requiring environmental review as might be necessary to examine project specific significant effects does not apply; and

WHEREAS, a notice of public hearing was posted and mailed to property owners of the subject properties and within 300 feet of the boundaries of the subject properties, per BMC Section17.54.020 prior to the Planning Commission and City Council hearings; and

WHEREAS, on November 2, 2017, the City Council conducted a public hearing on the proposed changes to the zoning ordinance and zoning map, at which time any person interested in the matter was given the opportunity to be heard; and

THE CITY COUNCIL OF THE CITY OF BRISBANE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 17.04 of Title 17 is amended to read as follows:

Chapter 17.04 - ESTABLISHMENT OF ZONING DISTRICTS

Sections:

17.04.010 - Establishment of districts.

The districts into which the city is divided are hereby established and designated as follows:

A. R-1 Residential district.
B. R-2 Residential district.
C. R-3 Residential district.
D. R-BA: Brisbane acres residential district.
E. C-1: Commercial mixed use district.
F. C/P-U Northwest Bayshore Commercial/Public Utilities district
G. NCRO: Central Brisbane commercial district.
H. HC: Beatty heavy commercial district.
I. SCRO-1: Southwest Bayshore commercial district.
J. SP-CRO: Sierra Point commercial district.
K. TC-1: Crocker Park trade commercial district.
L. TC-2: Southeast Bayshore trade commercial district.
M. TC-3: Northeast Bayshore trade commercial district.
N. MLB: Marsh Lagoon Bayfront district.
O. O-S: Open space district.
P. P-D: Planned development district.

17.04.020 - Zoning map and district boundaries.

A. The zoning map referred to in Section 17.01.010, and all amendments and changes thereto, and all legends, symbols, notations, references, and other matters shown thereon, is incorporated herein by reference and constitutes a part of this title.

B. The boundaries of the districts established by this chapter shall be as shown on the zoning map. All territory within the city is hereby classified into the districts as shown on said map, subject to the specific regulations established by this title for each such district, and all other regulations of this title applicable thereto.

C. The zoning map, as currently effective, and a record of all amendments and changes thereto, shall be kept on file and maintained as a public record in the office of the planning director.

17.04.030 - Use and interpretation of zoning map.

A. Whenever any uncertainty exists as to the boundary of a district as shown on the zoning map, the following rules shall be applied:
B. Where a boundary line is indicated as approximately following a street or alley, it shall be construed as following the right-of-way line thereof.
C. Where a boundary line follows or coincides approximately with a lot line, it shall be construed as following the lot line.
D. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line, the boundary line shall be determined by the use of the scale designated on the zoning map.
E. A symbol, or symbols, indicating the classification of property on the zoning map shall in each instance apply to the whole of the area within the district boundaries.
F. Where a public street, alley, or right-of-way is officially vacated or abandoned, the regulations applicable to abutting property shall apply equally to each half of such vacated or abandoned street, alley, or right-of-way.
G. Should any uncertainty remain as to the location or meaning of a boundary or other feature indicated on the zoning map, said location or meaning shall be determined by the planning commission, giving due consideration to the purposes of this title and the district regulations.

17.04.040 - Change of zoning map.

All changes in district boundaries or reclassification of territory from one district to another shall be by ordinance, adopted in accordance with Chapter 17.50 of this title, which ordinance shall by its terms amend the zoning map by adoption of a sectional district map.

SECTION 2. Chapter 17.22 is added to Title 17 to read as follows:

Chapter 17.22 - C/P-U NORTHWEST BAYSHORE COMMERCIAL/PUBLIC UTILITIES DISTRICT

Sections:

17.22.010 - Permitted uses.

The following uses are permitted in the C/P-U district:

A. Public Utilities:
   1. Essential public utility facilities, as defined in state law.
   2. Offices, warehousing and light fabrication associated with public utilities.
   3. Outdoor storage of trucks and equipment associated with public utilities, when screened from public views.
   4. Vehicle service and repair.

B. Commercial Uses:
   1. Restaurants and bars;

17.22.020 - Conditional uses.

A. Public Utilities:
   1. Non-essential public utility facilities or buildings, when not screened from views along Bayshore Boulevard or Geneva Avenue.

B. Commercial Uses:
   1. Vehicle service and repair.

17.22.030 - Development regulations.

Development regulations in the C/P-U district are as follows:

A. Public utilities. The following development regulations shall apply to public utility lots and structures, except as exempted by state law pertaining to essential utility structures:
   1. Lot Area. The minimum area of any public utility lot in the C/P-U district shall be ten thousand (10,000) square feet
   2. Setbacks. The minimum setbacks from any lot line shall be fifty (50) feet.
   3. Height. The maximum height of any structure shall be fifty (50) feet.
   4. Lot Coverage. The maximum lot coverage shall be sixty percent (60%)

B. Commercial:
   1. Lot Area. The minimum area for any commercial lot shall be four thousand, five hundred (4,500) square feet.
   2. Setbacks. NA
   3. Height. The maximum height of any structure shall be twenty-eight (28) feet.
   4. Lot Coverage. The maximum lot coverage shall be ninety percent (90%)
   5. Landscaping Requirements.
      a. Not less than five percent (5%) of the gross lot area shall be improved with landscaping;
      b. Landscaping required under this section, including replacement landscaping, shall be according to detailed plans approved by the planning director. The landscape plans shall be consistent with the following objectives:
         i. Use of plants that are not invasive;
         ii. Use of water conserving plants; and
         iii. Use of plants and other landscape features that are appropriate to the context.
      c. Irrigated Landscapes. New and rehabilitated, irrigated landscapes are subject to the provisions of the water conservation in landscaping ordinance (refer to Chapter 15.70) or the latest state provisions, whichever is more effective in conserving water.

C. Recycling Area Requirements.

1. Adequate, accessible and convenient areas for depositing, collecting and loading recyclable materials in receptacles shall be provided. The area shall be located and fully enclosed so as to adequately protect neighboring uses from adverse impacts such as noise, odor, vectors, wind-blown litter or glare. The area shall be designed to prevent storm water run-on to the area and runoff from the area, and roofs shall be designed to

drain away from neighboring properties. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the area.

2. This requirement shall apply to all new commercial, industrial, or institutional buildings, and city facilities (including buildings, structures, and outdoor recreation areas owned by the city) where solid waste is collected and loaded. This requirement shall also apply to any existing development for which building permit applications are submitted within a twelve (12) month period collectively adding thirty percent (30%)or more to the existing floor area of the development project. For existing developments occupied by multiple tenants, this requirement shall apply to applications for one or more building permits for a single or multiple alterations submitted by any tenant within a twelve (12) month period collectively adding thirty percent (30%)or more to the existing floor area of that portion of the development which said tenant leases. Such recycling areas shall, at a minimum, be sufficient in capacity, number, and distribution to serve that portion of the development project which said tenant leases.

D. In the case of conditional uses, additional regulations may be required.

17.22.040 – Parking.

Off-street parking facilities shall be provided for each use on the site in accordance with the requirements set forth in Chapter 17.34 of this title; provided however, that no off-street parking shall be required for commercial uses in the C/P-U district.

17.22.050 – Signs.

Signs allowed in the C/P-U district are as specified in Chapter 17.36.

17.22.060 - Design review

A. Public utility structures. Non-essential public utility structures in the C/P-U district that are not screened from public views, along the frontages of Bayshore Boulevard or Geneva Avenue, shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this title. The Planning Director shall have the authority to refer any project to the Planning Commission for design review that does not appear to be screened, or based on other unusual circumstances.

B. Commercial structures. The construction of any principal commercial structure in the C/P-U district shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this title.

SECTION 3. The Zoning Map of the City of Brisbane is amended per the attached Exhibit C, as follows:

The parcels of land within the General Plan's Northwest Bayshore subarea identified below shall be designated on the Zoning Map of the City of Brisbane as follows:

- **TC-1 CROCKER PARK TRADE COMMERCIAL DISTRICT**: 3240 TO 3280 Bayshore Boulevard (APNS: 005-260-430, 060 AND 240)

- **C/P-U NORTHWEST BAYSHORE COMMERCIAL/PUBLIC UTILITIES DISTRICT**: 2800 to 2850 Bayshore Boulevard (APN: 005-141-010 and Parcel 3 of PG&E SBE Map 135-41-28B)

SECTION 4: This Ordinance shall be in full force and effect thirty days after its passage and adoption.

* * *

The above and foregoing Ordinance was regularly introduced and after the waiting time required by law, was thereafter passed and adopted at a regular meeting of the City Council of the City of Brisbane held on the _____ day of _____, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
LORI S. LIU, Mayor

ATTEST:

_____
INGRID PADILLA, City Clerk

APPROVED AS TO FORM:

_____
Michael Roush, City Attorney

ATTACHMENT 10

Planning Commission Resolution
GPA-1-17/RZ-1-17

RESOLUTION GPA-1-17/RZ-1-17
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF BRISBANE
RECOMMENDING THAT THE CITY COUNCIL
ADOPT THE AMENDMENT UPDATING THE LAND USE ELEMENT
PERTAINING TO THAT AREA CURRENTLY DEFINED AS THE
NORTHWEST BAYSHORE SUBAREA
OF THE 1994 GENERAL PLAN
AND RELATED ZONING CONSISTENCY AMENDMENTS

WHEREAS, following City Council's adoption of Ordinance 599 in 2015 amending the allowable permitted and conditionally permitted uses in the M-1 Manufacturing District , City Council adopted a resolution of intent, Resolution No. 2015-47, to initiate an amendment to the zoning ordinance and zoning map to replace references to M-1 Manufacturing in the zoning ordinance and on the zoning map of the City to other zoning district designations to ensure consistency in terminology between the 1994 General Plan and the zoning ordinance and zoning map; and

WHEREAS, the 1994 General Plan's Northwest Bayshore subarea includes one of the areas with M-1 Manufacturing zoning, inconsistent with the General Plan's PD-SCRO Planned Development Subregional Commercial Retail Office land use designation; and

WHEREAS, the M-1 zoning inconsistency in the Northwest Bayshore subarea prompted the Planning Commission's holistic review of the subarea's General Plan designations and zoning; and

WHEREAS, based on the geographic and development character the Northwest Bayshore Subarea, may be divided between smaller, newly defined subareas with their own implementing zoning districts, those subareas being Northwest Bayshore, the new Guadalupe Hills and the southern-most property, the Technology Park being moved to Crocker Park; and

WHEREAS, the proposed Northwest Bayshore subarea has previously been developed with the PG&E substation and 7 Mile House commercial site, consistent with a new C/P-U Commercial/Public-Utilities General Plan land use designation and with implementing C/P-U zoning, to provide clear provisions for potential future infill development or building modifications on these sites; and

WHEREAS, the new proposed Guadalupe Hills General Plan subarea is comprised largely of the vacant parcels of 3000 to 3500 Bayshore Boulevard, also referred to as "Levinson" and "Peking Handicraft", with a current SCRO Subregional Commercial Retail Office land use designation along with a PD Planned Development designation, also with a Specific Plan requirement; and

WHEREAS, the Planning Commission recommends maintaining the existing land use designations and development permitting requirements, per the adopted 1994 General Plan, on the Guadalupe Hills subarea; and

WHEREAS, the Planning Commission recommends that the question of potentially allowing for residential uses in the Guadalupe Hills subarea should be considered further with the next comprehensive update of the Land Use Element or the Housing Element, whichever occurs first; and

WHEREAS, the proposed northern extension of Crocker Park, also known as the "Technology Park" (3240-3280 Bayshore Boulevard), has been built through a PD permit consistent with the Crocker Park TC-1 Trade Commercial zoning district and this property may be moved to the Crocker Park subarea and TC-1 zoning district without making these properties non-conforming; and

WHEREAS, since the proposed amendments to the General Plan (**Exhibit A**) Zoning Ordinance and the Zoning Map (**Exhibits B and C**) are consistent with the City's adopted 1994 General Plan, in terms of both the previously designated types of uses and intensity of development in the certified and adopted 1994 General Plan, with no added uses or increases in intensity of uses, adoption of this Ordinance falls within a class of projects which does not require further environmental review (CEQA Guidelines, Section 15183 (a)) and the exception to Section 15183 (a) of the CEQA Guidelines requiring environmental review as might be necessary to examine project specific significant effects does not apply; and

WHEREAS, notices of public hearings were posted and mailed to property owners of the subject properties and within 300 feet of the boundaries of the subject properties, per BMC Section17.54.020 prior to the Planning Commission and City Council hearings; and

WHEREAS, on April 13th, 2017 and June 8th, 2017, the Planning Commission conducted public hearings on the proposed changes to the zoning ordinance and zoning map, at which time any person interested in the matter was given the opportunity to be heard; 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 attached update to the Land Use Element of the 1994 General Plan and the attached implementing zoning amendments.

ADOPTED this eighth day of June, 2017, by the following vote:

AYES: Anderson, Cunningham, Munir and Mackin
NOES: None
ABSENT: None

Jameel Munir
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

ATTACHMENT 11a

Planning Commission Agenda Reports & Minutes:
June 8, 2017

City of Brisbane
Planning Commission Agenda Report

TO: Planning Commission For the Meeting 6/8/17

FROM: Ken Johnson, Senior Planner, via John Swiecki, Community Development Director

SUBJECT: **General Plan Amendment GPA-1-17 and Zoning Text and Map Amendment RZ-1-17 to Eliminate Inconsistencies between the M-1 Zoning and the Northwest Bayshore Subarea Land Use Designation and Related Amendments Pertaining to Northwest Bayshore; City of Brisbane, applicant; Northwest Bayshore Subarea in its Entirety.**

REQUEST:

To amend the 1994 General Plan as it pertains to the Northwest Bayshore Subarea and amend the Zoning Ordinance to achieve consistency with the amended General Plan.

PROJECT DESCRIPTION:

Proposed amendments to the General Plan include:

1) Adjusting the boundary between the Northwest Bayshore (NW Bayshore) and Crocker Park Trade Commercial (Crocker Park) Subareas to move the Brisbane Technology Park (3240-3280 Bayshore Blvd) from NW Bayshore to Crocker Park;
2) Establishing a new Guadalupe Hills Subregional Commercial/ Office/Retail (Guadalupe Hills) Subarea and applying this new designation to the central approximately 37 vacant acres of the existing NW Bayshore Subarea;
3) Adding a new Commercial/Public Utilities land use designation to the remaining NW Bayshore Subarea; and
4) Amending various chapters of the General Plan to reflect the amendments described above, including land use designations and related implementation policies and programs.

These General Plan amendments are shown on Attachments C and F.

The Zoning Ordinance would be amended to achieve consistency with the proposed General Plan amendments by:

1) Creating the C/P-U Commercial/Public Utilities District and rezoning the newly configured NW Bayshore Subarea from M-1 to C/P-U;
2) Rezoning 3240-3280 Bayshore Boulevard from PD-SCRO to TC-1;
3) Amending the zoning map to reflect the changes described herein.

These zoning amendments are shown on Attachment E and G.

RECOMMENDATION:

Recommend that the City Council adopt proposed amendments to the General Plan and the draft amendments to Title 17 of the Zoning Ordinance as described above via adoption of Resolution GPA-1-17/RZ-1-17.

ENVIRONMENTAL DETERMINATION:

Per State CEQA Guidelines Section 15183(a)--this proposal falls within a class of projects which are consistent with existing zoning or general plan policies for which an EIR was certified and shall therefore not require further review. The exception to this section requiring environmental review as might be necessary to examine project specific significant effects does not apply.

APPLICABLE CODE SECTIONS:

State law contains requirements applicable to General Plans in Government Code Sections 65300-65303.

BACKGROUND:

In November 2015, City Council adopted a resolution of intent to initiate zoning amendment(s) to bring the terminology used in the zoning ordinance for the existing M-1 Manufacturing Zoning District into conformity with the terminology used in the General Plan.

From January to May 2017, the Planning Commission held three study sessions and one public hearing regarding this matter. At these meetings, the Planning Commission recognized that the multiple areas zoned M-1 (General Plan subareas of Northeast Bayshore, NW Bayshore and Southeast and Southwest Bayshore) are diverse and have very different site and land use characteristics. As such, the Commission concurred with addressing each geographic subarea separately.

On March 9, 2017, the Planning Commission recommended zoning changes within the Southeast and Southwest Bayshore General Plan Subareas to rezone these properties from the M-1 zone and the City Council adopted the ordinance to rezone those properties to TC-2 Trade Commercial and OS Open Space on May 18th, 2017. The Northeast Bayshore subarea is being addressed in the ongoing Baylands planning process.

The remaining area to be addressed which is the subject of this current application is the NW Bayshore subarea. The NW Bayshore subarea encompasses approximately 87 acres generally bounded by Guadalupe Canyon Parkway to the south, Bayshore Boulevard to the east, and the Brisbane/Daly City boundaries to the north and west. Development in the subarea includes the approximately 10 acre Technology Park at the southern end of the district and the approximately 32.4 acre PG&E substation, the 7 Mile House and V&A Auto Service facility at the northern end. The central portion of the subarea includes approximately 31 acres of vacant lands referred to as "Levinson" and "Peking Handicraft" along with an approximately 3.8 acre marsh, located along the north side of Main Street. Other lands within the subarea include PG&E transmission lines, which run along the western edge of the subarea as well as City public right-of-way areas, such as Main Street, which is located near the center of the subarea.

During the Commission's study sessions and previous public hearing, the Commission indicated support for the following approach which formed the basis of the proposed General Plan and zoning amendments now under consideration:

- Extension of Crocker Park TC Trade Commercial area over the Brisbane Technology Park;
- Renaming the vacant portion of the current NW Bayshore Subarea from Northwest Bayshore to Guadalupe Hills and retaining the existing Planned Development - Subregional Commercial/ Office/Retail Subarea designation and Planned Development zoning;
- Adding a new Commercial/Public Utilities land use designation to the remaining Northwest Bayshore subarea (PGE substation and 7 Mile House property)

Note that following the Commission's public hearing on April 13th and the latest study session on May 25th, the Commission further clarified that the General Plan's requirements for both a Planned Development permit and a Specific Plan should be retained for the proposed Guadalupe Hills subarea. The Commission further discussed the possible retention or deletion of residential as a permitted use in the new Guadalupe Hills GP subarea, and the results of the Commission's discussion are described in the following discussion section of this report.

DISCUSSION:

As described above, the current NW Bayshore subarea consists of three very different areas - an office park at the south end, vacant hillside in the central area, and a utility substation and limited commercial at the urbanized north end. These areas have very different land use patterns, physical characteristics, and future development opportunities, and collectively do not form a cohesive unit for purposes of identifying and achieving broad planning goals or regulating land use.

Proposed modifications are described in further detail below:

Southern Area - Extension of Crocker Park TC Trade Commercial Subarea

It is recommended that the boundary between NW Bayshore and Crocker Park subareas be modified to move the Brisbane Technology Park at 3240-3280 Bayshore Blvd from NW Bayshore to Crocker Park. The project was constructed circa 2000 and includes approximately 180,000 square feet of floor area in three, 2-story buildings. The uses consist of office and research and development. The development was

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June 8, 2017

completed under the current Specific Plan/Planned Development permit requirements of the current PD zone.

Staff reviewed the existing project and determined that it is consistent with the permitted uses and development standards of the Crocker Park TC-1 zone. The project is also consistent with policies of the Crocker Park TC Trade Commercial General Plan designation, and it serves as a visual and functional gateway to Crocker Park.

General Plan and Zoning Amendments: For this area, both the General Plan Land Use Map and the Zoning Map would be amended to reflect the boundary change described above. Neither substantive General Plan text amendments nor TC-1 Crocker Park zoning text amendments are necessary. The site would also be rezoned from PD to TC-1. The Planned Development permit granted for the Technology Park would remain in effect, and the habitat easement required under this permit will remain in effect and would not be altered through the proposed General Plan Amendment or zoning change.

Northern Area - Adding a Commercial/Public Utilities Land Use Designation

The remainder of the developed portion of the former NW Bayshore subarea includes the approximately 32.4 acre PG&E Martin Substation and the approximately 0.1 acre 7 Mile House. It is recommended that that the General Plan land use designation and zoning recognize the existing utility use and private commercial uses.

General Plan Amendments: It is recommended that the General Plan designation be changed from PD-SC/R/O to C/P-U Commercial/Public Utilities. The existing General Plan designation is *Subregional/Commercial/Retail/Office (SCRO)* which "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."

Staff does not believe the existing SCRO designation reflects either the current or anticipated long term future land uses within this area, and the newly proposed C/P-U district would more accurately reflect current and future conditions. The new designation would identify a more limited and realistic range of uses than now listed in the SCRO designation. Uses no longer permitted would include sub-regional retail sales, distribution facilities, research and development and residential, uses that are not realistic or suitable in this area given the current development patterns and site constraints. The amendment would further delete the existing PD designation from this new subarea. As noted in the 1994 General Plan, the *Planned Development (PD)* designation is intended for areas that are "primarily vacant" which is not the case in the newly proposed C/P-U subarea.

Zoning Amendments: In order to implement the new General Plan designation, a new C/P-U Commercial/Public Utilities zoning district would be established and applied to the PG&E and 7 Mile House properties, replacing the current M-1 Manufacturing Zone. The draft text includes development regulations tailored to the limited types of uses that are appropriate in this new zoning district.

Specifically, the proposed development regulations recognize that much of the large PG&E site is located behind a block wall and new buildings may be set back and largely unseen from the public right-of-way areas. On the other hand, the 7 Mile house/V&A Auto property is a single small parcel, of less than 5,000 square feet that already has no setback or very little setback from its front, side and the rear lot

lines. Also, while providing parking on-site is virtually impossible given the small lot size and location at the intersection of Geneva Ave. and Bayshore Blvd., the City has recently installed a number of improvements, including a bus shelter to encourage pedestrian use and street parking along Bayshore Blvd. The proposed zoning regulations therefore do not require additional on- site parking for any expansion of the 7 Mile House into the auto repair site. This is modeled on the Central Brisbane Neighborhood Commercial Retail Office zoning, along Visitacion Avenue. However, given the visual exposure, significant modifications to the building would require a design permit application. As the draft provisions are structured, if the ownership were to propose expansion of the auto repair side to replace the 7 Mile House, in addition to a design permit, the City would also require a use permit, since that could raise other concerns related to vehicular access.

Central Area - Establishment of Guadalupe Hills Subarea

The central portion of the current Northwest Bayshore subarea, primarily consists of the vacant lands, historically referred to as "Levinson" and "Peking Handicraft" properties, which together total approximately 31 acres. Also included in this area is the approximately 5.4 acre linear strip of land where PG&E transmission lines are sited, connecting the substation to points south. Only the Levinson and Peking Handicraft parcels are considered as reasonably having development potential, given PG&E's use of its land for transmission lines.

General Plan Amendments: For this area, the General Plan's subarea title would be renamed to Guadalupe Hills, to reflect its existing geographic location and distinguish it from the remaining NW Bayshore subarea to the north, as discussed above. The newly designated Guadalupe Hills subarea would retain its PD-SC/R/O land use designation. Per the Commission's direction in its previous public hearing, the requirement for one or more Specific Plan(s) prior to development would also be retained.

The General Plan Land Use Map would be modified as shown in the attachment to rename the subarea and establish its boundaries and accordingly the General Plan text and Table 5 would be amended to carry over the subarea's development standards from the current NW Bayshore subarea. All of the General Plan uses and development intensity standards would remain unchanged. However, the General Plan text would be restructured to separate this area from the remaining NW Bayshore subarea, as reflected in the attachments.

Also, at the latest Planning Commission study session, in a straw poll, the Commission split 2 to 2 on whether to remove the references to potentially allowing for residential as mixed use, as included in the adopted General Plan. The matter was brought to the Commission's attention due to lack of clarity in the General Plan, given the omission of density and intensity standards for housing along with the omission of this subarea as a designated housing site in the adopted 2015 – 2022 Housing Element. Based on Commission's preliminary feedback which would not support amending the General Plan to delete housing as a potential land use, the attached draft language for the Commission's consideration retains the existing General Plan language allowing for housing to be considered. Based on the discussion in that study session, an advisory recommendation has been included in the Commission's draft resolution, which recommends that the question of providing additional General Plan guidance as to density and intensity standards for possible residential development in this subarea be revisited with the next comprehensive update of the General Plan Land Use Element or Housing Element, whichever comes first.

Zoning Amendments: There would be no zoning amendments to this subarea. It's already zoned PD Planned Development and the Planning Commission did not wish the change the existing procedural

GPA-1-17/RZ-1-17
June 8, 2017

requirements for development within this subarea, which includes both a Specific Plan and Planned Development (PD) permit.

General Plan Consistency

State law requires a minimum of seven elements to a jurisdiction's general plan and additional optional elements may also be adopted at the discretion of the jurisdiction. The state's mandatory elements include the following:

1) Land Use
2) Open space
3) Circulation
4) Conservation
5) Safety
6) Noise
7) Housing

Brisbane's adopted 1994 General Plan is structured to include twelve chapters. Functionally, the three chapters, "The Planning Area", "Land Use" and "Subarea Policies" all address the state's required Land Use Element. The Planning Area chapter provides a broad overview of the City's subareas, the Land Use chapter provides land uses designations, density and intensity standards, and citywide land use policies, and the Subareas Policies chapter delves deeper into policies and programs that are subarea specific. In addition to the general plan amendments described herein, additional general plan text amendments are proposed in all three of these chapters to achieve internal general plan consistency. These proposed changes are highlighted in the attached, redlined version of the proposed amendments.

None of the changes proposed would serve to add to or intensify the uses that are already designated for the NW Bayshore subarea, as provided in the adopted 1994 General Plan, but the changes are intended to narrow the uses allowed based on the geographic location, while providing a clearer regulatory structure for project review by the City.

ATTACHMENTS:

A. Aerial Photo of Subarea
B. Existing General Plan Land Use Map
C. Proposed General Plan Land Use Map
D. Existing Zoning Map
E. Proposed Zoning Map
F. Proposed General Plan Text
   1. Chapter 2 The Planning Area
   2. Chapter 5 Land Use
   3. Chapter 12 Subareas
G. Proposed Zoning Text
H. Planning Commission Resolution GPA-1-17/RZ-1-17

Provided separately

BRISBANE PLANNING COMMISSION
Action Minutes of June 8th, 2017
Regular Meeting

A. CALL TO ORDER

Chairperson Munir called the meeting to order at 7:31 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Cunningham, Munir, and Mackin.
Absent: None.
Staff Present: Community Development Director Swiecki, Senior Planner Johnson.

C. ADOPTION OF AGENDA

The Commission adopted the agenda by consensus.

D. CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES
   i. May 11, 2017 regular meeting

Commissioner Anderson moved and Commissioner Mackin seconded to approve the consent calendar. The motion was approved 4-0.

E. ORAL COMMUNICATIONS (limit to a total of 15 minutes)

There were none.

F. WRITTEN COMMUNICATIONS

Chairperson Munir acknowledged written communications not on the agenda from the Bay Area Monitor.

G. NEW BUSINESS

1. **PUBLIC HEARING: General Plan Amendment GPA-1-17/Zoning Text and Map Amendment RZ-1-17** to eliminate inconsistencies between the M-1 zoning and the Northwest Bayshore Subarea land use designation and related amendments pertaining to Northwest Bayshore; City of Brisbane, applicant; Various owners; APNs: Various; M-1 Manufacturing and PD-SCRO Planned Development Subregional Commercial/Retail/Office zoning districts; City of Brisbane, applicant; Various owners; APNs: Various; M-1 Manufacturing and PD-SCRO Planned Development Subregional Commercial/Retail/Office Zoning Districts.

Senior Planner Johnson presented the staff report. He and Director Swiecki answered various questions from the Commission regarding density transfer procedures in the R-BA zoning district, documentation of habitat resources, and the 1994 General Plan language for the Northwest Bayshore subarea.

Chairperson Munir opened the public hearing. There were no speakers.

Commissioner Anderson moved and Commissioner Cunningham seconded to close the public hearing. The motion was approved 4-0.

Commissioner Anderson moved to adopt Resolution GPA-1-17/RZ-1-17 recommending approval of the General Plan and Zoning Text amendments to the City Council. Commissioner Cunningham seconded and the motion was approved 4-0.

H. ITEMS INITIATED BY STAFF

Director Swiecki announced a sustainability speaker workshop on the Baylands on June 15, 2017.

I. ITEMS INITIATED BY THE COMMISSION

1. Request for the City Council to hold a workshop with all appointed commissions and committees regarding meeting procedures.

All Commissioners concurred that staff should finalize the letter as drafted for Chairperson Munir's signature to be delivered to the City Council.

2. Proposal to change regular Planning Commission meeting days.

After discussion, the Commission reached a consensus to change regular meetings to the 2nd and 4th Tuesdays of the month, effective the first meeting in August 2017. Director Swiecki indicated staff would bring back a resolution effecting the meeting change at next regular meeting.

J. ADJOURNMENT

Commissioner Cunningham moved and Commissioner Anderson seconded to adjourn to the regular meeting of June 22, 2017 at 7:30 p.m. The motion passed 4-0 and the meeting adjourned at 8:10 p.m.

Attest:

John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on DVD at City Hall and the City's website at www.brisbaneca.org.

ATTACHMENT 11b

Planning Commission Agenda Reports & Minutes:
May 25, 2017

MEMORANDUM

DATE: May 25, 2017

TO: Planning Commission

FROM: Ken Johnson, Senior Planner

SUBJECT: Study Session No. 3 on General Plan and Zoning Amendments for Northwest Bayshore (GPA-1-17 and RZ-1-17)

BACKGROUND:

On April 13th, 2017, the Planning Commission considered general plan and zoning amendment cases GPA-1-17 and RZ-1-17 related to the Northwest Bayshore Subarea.

Specific recommendations included:

- Incorporating the Brisbane Technology Park into the Crocker Park subarea and rezoning this property TC-1.
- Retaining the Northwest Bayshore subarea designation over the PG&E Martin Substation and 7-Mile House and creating a new implementing zoning district to better reflect existing and anticipated land uses in this area.
- Creating a new General Plan subarea (Guadalupe Hills) over the vacant, central portion of the existing Northwest Bayshore subarea, commonly known as the Levinson/Peking Handicraft properties.

At the April 13th, 2017 hearing (see attached minutes) a number of issues were raised and the Planning Commission continued the public hearing to a date to be determined. The Planning Commission also suggested that another study session be scheduled to further address the issues that were raised.

DISCUSSION:

Based on the discussions from the April 13th meeting, the Commission was generally supportive of the overall concept of addressing the three distinct portions of the existing Northwest Bayshore subarea differently. Staff heard no objection to redesignating and rezoning the Technology Park, so it would be considered part of Crocker Park moving forward. In regard to the northerly area, the Commission indicated its support for the concept of creating a new zoning district, with further direction that the

General Plan retain all historic references and information. Staff has made the revisions as suggested by the Commission, which are included as an attachment to this report.

Most of the comments associated with the proposal related to the proposed Guadalupe Hills district, as described below.

Potential Contamination Issues: Concerns were raised about contamination related to historical uses on nearby sites, specifically Midway Village in Daly City and its relationship to the marsh and its drainage channel. Staff has attached summary information for both the Levinson/Marsh site area and Midway Village from the DTSC's EnviroStar website. Additional information is available to the Commission and the public at http://www.envirostor.dtsc.ca.gov/public/. Midway Village has an operation and maintenance plan in place to address subsurface contamination and there is a letter on file from DTSC, dated January 28, 2003 indicating no further action was required for the South Levinson site (see attached).

The Commission should note that any specific plan proposal or other discretionary application for development would require environmental review pursuant to the California Environmental Quality Act (CEQA), and site specific issues pertaining to hazardous materials and potential contamination would be addressed and subject to public and commission review through the CEQA process.

Potential for Mixed Use: The General Plan currently identifies housing as a potentially allowable use within the subarea without establishing density or intensity parameters for such a residential component. Staff recommends that housing either be deleted as a potential permitted use or that some basic density and intensity parameters be established in the event residential remains as a potentially allowable use. It was suggested at the Planning Commission hearing that the current language regarding mixed use be retained because it maximizes the City's flexibility in future land use decision making.

Staff recommends that the Commission further discuss how it would like to address the question of allowing for mixed use and provide direction to staff regarding its recommendation to be included in the Commission's resolution to the City Council. The options include:

- **Deleting housing as a potentially permitted use.** This would be consistent with the adopted 2015 – 2022 Housing Element, which did not identify this area as a potential housing site.
- **Retaining the current language.** If the Commission recommends retaining the current language as is, it is suggested that the issue of allowable density/intensity be revisited when the Land Use element of the General Plan is comprehensively updated or when the Housing Element is updated, whichever comes first.

Implementation Requirements: The current general plan and zoning require both a specific plan and discretionary planned development permit (PD permit) to implement future development. Staff's observation is that the processes are redundant and serve the same essential purpose and function. As such, it is recommended that the Commission choose one or the other as the means to approve and regulate future development of the site.

The Commission has requested a written opinion from the City Attorney as to whether or not a PD permit is subject to referendum. This legal opinion is forthcoming. In any case, the Commission retains the option of maintaining the existing requirements for both a specific plan and PD permit.

ATTACHMENTS:

A. Aerial Photo of Subarea
B. Existing General Plan Land Use Map
C. Proposed General Plan Land Use Map
D. Existing Zoning Map
E. Proposed Zoning Map
F. Draft Planning Commission Minutes from April 13, 2017
G. Proposed General Plan Text (redlined)
   1. Chapter 2 The Planning Area
   2. Chapter 5 Land Use
   3. Chapter 12 Subareas
H. Environmental Information from DTSC

Provided Separately

(Note: Please bring your previously provided copies of the study session and public hearing reports, or refer to those from the Planning Commission meeting webpage via http://www.brisbaneca.org/city-government/commissions/planning, if needed. The study sessions were on January 12th and March 23rd and the public hearing was on April 13th, 2017.)

Attachment H

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

SOUTH LEVINSON PARCEL (41990004)

SIGN UP FOR EMAIL ALERTS

MAIN STREET & BAYSHORE BOULEVARD
BRISBANE, CA 94014
SAN MATEO COUNTY
SITE TYPE: VOLUNTARY CLEANUP

PROJECT MANAGER: JAYANTHA RANDENI
SUPERVISOR: KAREN TOTH
OFFICE: CLEANUP BERKELEY

Site Information

CLEANUP STATUS
NO FURTHER ACTION AS OF 1/28/2003

SITE TYPE: VOLUNTARY CLEANUP		**ENVIROSTOR ID:**	41990004
NATIONAL PRIORITIES LIST: NO		**SITE CODE:**	201448
ACRES: 21.82 ACRES		**SPECIAL PROGRAM:**	VOLUNTARY CLEANUP PROGRAM
APN: 005-014-090		**FUNDING:**	SITE PROPONENT
CLEANUP OVERSIGHT AGENCIES:		**ASSEMBLY DISTRICT:**	22
DTSC - SITE CLEANUP PROGRAM - LEAD		**SENATE DISTRICT:**	13

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
AGRICULTURAL - LIVESTOCK

POTENTIAL CONTAMINANTS OF CONCERN	**POTENTIAL MEDIA AFFECTED**
NO CONTAMINANTS FOUND	NO MEDIA AFFECTED

Site History

The site is an undeveloped land at the southwest corner of the intersection of Main Street and Bayshore Blvd in Brisbane, California. A portion of the site is currently used for the boarding of horses. The site is sloped, located on the northeast flank of Mount San Bruno at an elevation of approximately 25 feet above mean sea level. Immediately to the northwest of the site, across Main Street, is the PG & E Martin Service Center. Historical aerials and City of Brisbane building files indicate that the northwestern portion of the site was historically used as a dairy farm, since at least 1935. Starting in 1955, portions of the former barns associated with the dairy were gradually removed. Since 1992, the only use of the property has been for the boarding of horses. The only other features on the property have included water storage tanks and an above ground pipeline owned by the City and County of San Francisco.

Conditions of Use | Privacy Policy

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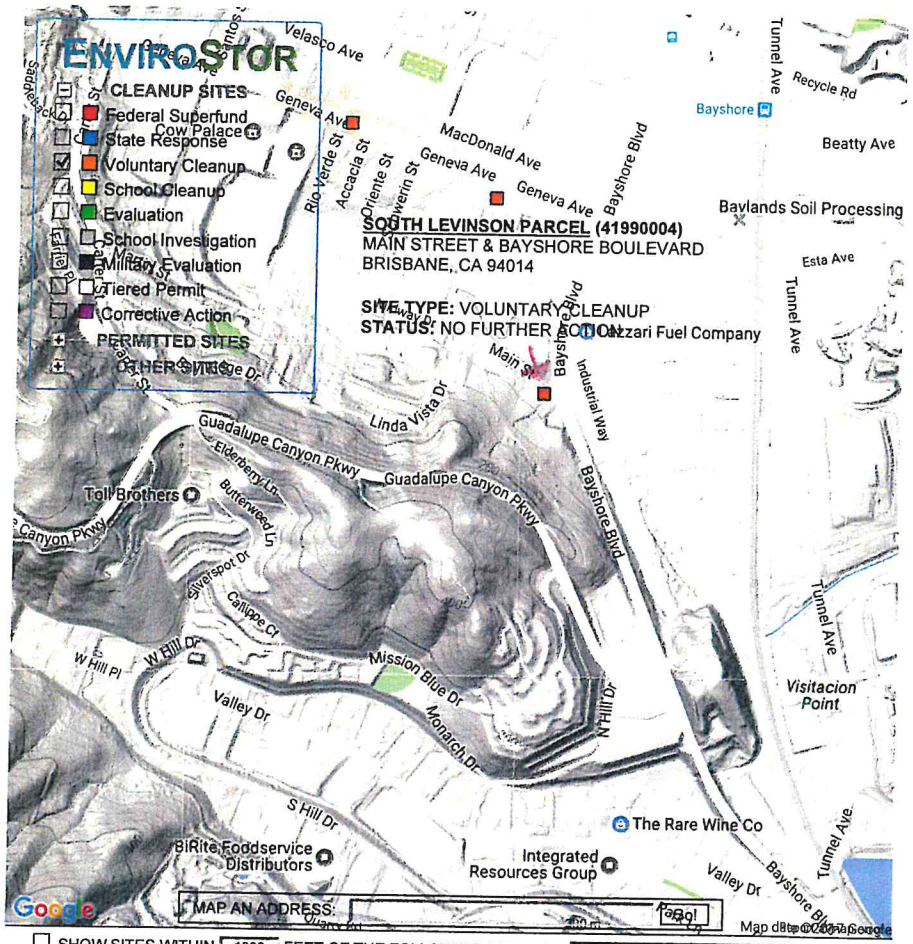

SHOW SITES WITHIN 1000 FEET OF THE FOLLOWING ADDRESS:

SITES CURRENTLY VISIBLE ON MAP — Go — 3 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
COW PALACE	REFER: LOCAL AGENCY	VOLUNTARY CLEANUP	GENEVA AVENUE AND SANTOS STREET	DALY CITY
SF WATER DEPARTMENT (PG&E MARTIN)	NO FURTHER ACTION	VOLUNTARY CLEANUP	GENEVA AVENUE & BAYSHORE BLVD	DALY CITY
SOUTH LEVINSON PARCEL	NO FURTHER ACTION	VOLUNTARY CLEANUP	MAIN STREET & BAYSHORE BOULEVARD	BRISBANE

Department of Toxic Substances Control

Edwin F. Lowry, Director
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Gray Davis
Governor

CHRON

January 28, 2003

Mr. Doug Ley, President
Loma Verde Properties LLC
2200 Powell Street, Suite 970
Emeryville, California 94608

Dear Mr. Ley,

The Department of Toxic Substances Control (DTSC) has completed the review of the information submitted by Brown and Caldwell for the South Levinson Parcel (the Site) located on the southwest corner of Main Street and Old Bayshore Boulevard, Brisbane, California. The information DTSC reviewed includes:

- Supplemental Environmental Data Summary, South Levinson Parcel, Main Street and Old Bayshore Boulevard in Brisbane, California (Brown and Caldwell, January 3, 2003):
- Environmental Site Assessment, South Levinson Parcel, Bayshore Boulevard and Main Street, Brisbane, California (TRC, December 2001):
- Final Data Report, Levinson Property Soil Sample Results, CH2M HILL, June 1990:
- Environmental Consultation, Main Street Realignment Project, Main Street at Bayshore Boulevard, Brisbane, California (Subsurface Consultants, Inc, August 17, 1989):
- Supplemental Environmental Consultation, Main Street Realignment Project, Main Street at Bayshore Boulevard, Brisbane, California (Subsurface Consultants, Inc, October 23, 1989):

DTSC did not participate in the development of the workplans for these studies and did not provide field oversight of their implementation.

According to the information provided, the property has been used as a dairy farm from the early 1880s through the 1930s. Until mid 2002, the property was used primarily for boarding horses. Nearby properties of environmental interest include PG&E Martin Service Center, Midway Village and Bayshore Park which had been impacted with Polynuclear Aromatic Hydrocarbons (PNAs) from the historical operations of a coal gasification plant in the area. All of these properties have undergone remedial activities under the oversight of DTSC.

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.

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The soil at the Site and North Levinson Parcel (now owned by PG&E) has been sampled and tested for PNAs, arsenic, chromium, lead, cyanide, benzene, toluene, chlorobenzene, ethyl benzene, total xylenes, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichlorobenzene, total petroleum hydrocarbons as gasoline (TPH-G), methyl tertiary butyl ether (MTBE) and polychlorinated biphenyls (PCBs). PNAs detected at the Site are below the DTSC clean up goal for Midway and Bayshore Park of 0.9 ppm benzo(a)pyrene equivalents. All constituents found onsite were below residential standards.

Based upon DTSC's evaluation of the information/reports submitted, the South Levinson Parcel does not appear to pose a threat to human health or the environment under a residential land use scenario. Therefore, DTSC determines that no further action is necessary with respect to investigation and remediation of hazardous substances at the. As with any real property, if previously unidentified contamination is discovered at the Site, additional assessment, investigation and/or cleanup may be required.

If you have any questions regarding this determination, please contact Jayantha Randeni at (510) 540-3806.

Sincerely,

Barbara J. Cook, P.E., Chief
Northern California - Coastal Cleanup Operations Branch

cc: Ms. Gwen Tellegen
Brown and Caldwell
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Suite 200
Irvine, California 92606

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January 3, 2003

BROWN AND CALDWELL

Ms. Karen Toth
Department of Toxic Substance Control
Site Mitigation Program
700 Heinz Avenue, Suite 200
Berkeley, California 94710

12/22287-600

Subject: **Supplemental Environmental Data Summary**
South Levinson Parcel
Main Street and Old Bayshore Boulevard in Brisbane, California

Dear Ms. Toth:

INTRODUCTION AND PURPOSE

This Supplemental Environmental Data Summary was prepared by Brown and Caldwell at the request Loma Verde Properties for the Brisbane South Parcel located on the southwest corner of Main Street and Old Bayshore Boulevard, Brisbane, California (the Site). This property is an approximately 22-acre undeveloped parcel of land, currently zoned for commercial, retail, restaurant, or office use.

This letter report is a supplement to the previous document entitled Environmental Site Assessment – South Levinson Parcel, Brisbane, California prepared by TRC in December of 2001. In preliminary discussions in late 2001, the Department of Toxic Substance Control (DTSC) indicated that a more detailed evaluation of historical Polynuclear Aromatic Hydrocarbons (PNAs) and metals data collected both from the Levinson South Parcel and from portions of the adjacent Pacific Gas and Electric (PG & E) parcels would be required. In response to this request, this supplement documents the locations, concentrations and detection limits of PNAs and metals found in soil samples collected from the Levinson South Parcel and adjacent off-site locations. This information is summarized in the attached Tables 1A, 1B, 1C and 1D and Figure 2, for PNAs and Table 2 and Figure 3 for metals. In addition, the detection limits and locations TPH and BTEX, MTBE and related VOC samples are summarized in Tables 3 and 4 and Figure 4. Finally, the results and detection limits of PCB sampling conducted on the site are summarized in Table 5.

Excerpt of Text and Maps - See DTSC Website for further information

SITE LOCATION AND DESCRIPTION

Subject Property

The Site is an approximately 22-acre parcel of land located at the southwest corner of the intersection of Main Street and Bayshore Boulevard in Brisbane, California (Figure 1). The Site is not developed and is currently vacant. Until mid 2002, the property used primarily for the boarding of horses. The Site is northeast sloping, with increasing grade as the distance from Main Street increases. It is located on the northeast flank of Mount San Bruno. An unlined drainage ditch is located on the northern boundary of Main Street along the northern boundary of the Site (Figure 2). Storm water runoff from the properties to the west flows through the drainage ditch, to the east end of the property.

The historical aerial photo review conducted by TRC (2001) and past Site Assessment studies (Subsurface Consultants, 1989) indicate the Site was previously used as a dairy farm from the early 1880s through the 1930s. Two concrete slabs, believed to be foundations from the old dairy farm, remain on the northwest corner of the Site. TRC's review of historic aerial photos also indicated the presence of two above ground water tanks on the Site from the 1930s to the 1970s. The historical property use has been in the more flat areas along Main Street, with any potential environmental concerns concentrated in this area.

Nearby properties of environmental interest include the PG & E Martin Service Center, Midway Village and Bayshore Park. All of these properties were impacted with PNAs from the historical operations of a coal gasification plant in the area. The Martin Service Center, Midway Village and Bayshore Park have all undergone remedial activities under the oversight of the DTSC. The PNA clean-up level for residential use at Midway Village and Bayshore Park was determined by DTSC to be 0.9 ppm benzo(a)pyrene equivalents.

HISTORY OF ENVIRONMENTAL INVESTIGATIONS

CH2M Hill

As a part of their ongoing investigations of the Martin Service Center (located across Main Street to the north of the Site), CH2M Hill collected 32 soil samples for PG&E in September and November 1989. These samples were collected from 3 hand-auger borings, 7 boreholes, and 4 surface soil locations. Of the 14 sample locations, 11 were located on the Off-Site parcel to the north (the former Levinson North (Marsh Parcel) now owned by PG & E). The remaining 3 sample locations, with 9 samples, were on the northern edge of the Levinson South Parcel. This report discusses 7 Off-Site soil samples from 3 borings that are closest to the Site's property line and 9 On-Site samples from 3 borings.

All CH2M Hill samples were analyzed for PNAs by EPA Method 8310. Detection limits varied by compound from 0.004 ppm to 2 ppm. The higher detection limits found in some of the samples were due to matrix interference inherent in this analytical method. Generally, the detection limits were lower in the more toxic constituents within each sample. All of the compound specific detection limits and the analytical results of the samples collected on the Levinson South Parcel and from the closest samples to the north are summarized in Table 1A.

In addition, selected samples were analyzed for Cyanide and Metals, and VOCs by EPA Method 8020. The detection limits for Cyanide and Metals and VOCs, as well as the analytical results of the samples collected on the Levinson South Parcel and from the closest samples to the north, are summarized in Table 2 (Metals) and Table 3 (VOCs). Attachment A contains a copy of the CH2M Hill report as well as the Laboratory Analytical Data.

Subsurface Consultants

In August 1989, Subsurface Consultants collected 39 samples from 19 borings from the Main Street right-of-way adjacent to the north of the Site and from the former Levinson Marsh Parcel (now owned by PG & E). This work was conducted to evaluate the potential for widening Main Street. In this report, 35 of the Off-Site soil samples from 14 borings are discussed, excluding those collected from the central and northern portion of the Marsh Parcel. All the samples were analyzed for PNAs by EPA Method 8100. The detection limit for the PNA compounds varied in this sampling effort ranged from 0.05 ppm to 1.0 ppm. The results of the detection limits and sampling activities are found in Table 1B and Figure 2. Attachment A contains a copy of the Subsurface Consultants reports as well as the Laboratory Analytical Data.

TRC/Alton Geoscience

In August 1998, TRC/Alton Geoscience (TRC) collected 20 soil samples from 10 borings on the Site for the Estate of Albert Levinson. These borings were concentrated toward the northernmost property boundary, parallel to Main Street, adjacent to areas of environmental concern at the Martin Service Center. Additional sample locations were selected based upon current and historical site use, as observed in aerial photos. The 20 soil samples were sent to a State of California Certified analytical to be analyzed for total Lead VOCs by EPA Method 8020, and PCBs by EPA Method 8080. The analytical results are summarized in Table 2, Table 4 and Table 5, and on Figure 3 and Figure 4.

DISCUSSION OF RESULTS

PNAs – Calculation of Benzo(a)pyrene equivalents using DTSC protocols

Results of PNA sampling, both the On-Site and Off-Site to the immediate north of the subject property are discussed below. In order to compare the detected concentrations of PNAs to the implemented DTSC approved clean-up levels for Midway Village and Bayshore Park, a set of conversion calculations were made using DTSC protocols. These calculations convert all the detected levels of carcinogenic PNA compounds into a single equivalent concentration of benzo(a)pyrene (the most toxic PNA) using the following factors:

- Benzo(a)Anthracene - 0.1
- Benzo(a)Pyrene - 1
- Benzo(b)Fluoranthene - 0.1
- Benzo(k)Fluoranthene - 0.01
- Chrysene - 0.001
- Dibenzo(a,h)anthracene - 1
- Indeno(1,2,3-cd)pyrene - 0.1

For example, the concentration of chrysene in a sample would be multiplied by 0.001 to obtain an equivalent amount of benzo(a)pyrene. After the individual equivalents are calculated, the total benzo(a)pyrene equivalent concentration is obtained by adding up all the individual compound equivalent values. To be highly conservative, all "non-detect" carcinogenic PNAs were assumed to be present at the detection limit in these calculations. The Preliminary Endangerment Assessment (PEA) methodologies are also conservative and only require the addition of ½ of the detection limit. The benzo(a)pyrene equivalent calculations are shown in Table 1C (for CH2M Hill data) and Table 1D (for Subsurface Consultants data). These calculated values can then be compared to the DTSC clean-up level of 0.9 ppm total benzo(a)pyrene equivalents.

PNA Results- Off-Site

CH2M Hill, 1989. In their many Martin Service Center Remedial investigations, CH2M Hill analyzed hundreds of samples in the adjacent parcels to the north, including the PG & E Martin Service Center and the Former Levinson Marsh Parcel. The results of these investigations clearly delineated the area of PNA impact, which provided the basis of the Remedial Action work carried out on these properties in 2001.

In the 7 samples collected from Off-Site locations closest to the Site:

- One of the 7 samples had no detected PNAs. Conservatively assuming that the "non detect" PNAs are found at their detection limit, the total benzo(a)pyrene equivalents for these samples are 0.05608 ppm (see Table 1A for detection limits and Table 1C for calculations).

- Six of the samples had detected PNAs:
  - **SB-42** between 4 feet and 8 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.924 ppm to 1.157 ppm and the benzo(a)pyrene equivalents ranged from 0.1709 ppm to 0.1833 ppm
  - **HA-7** between 1.4 feet and 2.1 feet bgs - total PNAs (carcinogenic and non-carconigenic) ranged from 2.995 ppm to 4.434 ppm and the bezno(a)pyrene equivalents ranged from 0.8310 ppm to 0.2417 ppm
  - **HA-9** between 0.5 feet and 1.2 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 25.96 ppm to 0.299 ppm and the benzo(a)pyrene equivalents ranged from 4.0489 ppm to 0.0939 ppm
- Total DTSC benzo(a)pyrene equivalent residential clean-up values for Bayshore Park and Midway Village is 0.9 ppm, so only sample HA-9 at 0.5 feet bgs failed this criteria from the Off-Site parcel to the north.

The results of the sampling on the southern portion of the former Levinson Marsh Parcel (now owned by PG & E) indicated that PNAs were present at low concentrations, below DTSC specified clean-up levels, except in one sample. That sample, HA-9, was collected from less than one foot in depth, in a drainage area of the site, and may have reflected PNAs deposited by storm water draining through the adjacent Martin Service Center property (the source of the PNA contamination), not resident in soils. The deeper sample, collected from 1.2 feet at the same location, contained PNAs much lower concentration, an order of magnitude less than the DTSC clean up level, supporting the conclusion that the PNA contaminants were likely deposited by storm water run-off from the PG & E Martin Service Center.

Subsurface Consultants, 1989. Of the 39 samples collected by Subsurface Consultants, 35 samples from 12 borings were located on or near Main Street, further south and closer to the Site than the CH2M Hill Off-Site samples described above.

- Fourteen of the 35 samples collected in the Main Street right of way, adjacent to the Levinson South Parcel had detected PNAs. All the samples collected from boring numbers 12 and 14 through 19 had no detected PNAs. All these samples were collected from south of the centerline of Main Street, closest to the Levinson South Parcel. See Table 1B for detection limits.
- Conservatively assuming that the "non detect" PNAs are found at their detection limit, the total benzo(a)pyrene equivalents for these samples are 0.11555 ppm (see Table 1D for calculations).
- 14 samples collected from 7 borings in the Main Street right-of-way had detected PNAs in near surface soils (0-8.5 feet). All of the following samples are located

north of the centerline of Main Street. Three of these samples (6 at 0, 7 at 0 and 13 at 7.5) had laboratory reports indicating only "trace" as the detection for one or more constituents. In these cases, the trace was conservatively assumed to be at a concentration equal to the detection limit.

- **Boring 6** between 0 feet and 0.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 1.32 ppm ("trace" detects only) to 49.56 ppm and the benzo(a)pyrene equivalents ranged from 0.7626 ppm to **9.5098** ppm
- **Boring 7** between 0 feet and 0.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.33 ppm to 97.3 ppm and the benzo(a)pyrene equivalents ranged from 0.7626 ppm to **14.4345** ppm
- **Boring 8** between 6 feet and 8.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.71 ppm to 3.58 ppm and the benzo(a)pyrene equivalents ranged from 0.1456 ppm to 0.4228 ppm
- **Boring 9** between 6 feet and 7.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 2.02 ppm to 84.2 ppm and the benzo(a)pyrene equivalents ranged from 0.3488 ppm to **25.8801** ppm
- **Boring 10** between 5.5 feet and 7 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.13 ppm to 7.44 ppm and the benzo(a)pyrene equivalents ranged from 0.1176 ppm to **2.0483** ppm
- **Boring 11** between 5.5 feet and 6.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.31 ppm to 5.61 ppm and the total benzo(a)pyrene equivalents ranged from 0.1306 ppm to **1.1604** ppm
- **Boring 13** at 7.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) were 0.483 ppm and the total benzo(a)pyrene equivalents were 0.1178 ppm

The results of the Subsurface Consultants investigation indicate that PNA impacts Off-Site decrease to the south, in the direction of the subject property, with **the samples that are adjacent to the subject property containing no detected PNAs**. The five samples with total benzo(a)pyrene equivalents greater than the DTSC clean-up level of 0.9 ppm were all located either on the Former Levinson Marsh Parcel or on the north side of Main Street.

PNA Results– On-Site

CH2M Hill, 1989. The results of the on-site sampling events by CH2M Hill indicate:

- Eight of the 9 samples had no detected PNAs (detection limits shown on Table 1A)

  - The 8 samples with no detected PNAs collected from the subject property each have total benzo(a)pyrene equivalent concentrations of 0.05608 ppm, conservatively assuming that all "non-detect" concentrations are equal to the detection limit.

- PNAs were detected in one of the 9 samples:

  - SB-47 – 8.4 ppb benzo(b)fluoranthene at 7 ft bgs; no detected PNAs for the 8.5 ft and 11 ft bgs samples. This sample is located near the northeastern corner of the property along Main Street, near or within the drainage path for the Site

  - The total benzo(a)pyrene equivalent concentration for this sample is 0.0565 ppm, conservatively using the detection limit as the assumed concentration for all the "non-detect" compounds

The results of the on-site PNA sampling by CH2M Hill indicate that there is no PNA impact to the Levinson South Parcel in excess of the DTSC Clean-up Level for Midway Village and Bayshore Park - 0.9 ppm total benzo(a)pyrene.

Metals Results– Off-Site

CH2M Hill, 1989. The results of the 3 samples collected and analyzed for total arsenic, chromium, and lead from the nearest off-site location indicate:

- SB-42 (4 ft bgs) – 5.3 ppm arsenic, 51.8 ppm chromium, 68.1 ppm lead
- SB-42 (8 ft bgs) – 3.0 ppm arsenic, 46.2 ppm chromium, 8.0 ppm lead
- SB-42 (11.5 ft bgs) – 3.4 ppm arsenic, 43.6 ppm chromium, 7.0 ppm lead

The results of these samples were all below 10 time the STLC or TTLC thresholds for hazardous wastes, except for lead in SB-42 at 4 feet, and all were below EPA Region 9 2002 Residential PRGs (California Modified PRG for lead and non-cancer endpoint for arsenic).

Metals Results– On-Site

CH2M Hill, 1989

- No samples collected on-site by CH2M Hill were analyzed for metals.

TRC, 1998. The results of the 10 metals samples collected and analyzed for total lead on the subject property indicate:

- Total (TTLC) lead was detected in the 10 samples collected by TRC on the subject property, ranging in concentration from 4.7 to 48 ppm. All of the on-site samples were collected from a depth of 1.5 feet below ground surface.

- **All of the On-Site samples analyzed for total lead contained less than 50 ppm, which is less than the TTLC and 10 x STLC for hazardous waste classification in California and is also less than the California Modified Residential PRG of 150 ppm.**

VOC Results – Off-Site

CH2M Hill, 1989. A total of 7 samples collected from the three closest off-site locations were analyzed for benzene, toluene, ethylbenzene, xylenes, chlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene and 1,2-dichlorobenzene. These sample locations are just north of Main Street on the Marsh Parcel, now owned by PG & E. The results indicate:

- Two samples analyzed for these VOCs by EPA Method 8020 had detected Toluene:
  - SB-42 (4.0 ft bgs) – 62 ppb Toluene
  - SB-42 (8.0 ft bgs) – 64 ppb Toluene
- No benzene, chlorobenzene or ethylbenzene were found in any samples above the 50 ppb detection limit
- No other samples contained toluene above the 50 ppb detection limit
- No concentrations of chlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene and 1,2-Dichlorobenzene were found in any samples above the method detection limit of 100 ppb.

VOC Results– On-Site

TRC, 1998. The 20 samples collected by TRC in 1998 analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G), Benzene, Toluene, Ethylbenzene, Xylene and MTBE were found to contain:

- No detected TPH-G, Benzene, or MTBE
- Eighteen samples had no detected Ethylbenzene
- Twelve samples had no detected Toluene
- Nine samples had no detected Xylenes

- The detection limit for TPH-G was 1 ppm and the detection limit for MTBE was 50 ppb
- The detection limits for Benzene, Toluene, Ethylbenzene, and Xylenes were each 5 ppb
- Six samples collected between 1.5 and 10 feet bgs had Toluene detected ranging from 5.9 ppb to 88 ppb
- Two samples from 1.5 feet bgs had Ethylbenzene detected at 6.5 and 21 ppb
- Ten samples collected between1.5 feet and 10 bgs had Xylenes detected at concentrations between 8.1 ppb to 45 ppb
- The EPA Region 9 Residential PRGs for the detected substances are:
  - 520,000 ppb Toluene
  - 8,900 ppb Ethylbenzene
  - 270,000 ppb Xylenes

All trace amounts of VOCs detected (Toluene, Ethylbenzene, and Xylenes) both on the property and Off-Site were detected at concentrations far below the residential PRGs and do not pose a significant environmental threat to the property.

PCB Results – Off-Site

No nearby Off-Site samples were analyzed for PCBs.

PCBs Results – On-Site

TRC, 1998. As a part of the 1998 sampling, TRC also analyzed 20 samples for PCBs, due to the proximity and historical uses of the Martin Service Center. Results of their sampling indicated:

- **All On-Site 20 samples had no detected PCBs using EPA Method 8080 with a detection limit of 20 ppb for all PCBs except PCB 1221 with a detection limit of 80 ppb.**

CONCLUSIONS/RECOMMENDATIONS

Soil sampling and analysis was performed on near surface samples collected from the subject property and from the properties adjacent to the north of the Site along Main Street, at 30 locations. Results of the soil sampling indicate that:

PNAs have not impacted the Site in excess of the DTSC clean-up level for Midway Village and Bayshore park of 0.9 ppm benzo(a)pyrene equivalents, in contrast to the samples collected further off-site to the north in the former marsh parcel and the PG&E Martin Service Center on the northern half of Main Street.

- The only detected PNA in the 9 samples analyzed from the Levinson South Parcel was SB-47 (7 ft bgs) at a concentration of 0.0084 ppm for Benzo(b)fluoranthene which equates to 0.0565 ppm benzo(a)pyrene equivalents, below the DTSC Clean-up Lkevel for Midway Village and Bayshore Park.
- The samples with no detected PNAs on the subject property have 0.05608 ppm (CH2M Hill) or 0.11555 ppm (Subsurface Consultants) benzo(a)pyrene equivalents. Also, those directly adjacent to the parcel on the southern half of Main Street have the same benzo(a)pyrene equivalents for the respective consultants.
- Metals that were found in elevated levels at the PG & E Martin Service Center (lead, chromium, arsenic) were not found in concentrations of concern on the South Levinson Parcel. All detected concentrations were within expected California background ranges (Dragun, 1991);
- No TPH, Benzene or MTBE was detected on the subject property.
- Toluene, Ethylbenzene and Xylenes were detected at very low levels on the subject property, orders of magnitude below regulatory thresholds
- No PCBs were detected in the 20 samples analyzed from the South Levinson Parcel.

Based on review of current data available on the Site, no additional site investigation or remediation is warranted and Site Closure is requested from the DTSC.

This conclusion, and any and all conclusions, recommendations and information included in this report are based upon the information that was readily available to Brown and Caldwell and Brown and Caldwell's professional judgment using accepted environmental site assessment practices pursuant to the Scope of Work.

If you have any questions, please do not hesitate to call me at (949) 260-6131.

Very truly yours,

BROWN AND CALDWELL

Gwen Tellegen P.E.
Supervising Engineer

REFERENCES

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Dragun, James, 1991. Elements in North American Soils. Hazardous Material Control Resources Institute. Greenbelt, Maryland.

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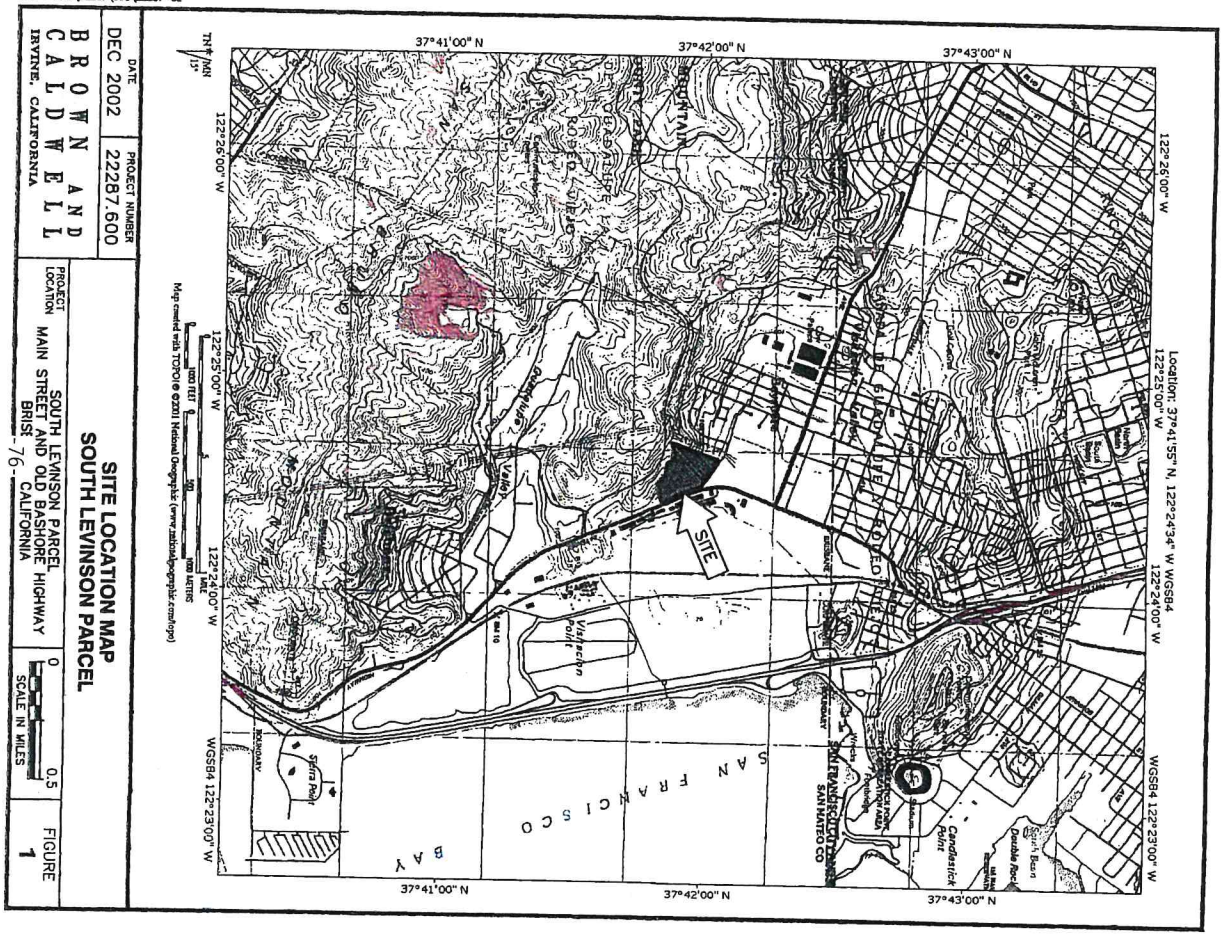


BROWN AND CALDWELL
IRVINE, CALIFORNIA

DATE	PROJECT NUMBER
DEC 2002	22287.600

SITE LOCATION MAP
SOUTH LEVINSON PARCEL

PROJECT LOCATION: SOUTH LEVINSON PARCEL, MAIN STREET AND OLD BASHORE HIGHWAY, BRISBANE, CALIFORNIA

SCALE IN MILES: 0 0.5

FIGURE 1

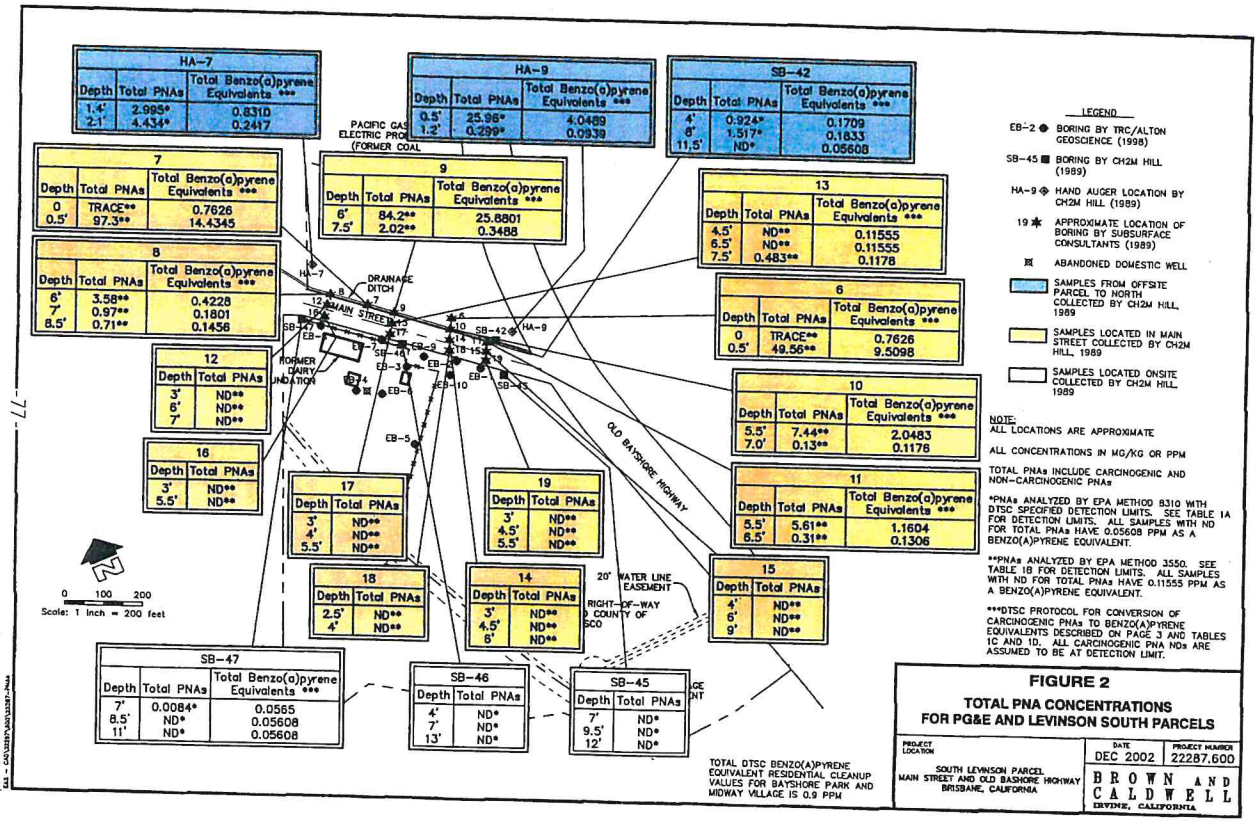


FIGURE 2
TOTAL PNA CONCENTRATIONS FOR PG&E AND LEVINSON SOUTH PARCELS

PROJECT LOCATION: SOUTH LEVINSON PARCEL, MAIN STREET AND OLD BASHORE HIGHWAY, BRISBANE, CALIFORNIA

DATE	PROJECT NUMBER
DEC 2002	22287.600

BROWN AND CALDWELL, IRVINE, CALIFORNIA

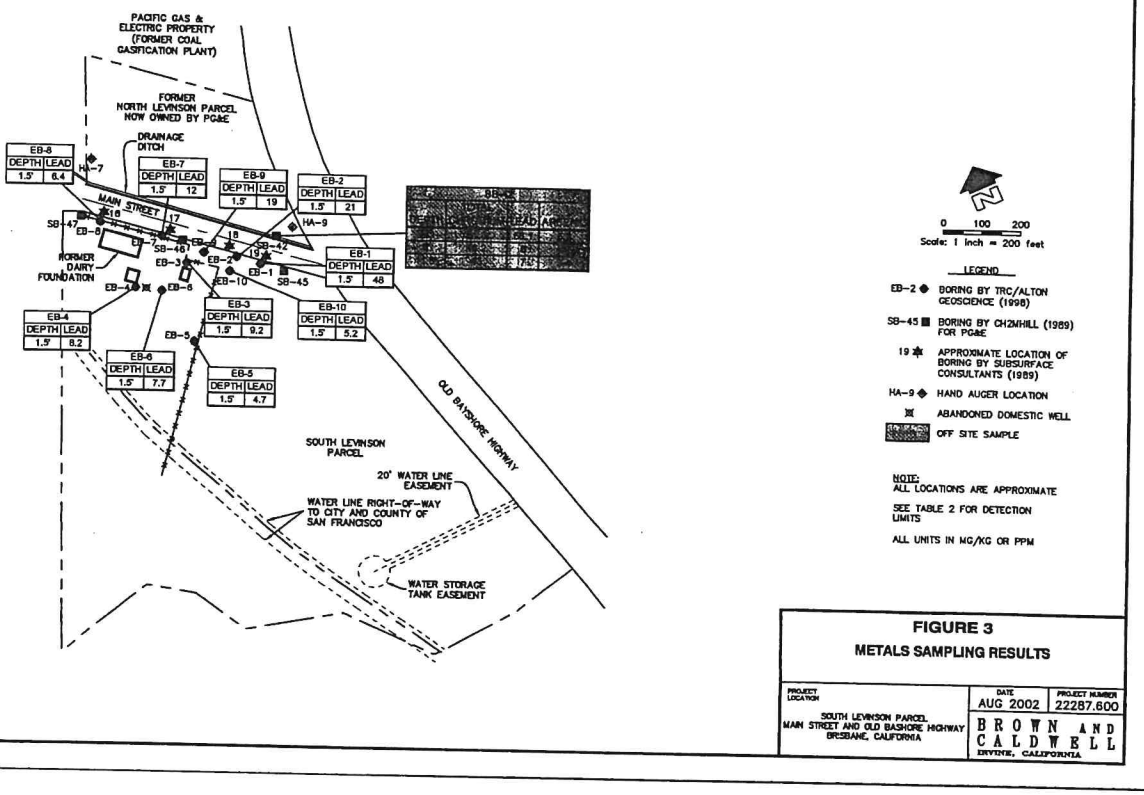


FIGURE 3

METALS SAMPLING RESULTS

PROJECT LOCATION	DATE	PROJECT NUMBER
SOUTH LEVINSON PARCEL, MAIN STREET AND OLD BAYSHORE HIGHWAY BRISBANE, CALIFORNIA	AUG 2002	22287.600

BROWN AND CALDWELL IRVINE, CALIFORNIA

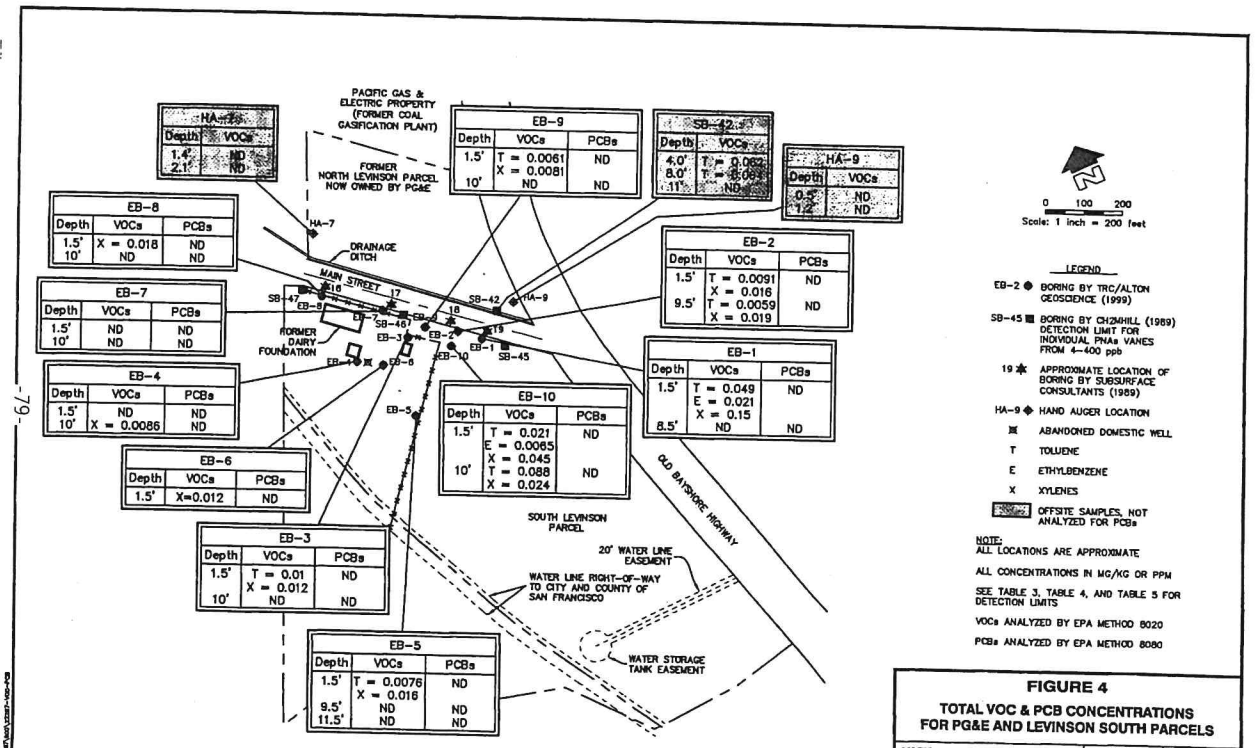


FIGURE 4

TOTAL VOC & PCB CONCENTRATIONS FOR PG&E AND LEVINSON SOUTH PARCELS

PROJECT LOCATION	DATE	PROJECT NUMBER
SOUTH LEVINSON PARCEL, MAIN STREET AND OLD BAYSHORE HIGHWAY BRISBANE, CALIFORNIA	DEC 2002	22287.600

BROWN AND CALDWELL IRVINE, CALIFORNIA

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

MIDWAY VILLAGE (41650007)

47 MIDWAY DRIVE
DALY CITY, CA 94014
SAN MATEO COUNTY
SITE TYPE: STATE RESPONSE OR NPL

PROJECT MANAGER: JESSICA TIBOR
SUPERVISOR: JULIE PETTIJOHN
OFFICE: CLEANUP BERKELEY

SIGN UP FOR EMAIL ALERTS

Site Information

CLEANUP STATUS
CERTIFIED / OPERATION & MAINTENANCE AS OF 6/13/2003

SITE TYPE: STATE RESPONSE OR NPL
NATIONAL PRIORITIES LIST: NO
ACRES: 5 ACRES
APN: 005-330-020, 005-330-030, 005-330-040, 005-330-050, 005-330-060, 005-330-070, 005-330-080, 005-330-090, 005-330-100, 005-330-110, 005-330-120, 005-330-130, 005-330-140, 005-330-150, 005-330-160, 005-330-170, 005-330-180, 005-330-190, 005-330-200, 005-330-210, 005-330-220, 005-330-230, 005-330-240, 005-330-250, 005-330-260, 005-330-270, 005-330-280, 005-330-290, 005-330-300, 005-330-310, 005-330-320, 005-330-340, 005-330-350, 005-330-360, 005-330-370, 005-330-380, 005-330-400, 005330020, 005330030, 005330040, 005330050, 005330060, 005330070, 005330080, 005330090, 005330100, 005330110, 005330120, 005330130, 005330140, 005330150, 005330160, 005330170, 005330180, 005330190, 005330200, 005330210, 005330220, 005330230, 005330240, 005330250, 005330260, 005330270, 005330280, 005330290, 005330300, 005330310, 005330340, 005330350, 005330360, 005330370, 005330380, 005330400

ENVIROSTOR ID: 41650007
SITE CODE: 200212
SPECIAL PROGRAM:
FUNDING: ORPHAN FUNDS
ASSEMBLY DISTRICT: 19
SENATE DISTRICT: 11

CLEANUP OVERSIGHT AGENCIES:
DTSC - SITE CLEANUP PROGRAM - LEAD
US EPA

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
MANUFACTURED GAS PLANT

POTENTIAL CONTAMINANTS OF CONCERN
POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)

POTENTIAL MEDIA AFFECTED
SOIL

Site History

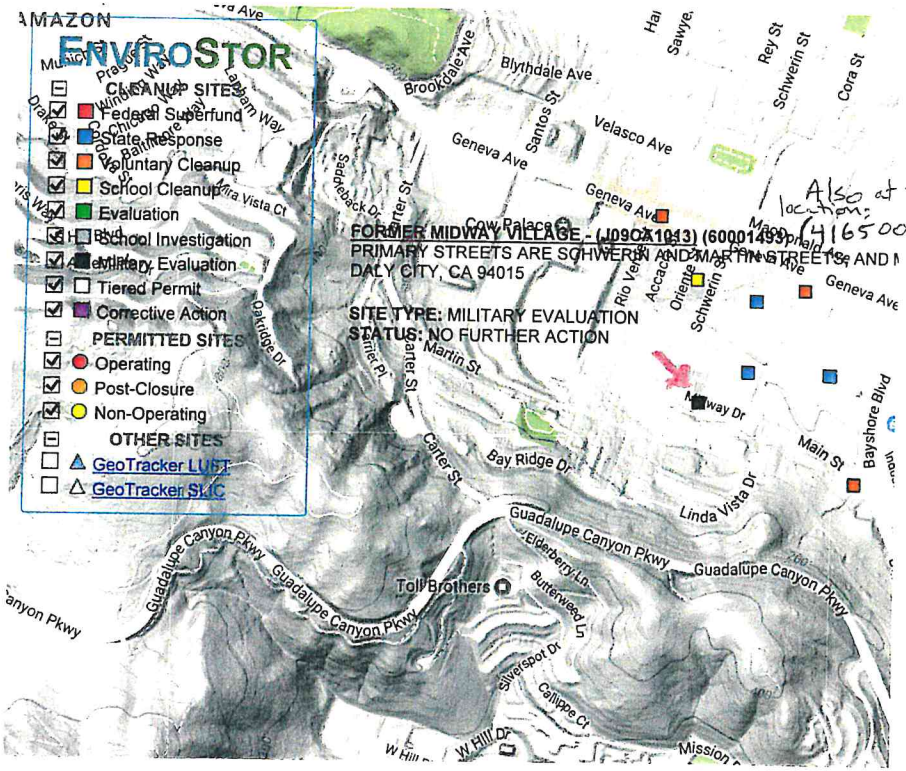
This site, adjacent to the Pacific Gas and Electric (PG&E) - Martin Service Center, is now the location of the Midway Village public housing project owned by San Mateo County Housing Authority. (also see sites 41360100, 41360093 and 41990001) In the past, the site was a military housing facility constructed during World War II by the U.S. Government. During construction of the military housing facility, soil contaminated with gas plant residues from the PG&E property was used as fill material on approximately 20 acres. This soil contained polycyclic aromatics hydrocarbons (PAHs). In 1955, the U.S. government transferred this property to the San Mateo Housing Authority. Subsequent to March 31, 1979, PG&E constructed an earthen berm containing gas plant residues on the boundary between the PG&E Martin Service Center and Midway Village.

Land Use Restrictions

DISCLAIMER: The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please see the Land Use Restriction document by, clicking on the "VIEW COVENANT" link.

	DATE RECORDED	SITE MANAGEMENT REQUIREMENTS
[VIEW COVENANT]	11/23/2010	• ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL • REQUIRES SURFACE COVERS • NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL • PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK • NOTIFY PRIOR TO DEVELOPMENT • NO EXCAVATION OR ACTIVITIES WHICH DISTURB THE SOIL BELOW A SPECIFIED DEPTH (SEE COVENANT FOR DEPTH) WITHOUT AGENCY REVIEW AND APPROVAL OF A SOIL MANAGEMENT PLAN • NOTIFY PRIOR TO SUBSURFACE WORK • NOTIFY PRIOR TO CHANGE IN LAND USE • ACTIVITIES PROHIBITED WHICH DISTURB THE REMEDY AND MONITORING SYSTEMS WITHOUT APPROVAL
[VIEW COVENANT]	9/24/1998	• ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL • REQUIRES SURFACE COVERS • RAISING OF FOOD PROHIBITED • PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK • NOTIFY AFTER CHANGE OF PROPERTY OWNER • NOTIFY PRIOR TO SUBSURFACE WORK • ACTIVITIES PROHIBITED WHICH DISTURB THE REMEDY AND MONITORING SYSTEMS WITHOUT APPROVAL

FOR AN INTERACTIVE MAP, CLICK ON AN IMAGE BELOW



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⊟ SITES CURRENTLY VISIBLE ON MAP — 3 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
BAYSHORE ELEMENTARY RECONSTRUCTION PROJECT	CERTIFIED	SCHOOL CLEANUP	155 ORIENTE STREET	DALY CITY
BAYSHORE PARK	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY	STATE RESPONSE	47 MIDWAY DRIVE	DALY CITY
BLANKEN AV. PARKING LOT FOR THE FORMER SCHLAGE LOCK FACTORY	INACTIVE - ACTION REQUIRED	EVALUATION	2201 BAYSHORE BLVD.	SAN FRANCISCO
COW PALACE	REFER: LOCAL AGENCY	VOLUNTARY CLEANUP	GENEVA AVENUE AND SANTOS STREET	DALY CITY
FORMER MIDWAY VILLAGE (J09CA1013)	NO FURTHER ACTION	MI[illegible] EVALUATION	PRIMARY STREETS ARE SCHWERIN AND MARTIN STREETS AND MIDWAY	DALY CITY

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

PG&E - MARTIN SERVICE LEVISON OU-2 (41360093)

SIGN UP FOR EMAIL ALERTS

731 SCHWERIN STREET
DALY CITY, CA 94014
SAN MATEO COUNTY
SITE TYPE: STATE RESPONSE OR NPL

PROJECT MANAGER: JESSICA TIBOR
SUPERVISOR: JULIE PETTIJOHN
OFFICE: CLEANUP BERKELEY

Site Information

CLEANUP STATUS
CERTIFIED / OPERATION & MAINTENANCE AS OF 6/30/2003

SITE TYPE: STATE RESPONSE OR NPL
NATIONAL PRIORITIES LIST: NO
ACRES: 11.2 ACRES
APN: 135-41-28, 135-41-26, 135-41-28B, 135-41-28B, 135-41-3A
CLEANUP OVERSIGHT AGENCIES:
RWQCB 2 - SAN FRANCISCO BAY
SAN MATEO COUNTY
DTSC - SITE CLEANUP PROGRAM - LEAD

ENVIROSTOR ID: 41360093
SITE CODE: 200075
SPECIAL PROGRAM:
FUNDING: RESPONSIBLE PARTY
ASSEMBLY DISTRICT: 22
SENATE DISTRICT: 13

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
MANUFACTURED GAS PLANT

POTENTIAL CONTAMINANTS OF CONCERN
BENZENE
POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)
TPH-DIESEL
TPH-MOTOR OIL

POTENTIAL MEDIA AFFECTED
OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL

Site History

A gas manufacturing plant using oil as a feedstock operated at this site between the 1905 and 1916 when it was dismantled. The PG&E Martin Service Center currently operates on the site. It has offices, an above-ground vehicle fueling station, a vehicle maintenance center and a wash rack, a vehicle equipment and storage area, and a warehouse. The site was divided into two operable units in June 1993. OU-1 includes the Daly City Yard area. OU-2 includes the Brisbane Yard, the Brisbane Yard Annex, and the former Pacific Service Employees Association (PSEA) Clubhouse which is currently used as a record storage area and the Levinson North Parcel. There are residential homes (Midway Village) beyond the Martin Service Center to the south and west, an Elementary School to the west, Geneva Avenue to the north, and Bayshore Blvd. to the east of the site.

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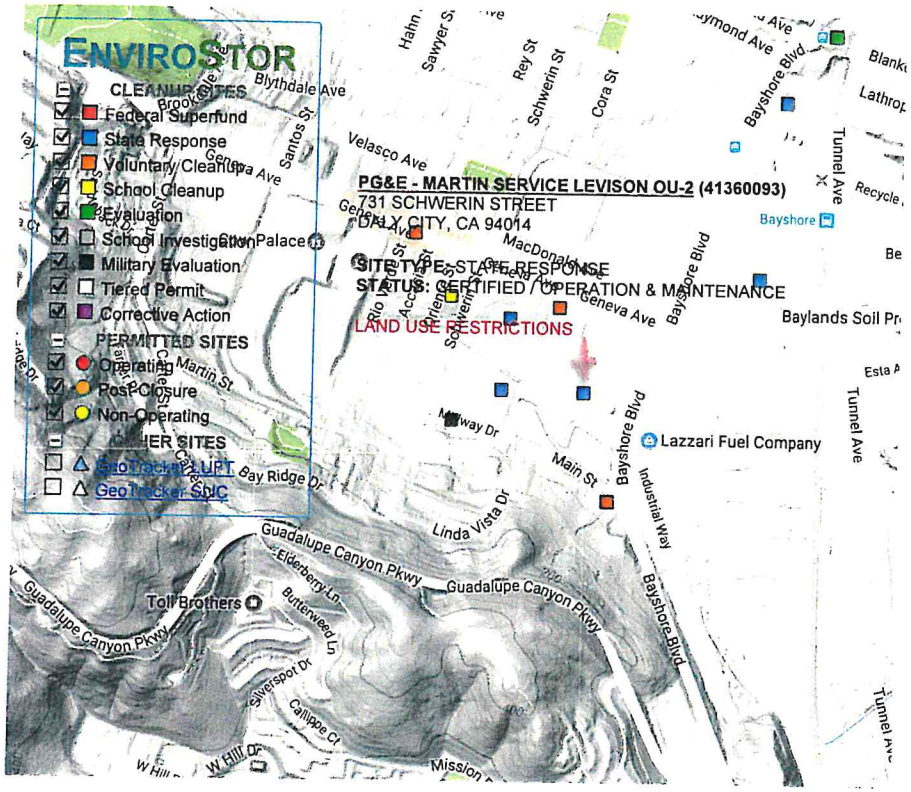

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SITES CURRENTLY VISIBLE ON MAP — 13 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
BAYSHORE ELEMENTARY RECONSTRUCTION PROJECT	CERTIFIED	SCHOOL CLEANUP	155 ORIENTE STREET	DALY CITY
BAYSHORE PARK	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY	STATE RESPONSE	47 MIDWAY DRIVE	DALY CITY
BLANKEN AV. PARKING LOT FOR THE FORMER SCHLAGE LOCK FACTORY	INACTIVE - ACTION REQUIRED	EVALUATION	2201 BAYSHORE BLVD.	SAN FRANCISCO
COW PALACE	REFER: LOCAL AGENCY	VOLUNTARY CLEANUP	GENEVA AVENUE AND SANTOS STREET	DALY CITY
FORMER MIDWAY VILLAGE (I00CA1013)	NO FURTHER ACTION	MIL[illegible] EVALUATION	PRIMARY STREETS ARE SCHWERIN AND MARTIN STREETS, AND MIDWAY	DALY CITY

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

BAYSHORE PARK (41990001)

SIGN UP FOR EMAIL ALERTS

47 MIDWAY DRIVE
DALY CITY, CA 94014
SAN MATEO COUNTY
SITE TYPE: STATE RESPONSE OR NPL

PROJECT MANAGER: JESSICA TIBOR
SUPERVISOR: JULIE PETTIJOHN
OFFICE: CLEANUP BERKELEY

Site Information

CLEANUP STATUS
CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 5/13/2003

SITE TYPE: STATE RESPONSE OR NPL
NATIONAL PRIORITIES LIST: NO
ACRES: 3.8 ACRES
APN: 005-330-330, 005-330-390, 005330330, 005330390
CLEANUP OVERSIGHT AGENCIES:
DTSC - SITE CLEANUP PROGRAM - LEAD

ENVIROSTOR ID: 41990001
SITE CODE: 201834
SPECIAL PROGRAM:
FUNDING: ORPHAN FUNDS
ASSEMBLY DISTRICT: 19
SENATE DISTRICT: 11

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
MANUFACTURED GAS PLANT

POTENTIAL CONTAMINANTS OF CONCERN
POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)

POTENTIAL MEDIA AFFECTED
SOIL

Site History

This site is a public park which is owned by the City of Daly City. The site is adjacent to the PG&E Martin Service Center, the Midway Village public housing project owned by San Mateo County Housing Authority and a day care center owned by the Bayshore Elementary School District. In the past, the site was a part of a military housing facility built during World War II by the U.S. Government. During construction of military housing, soil contaminated with gas plant residues from the PG&E property was used as fill on approximately 20 acres. This soil contained polycyclic aromatic hydrocarbons (PAHs). In 1955, the U.S. Government sold this property to the San Mateo Housing Authority. In 1977, the Housing Authority sold 10 acres to the City of Daly City. Daly City constructed a public park containing a playground and a baseball diamond. Subsequent to March 31, 1979, PG&E constructed an earthen berm containing gas plant residues on the boundary between the PG&E Martin Service Center and Bayshore Park. The site is located in the San Francisco Bay drainage basin and was subject to severe erosion and drainage problems. Work conducted as part of a 1999 drainage project replaced existing storm water pipes with a much larger box culvert. No reports of flooding have occurred since this work was completed.

Land Use Restrictions

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	DATE RECORDED	SITE MANAGEMENT REQUIREMENTS
[VIEW COVENANT]	10/17/2002	• REQUIRES SURFACE COVERS • DAY CARE CENTER PROHIBITED • ELDER CARE CENTER PROHIBITED • RAISING OF FOOD PROHIBITED • HOSPITAL USE PROHIBITED • PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK • NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY • NOTIFY AFTER CHANGE OF PROPERTY OWNER • NOTIFY PRIOR TO SUBSURFACE WORK • ACTIVITIES PROHIBITED WHICH DISTURB THE REMEDY AND MONITORING SYSTEMS WITHOUT APPROVAL • RESIDENCE USE PROHIBITED • PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED

Future Activities

NOTE: THE DUE DATES OF FUTURE ACTIVITIES ARE SUBJECT TO CHANGE BASED ON THE PROGRESS OF CURRENTLY SCHEDULED ACTIVITIES

DOCUMENT TYPE	DUE DATE
5 Year Review Reports	2018

Completed Activities

	DOCUMENT TYPE	DATE COMPLETED	COMMENTS
[VIEW DOCS]	Correspondence	3/10/2017	Change of DTSC project manager notification sent to project proponent.
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	10/14/2016	
[VIEW DOCS]	Annual Oversight Cost Estimate	9/27/2016	
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	10/21/2015	
[VIEW DOCS]	Annual Oversight Cost Estimate	9/22/2015	
[VIEW DOCS]	Soils Management Plan	6/24/2015	
	Correspondence	6/9/2015	
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	9/16/2014	
[VIEW DOCS]	Annual Oversight Cost Estimate	9/11/2014	
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	1/14/2014	The implemented remedial action remains adequately protective of human health and the environment. Impacted soil remains under the soil cap and asphalt basketball court, which are in good shape and remain protective. There were no signs of grading or settlement.
[VIEW DOCS]	Annual Oversight Cost Estimate	9/26/2013	
[VIEW DOCS]	Correspondence	7/15/2013	
[VIEW DOCS]	Public Notice	4/5/2013	

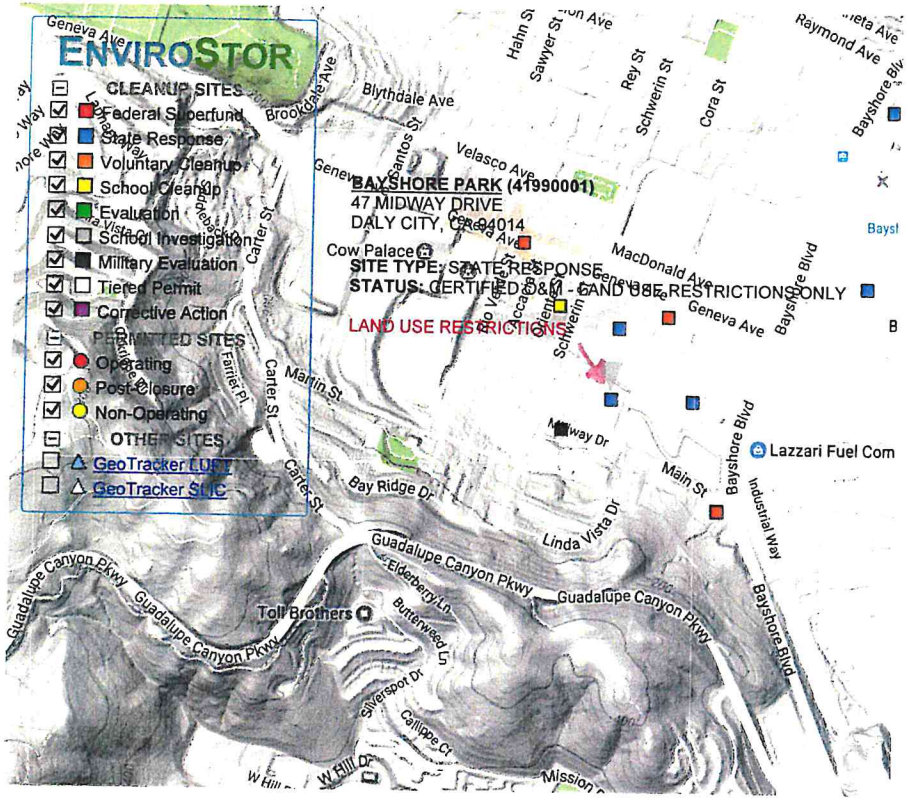
[VIEW DOCS]	5 Year Review Reports	3/12/2013	Five-Year Review Report concludes that the implemented remedial action remains adequately protective of human health and the environment. Impacted soil remains under the soil cap or concrete/asphalt, which are in good shape and remain protective.
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	12/24/2012	
[VIEW DOCS]	Public Notice	11/20/2012	The public notice will be placed in the San Mateo Times to inform the community that the Five-Year Review Reports have been completed. The Public Notice will also be mailed to the mailing list maintained for these Sites.
[VIEW DOCS]	Annual Oversight Cost Estimate	10/11/2012	Annual cost estimate.
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	9/15/2011	Upon observing the current site conditions, DTSC concludes that the implemented remedial action remains adequately protective of human health and the environment. Impacted soil remains under the soil cap and asphalt basketball court, which are in good shape and remain protective. There were no signs of grading or settlement. Lawn areas should be irrigated more frequently and areas with dead grass should be re-seeded to ensure the integrity of the soil cap is maintained. The area near the backstop needs to be refilled with clean soil and brought up to grade.
[VIEW DOCS]	Annual Oversight Cost Estimate	9/14/2011	Annual Cost Estimate letter.
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	8/9/2010	Annual Inspection of cap completed on June 17, 2010. The only area which requires follow up is near the baseball diamond where exposed clean dirt is seen. No contaminated soil is exposed.
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	10/6/2009	Upon observing the current site conditions, DTSC concludes that the implemented remedial action remains adequately protective of human health and the environment. Impacted soil remains under the soil cap and asphalt basketball court, which are in good shape and remain protective. There were no signs of grading or settlement. Lawn areas should be irrigated more frequently and areas with dead grass should be re-seeded to ensure the integrity of the soil cap is maintained.
[VIEW DOCS]	Consent Settlement - Administrative	11/12/2008	This settlement with the City of Daly City, PG&E, San Mateo County Housing Authority and the US Government addresses past costs as well as identifies furutre payments.
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	9/11/2008	Upon observing the current site conditions, DTSC concludes that the implemented remedial action remains adequately protective of human health and the environment. Impacted soil remains under the soil cap and asphalt basketball court, which are in good shape and remain protective. There were no signs of grading or settlement. Lawn areas should be irrigated more frequently and areas with dead grass should be re-seeded to ensure the integrity of the soil cap is maintained.
[VIEW DOCS]	5 Year Review Reports	3/17/2008	Upon observing the current site conditions, DTSC concludes that the implemented remedial action remains adequately protective of human health and the environment. Impacted soil remains under the two foot soil cap, which is in good shape and remains protective. Lawn areas should be irrigated more frequently and areas with dead grass should be re-seeded to ensure the integrity of the soil cap is maintained.
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	3/14/2008	Upon observing the current site conditions, DTSC concludes that the implemented remedial action remains adequately protective of human health and the environment. Impacted soil remains under the soil cap and asphalt basketball court, which are in good shape and remain protective. There were no signs of grading or settlement. Lawn areas should be irrigated more frequently and areas with dead grass should be re-seeded to ensure the integrity of the soil cap is maintained.
[VIEW DOCS]	Fact Sheets	1/24/2008	Fact Sheet for Draft 5-Year Review - Mailed 1/28/2008
[VIEW DOCS]	Public Notice	1/23/2008	Public notice to run in the San Mateo County Times on January 30, 2008
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	6/28/2006	Inspection complete - no significant problems with cap observed. Area is still a public park.
[VIEW DOCS]	Land Use Restriction - Site Inspection/Visit	6/24/2005	Inspection complete - no significant problems with cap observed. Area is still a public park.
[VIEW DOCS]	Certification	5/13/2003	CERT - Certified Site. Ongoing operation and maintenance consists of periodic inspections of the cap.
[VIEW DOCS]	Fact Sheets	4/1/2003	Project Update
[VIEW DOCS]	Removal Action Completion Report	11/22/2002	RA - SOIL - Completed Removal Action. 12,261 cubic yards of contaminated soil was removed from the Park. Contaminated soils were disposed off-site at an appropriate landfill. The area was backfilled with at least two feet of clean soil. The entire Park was regraded to ensure proper drainage. Several new storm drains were also installed. The chain-link fence around the Day Care was replaced with a concrete block retaining wall topped by a 6-foot high chain link fence. A new playground was installed near the Midway Village Housing Office. A new baseball field backstop was installed and the original bleachers were returned. An expanded basketball court was constructed. One monitoring well and one deep artesian well were abandoned.
[VIEW DOCS]	Land Use Restriction	10/17/2002	DEED - Recorded Deed Restriction on the Park to ensure that its use remains consistent with the approved remedy.
[VIEW DOCS]	Removal Action Design	8/10/2001	DES - Approved design and implementation action plan for removal action in Bayshore Park.
[VIEW DOCS]	Final Determination of Non-Compliance	7/16/2001	FDNC - DTSC issued a final determination of non-compliance with the April 11, 2001 order amendment.
[VIEW DOCS]	CEQA - Initial Study/ Neg. Declaration	7/13/2001	Final Intial Study & Negative Declaration for the Explanation of Significant Differences for Midway Village and Bayshore Park.
[VIEW DOCS]	Midway Village/Bayshore Park ESD Responsiveness Summary	7/13/2001	Responsiveness Summary for the Explanations of Significant Differences for Midway Village and Bayshore Park
[VIEW DOCS]	Remedial Action Plan w/ESD	7/13/2001	RAW - ESD - Approved Explanation of Significant Differences to the 1998 RAW requiring excavation of the top two feet of soil across the entire park.
[VIEW DOCS]	Fact Sheets	6/1/2001	Fact Sheet for Draft Explanation of Significant Differences to RAW
[VIEW DOCS]	Removal Action Completion Report	4/27/2001	RA - PIPE - Completed RA. The RA consisted of soil removal and management for the portion of the storm drain improvement project which occurred in Bayshore Park.
[VIEW DOCS]	Amendment - Order/Agreement	4/11/2001	ORDER - AMEND - Amended Order to require additional removal actions.
[VIEW DOCS]	Remedial Investigation Report	6/17/1999	Additional sampling to support Storm Drain Improvement Project.
[VIEW DOCS]	Remedial Investigation Report	2/24/1999	Data Report documenting location of PAH contaminated soils at Bayshore
[VIEW DOCS]	CEQA - Initial Study/ Neg. Declaration	7/20/1998	Negative Declaration for PG&E Martin Service Center Operable Unit 2 Remedial Action Plan and Bayshore Park Removal Action Workplan.
[VIEW DOCS]	Responsiveness Summary for PG&E OU2 Draft RAP and Bayshore Park Draft RAW	7/20/1998	Responsiveness Summary for PG&E Martin Service Center Operable Unit 2 Draft Remedial Action Plan and Bayshore Park Draft Removal Action Workplan.
[VIEW DOCS]	Public Participation Plan / Community Relations Plan	5/1/1998	Public Participation Plan Update.
[VIEW DOCS]	Amendment - Order/Agreement	11/6/1995	ORDER - AMEND - Amended I&SE to include all requirements for Operation and Maintenance for the Midway Village Site. Also added requirements for public participation, emergency response and stop work orders for both Midway and Bayshore Park.
[VIEW DOCS]	Amendment - Order/Agreement	4/23/1993	ORDER - AMEND - Amended I&SE Order to add Housing Authority of San Mateo County and the City of Daly City as responsible parties.
[VIEW DOCS]	Amendment - Order/Agreement	7/21/1992	ORDER - AMEND - Amended I&SE Order for Midway Village to include Bayshore Park and DayCare Center in area to be sampled as part of the RI/FS.
[VIEW DOCS]	Unilateral Order (USE, RAO, CAO, EPA AO)	12/16/1991	
[VIEW DOCS]	Removal Action Completion Report	4/22/1991	Completed Removal Action. 670-feet of chain link fence and gates were installed around the perimeter of Bayshore Park. The fence is ten feet high and the gates are locked so access is controlled.
[VIEW DOCS]	Imminent and/or Subst. Endangerment Determination	10/30/1990	ORDER - I&SE - Issued I&SE Determination. Housing Authority excavating contaminated soil to install drainage system without notifying DHS.
[VIEW DOCS]	Remedial Investigation Report	3/1/1990	Report documenting results of samples collected in 1989 in Bayshore Park. PAHs were found in soils onsite.

Community Involvement Documents

FACT SHEETS

HIDE DOCUMENTS > 1 YEAR OLD

	DOCUMENT TITLE	DOCUMENT TYPE	DOCUMENT DATE
[VIEW DOCS]	Fact Sheet for Draft 5-Year Review	Fact Sheet	1/24/2008
[VIEW DOCS]	Fact Sheet - Midway Village/Bayshore Park Project Update	Fact Sheet	4/1/2003
[VIEW DOCS]	Fact Sheet for Draft ESD to RAW	Fact Sheet	6/1/2001



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PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
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BAYSHORE PARK	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY	STATE RESPONSE	47 MIDWAY DRIVE	DALY CITY
BLANKEN AV. PARKING LOT FOR THE FORMER SCHLAGE LOCK FACTORY	INACTIVE - ACTION REQUIRED	EVALUATION	2201 BAYSHORE BLVD.	SAN FRANCISCO
COW PALACE	REFER: LOCAL AGENCY	VOLUNTARY CLEANUP	GENEVA AVENUE AND SANTOS STREET	DALY CITY
FORMER MIDWAY VILLAGE	NO FURTHER ACTION	MIL	PRIMARY STREETS ARE SCHWERIN AND MARTIN	DALY CITY

BRISBANE PLANNING COMMISSION
Action Minutes of May 25th, 2017
Regular Meeting

A. CALL TO ORDER

Chairperson Munir called the meeting to order at 7:30 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Cunningham, Munir, and Mackin.
Absent: None.
Staff Present: Community Development Director Swiecki, Senior Planner Johnson.

C. ADOPTION OF AGENDA

The Commission adopted the agenda by consensus.

D. CONSENT CALENDAR

There were no items.

E. ORAL COMMUNICATIONS (limit to a total of 15 minutes)

There were none.

F. WRITTEN COMMUNICATIONS

Chairperson Munir acknowledged written communications not on the agenda.

G. STUDY SESSION

1. **Northwest Bayshore General Plan Designation and Zoning**: Discussion of potential General Plan and Zoning consistency amendments.

Senior Planner Johnson presented the staff report.

Commissioner Mackin requested clarifications regarding language repeated in the document pertaining to debris flows from the 1982 storm.

Senior Planner Johnson said it was purposefully retained in two places because it was relevant to two different general plan subareas.

Commissioner Mackin referred to the proposed text under the new Guadalupe Hills subarea description on page 17 of the staff report acknowledging "potential endangered butterfly habitat" on the Levinson and Peking Handicraft properties indicated in the 2001 Open Space Plan. Senior Planner Johnson noted there was documentation of butterfly habitat on the sites in the past and staff would delete "potential."

Commissioner Mackin noted the description of open space in the new Guadalupe Hills subarea description does not specify the 25% open space requirement as forth in the Planned Development- Subregional Commercial/Retail/Office (PD-SCRO) designation and questioned if that could be added.

Director Swiecki said the draft Guadalupe Hills subarea language pertaining to open space incorporates language from the 2001 Open Space Plan, which doesn't include the 25% open space requirement in the PD-SCRO District. He noted the 25% open space requirement would remain in effect because the Guadalupe Hills subarea would retain the PD designation.

Chairperson Munir asked if the current General Plan would allow mixed-use development in the proposed new Guadalupe Hills subarea.

Senior Planner Johnson responded affirmatively.

Commissioner Cunningham said in the past the Commission had eliminated the sites within the proposed Guadalupe Hills subarea as potential housing opportunity sites under the Housing Element.

Senior Planner Johnson confirmed the sites had not been identified as housing opportunity sites in the past two Housing Element cycles. He noted the General Plan did not assign a residential density for the subarea. If the Commission desired to retain the potential for housing on the sites, the current language should be retained and the matter should be revisited in the next comprehensive Land Use Element or Housing Element update.

Chairperson Munir said he opposed housing development within the proposed Guadalupe Hills subarea as traffic congestion was already a problem in that area. He said designating the sites for housing would make future open space acquisition harder. He proposed designating the sites as open space.

Director Swiecki cautioned that were serious legal implications on imposing an open space land use designation on privately owned property. He said the 2001 Open Space Plan intended for any development concept to identify areas of the site to be preserved as open space, but not to designate the entire site as open space.

Chairperson Munir said he was concerned with traffic issues and he could only support low traffic generating uses, not residential.

Commissioner Cunningham said the Commission unanimously found several years ago that those sites were not appropriate for housing.

Chairperson Munir proposed removing residential from the proposed Guadalupe Hills subarea language in the General Plan.

Commissioner Anderson asked what the pipeline running through the property was for.

Senior Planner Johnson said it was a water pipeline.

Commissioner Anderson asked the Commissioners who were on the Commission several years ago to explain their reasoning for not including the Levinson and Peking Handicraft properties as housing opportunity sites.

Commissioner Cunningham said the Commission discussed the pros and cons of developing multiple properties along Bayshore Boulevard. A primary reason the Levinson and Peking Handicraft sites were considered not ideal as housing sites was their isolation relative to Central Brisbane and potential toxins at the Levinson property.

Director Swiecki added that the State obligates cities to adopt zoning regulations with certain minimum housing densities for housing opportunity sites, at 20 dwelling units or more per acre, which was another reason the Commission did not deem it suitable considering the steep topography and other constraints on the site.

Commissioner Cunningham supported removing "residential" as a potential land use in the proposed Guadalupe Hills subarea.

Commissioner Anderson asked when the next Housing Element Cycle would begin.

Director Swiecki said the next cycle began in 2022 and the update would be initiated after the Regional Housing Needs Allocation (RHNA) is established, likely in 2020.

Commissioner Mackin asked if they could include open space in the proposed Guadalupe Hills subarea. She thought that would increase the potential for obtaining open space grants.

Director Swiecki referred to page 27 of the staff report showing the definition of "open space" in the General Plan, which specifically refers to areas owned by the City or offered by private landowners for conservation. If land was dedicated to the City for open space, then it would be appropriate to change the designation after the fact.

Chairperson Munir asked how the City could purchase open space with grant funding.

Director Swiecki said if a conservation agency granted the City funds to purchase open space, the City would change the land use designation after the land was acquired.

Chairperson Munir asked if the Commission should consider the definitions of open space and open areas.

Director Swiecki said the Commission could recommend that the Council look into that. He cautioned the Commission that the City should consider these issues carefully due to legal implications.

Chairperson Munir suggested adding open space as one of many potential land uses in the Guadalupe Hills subarea.

Senior Planner Johnson referred to proposed amendments to Table 5 from the General Plan. The General Plan already requires a minimum of 25% in open space in the Northwest Bayshore

subarea and that would be carried over to the proposed Guadalupe Hills subarea. The HCP required preparation of a biological assessment to assess and map habitat areas that will need to be protected under any development proposal, similarly as was done for the Northeast Ridge.

Commissioner Mackin said adding open space as a potential land use was unnecessary due to the 25% minimum open space requirement.

Director Swiecki said a biological study may indicate that more than 25% of the site may need to be conserved for habitat purposes. The 25% is a floor, not a ceiling.

Commissioner Anderson said it would make the most sense to defer discussion of residential development potential to the next Housing Element cycle.

Chairperson Munir stated he thought they should remove residential as a potential use from the designation.

Commissioner Cunningham agreed with Chairperson Munir.

Commissioner Mackin stated housing may be a leverage point for the City to negotiate for additional open space on the properties. She said removing residential would negate that possibility.

Chairpersons Munir said designating a site for housing could eliminate opportunities to get funding for open space acquisition.

Commissioner Mackin questioned that statement. She said if a property owner was offered public funding to purchase land for open space that could go forward separately. She noted open space would also be provided as part of a larger development proposal.

Chairperson Munir said the City wanted to protect corridors for the protected butterfly species. He said the developer may not want to give the right areas to the City.

Commissioner Mackin said the biological study would reveal the prime habitat areas and protect them from development.

Director Swiecki said there were different streams of potential funding which may have different eligibility requirements. He added these two sites lie within a Priority Conservation Area that makes them potentially eligible for funding.

Commissioner Mackin said offices or manufacturing uses would generate traffic.

Chairperson Munir said traffic associated with residential would be more impactful.

Commissioner Mackin said the density of residential would control the traffic impacts. She said they could reconsider the matter at the next Housing Element cycle without necessarily removing it from the General Plan.

Commissioner Anderson said he preferred to retain the "potential" residential.

In summarizing the Commission's deliberations on this matter, Director Swiecki advised that any change to the General Plan would require a majority Commission vote. A 2-2 vote would retain the existing General Plan language.

Chairperson Munir suggested that the City Attorney address the complicated procedures that need clarification regarding Planned Development Permits and Specific Plans.

H. ITEMS INITIATED BY STAFF

1. Proposal to initiate revisions to Planning Commission procedures to align with current practice.

Director Swiecki asked Commissioners to provide any feedback to staff to address in the update.

The Commission discussed protocol for individual Commissioners initiating discussion of agenda items through the Chairperson and staff.

Commissioner Mackin recommended staff include Commission-appointed subcommittee procedures in the updated document.

Commissioner Anderson asked for clarification of the circumstances justifying a special meeting, the role of the Chairperson in Commission deliberations, and agenda amendments by Commissioners.

I. ITEMS INITIATED BY THE COMMISSION

Commissioner Cunningham requested a session with the City Council, all Commission and Committees, and the City Attorney to review meeting protocol and procedures.

Director Swiecki said staff would formally agendize that request on a future agenda, in the form of a letter for the Chairperson's signature.

Chairperson Munir requested a separate session with the City Attorney for Planning Commission specific issues. He also asked for an update on the Commission vacancy recruitment.

Director Swiecki indicated applications were due at the end of June and the Council would consider an interview schedule at their regular July meeting.

Commissioner Anderson asked the Commission to consider whether regular meetings could be changed from Thursdays to another day. After brief discussion, it was the consensus of the Commission that Tuesdays would be an acceptable alternative.

ATTACHMENT 11c

Planning Commission Agenda Reports & Minutes:
April 13, 2017

City of Brisbane
Planning Commission Agenda Report

TO: Planning Commission For the Meeting 4/13/17

FROM: Ken Johnson, Senior Planner, via John Swiecki, Community Development Director

SUBJECT: **General Plan Amendment GPA-1-17 and Zoning Text and Map Amendment RZ-1-17 to Eliminate Inconsistencies between the M-1 Zoning and the Northwest Bayshore Subarea Land Use Designation and Related Amendments Pertaining to Northwest Bayshore; City of Brisbane, applicant; Northwest Bayshore Subarea in its Entirety.**

REQUEST:

To amend the 1994 General Plan as it pertains to the Northwest Bayshore Subarea and amend the Zoning Ordinance to achieve consistency with the amended General Plan.

PROJECT DESCRIPTION:

Proposed amendments to the General Plan include:

1) Adjusting the boundary between the Northwest Bayshore (NW Bayshore) and Crocker Park Trade Commercial (Crocker Park) Subareas to move the Brisbane Technology Park (3240-3280 Bayshore Blvd) from NW Bayshore to Crocker Park;
2) Establishing a new Guadalupe Hills Subregional Commercial/ Office/Retail (Guadalupe Hills) Subarea and applying this new designation to the central approximately 37 vacant acres acres of the existing NW Bayshore Subsrea;
3) Adding a new Commercial/Public Utilities land use designation to the remaining NW Bayshore Subarea; and
4) Amending various chapters of the General Plan to reflect the amendments described above, including land use designations and related implementation policies and programs.

These General Plan amendments are shown on Attachments D and G.

The Zoning Ordinance would be amended to achieve consistency with the proposed General Plan amendments by:

1) Creating the C/P-U Commercial/Public Utilities District and rezoning the newly configured NW Bayshore Subarea from M-1 to C/P-U;
2) Creating the SCRO-2 Guadalupe Hills Commercial District and rezoning the new Guadalupe Hills General Plan subarea from PD-SCRO to SCRO-2;
3) Rezoning 3240-3280 Bayshore Boulevard from PD-SCRO to TC-1;
4) Amending the zoning map to reflect the changes described herein.

These zoning amendments are shown on Attachment F and H.

RECOMMENDATION:

Recommend that the City Council adopt proposed amendments to the General Plan and the draft amendments to Title 17 of the Zoning Ordinance as described above via adoption of Resolution GPA-1-17/RZ-1-17.

ENVIRONMENTAL DETERMINATION:

Per State CEQA Guidelines Section 15183(a)--this proposal falls within a class of projects which are consistent with existing zoning or general plan policies for which an EIR was certified and shall therefore not require further review. The exception to this section requiring environmental review as might be necessary to examine project specific significant effects does not apply.

APPLICABLE CODE SECTIONS:

State law contains requirements applicable to General Plans in Government Code Sections 65300-65303.

BACKGROUND:

In November 2015, City Council adopted a resolution of intent to initiate zoning amendment(s) to bring the terminology used in the zoning ordinance for the existing M-1 Manufacturing Zoning District into conformity with the terminology used in the General Plan.

In January and March 2017, the Planning Commission held two study sessions regarding this matter. At the study sessions the Planning Commission recognized that the multiple areas zoned M-1 (General Plan subareas of Northeast Bayshore, NW Bayshore and Southeast and Southwest Bayshore) are diverse and have very different site and land use characteristics. As such, the Commission concurred with addressing each geographic subarea separately. A table was provided at the March study session which identified all areas within Brisbane currently zoned M-1 and it is attached to this agenda report for reference.

On March 9, 2017, the Planning Commission recommended zoning changes within the Southeast and Southwest Bayshore General Plan Subareas to rezone these properties from the M-1 zone. The Northeast Bayshore subarea is being addressed in the ongoing Baylands planning process.

The remaining area to be addressed which is the subject of this application is the NW Bayshore subarea. The NW Bayshore subarea encompasses approximately 87 acres generally bounded by Guadalupe Canyon Parkway to the south, Bayshore Boulevard to the east, and the Brisbane/Daly City boundaries to the north and west. Development in the subarea includes the approximately 10 acre Technology Park at the southern end of the district and the approximately 32.4 acre PG&E substation, the 7 Mile House and V&A Auto Service facility at the northern end. The central portion of the subarea includes approximately 31 acres of vacant lands referred to as "Levinson" and "Peking Handicraft" along with an approximately 3.8 acre marsh, located along the north side of Main Street. Other lands within the subarea include PG&E transmission lines, which run along the western edge of the subarea as well as City public right-of-way areas, such as Main Street, which is located near the center of the subarea.

During the Commission's March study session, the Commission indicated support for the following approach which formed the basis of the proposed General Plan and zoning amendments now under consideration:

- Extension of Crocker Park TC Trade Commercial area over the Brisbane Technology Park;
- Establishment of a new Guadalupe Hills Subregional Commercial/ Office/Retail Subarea over the vacant portion of the current NW Bayshore Subarea;
- Adding a new Commercial/Public Utiilties land use designation to the remaining Northwest Bayshore subarea (PGE substation and 7 Mile House property)

DISCUSSION:

As described above, the NW Bayshore subarea consists of three very different components- an office park at the south end, vacant hillside in the central area, and a utility substation and limited commercial at the urbanized north end. These components have very different land use patterns, physical characteristics, and future development opportunities, and collectively do not form a cohesive unit for purposes of identifying and achieving broad planning goals or regulating land use.

Proposed modifications are described in further detail below:

Southern Area - Extension of Crocker Park TC Trade Commercial Subarea

It is recommended that the boundary between NW Bayshore and Crocker Park subareas be modified to move the Brisbane Technology Park at 3240-3280 Bayshore Blvd from NW Bayshore to Crocker Park. The project was constructed circa 2000 and includes approximately 180,000 square feet of floor area in three, 2-story buildings. The uses consist of office and research and development. The development was completed under the current Specific Plan/Planned Development permit requirements of the current PD zone.

Staff reviewed the existing project and determined that it is consistent with the permitted uses and development standards of the Crocker Park TC-1 zone. The project is also consistent with policies of the Crocker Park TC Trade Commercial General Plan designation, and it serves as a visual and functional gateway to Crocker Park.

General Plan and Zoning Amendments: For this area, both the General Plan Land Use Map and the Zoning Map would be amended to reflect the boundary change described above. Neither substantive General Plan text amendments nor TC-1 Crocker Park zoning text amendments are necessary. The site would also be rezoned from PD to TC-1. The Planned Development permit granted for the Technology Park would remain in effect, and the habitat easement required under this permit will remain in effect and would not be altered through the proposed General Plan Amendment or zoning change.

Northern Area - Adding a Commercial/Public Utilities Land Use Designation

The remainder of the developed portion of the former NW Bayshore subarea includes the approximately 32.4 acre PG&E Martin Substation and the approximately 0.1 acre 7 Mile House. It is recommended that that the General Plan land use designation and zoning recognize the existing utility use and private commercial uses.

General Plan Amendments: It is recommended that the General Plan designation be changed from PD-SC/R/O to C/P-U Commercial/Public Utilities. The existing General Plan designation *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."

Staff does not believe the existing SCRO designation reflects either the current or anticipated long term future land uses within this area, and the newly proposed C/P-U district would more accurately reflect current and future conditions. The new designation would identify a more limited and realistic range of uses than now listed in the SCRO designation. Uses no longer permitted would include sub-regional retail sales, distribution facilities, research and development and residential, uses that are not realistic or suitable in this area given the current development patterns and site constraints. The amendment would further delete the existing PD designation from this new subarea. As noted in the 1994 General Plan, the *Planned Development (PD)* designation is intended for areas that are "primarily vacant" which is not the case in the newly proposed C/P-U subarea.

Zoning Amendments: In order to implement the new General Plan designation, a new C/P-U Commercial/Public Utilities zoning district would be established and applied to the PG&E and 7 Mile House properties, replacing the current M-1 Manufacturing Zone. The draft text includes development regulations tailored to the limited types of uses that are appropriate in this new zoning district.

Specifically, the proposed development regulations recognize that much of the large PG&E site is located behind a block wall and new buildings may be set back and largely unseen from the public right-of-way areas. On the other hand, the 7 Mile house/V&A Auto property is a single small parcel, of less than 5,000 square feet that already has no setback or very little setback from its front, side and the rear lot lines. Also, while providing parking on-site is virtually impossible given the small lot size and location at the intersection of Geneva Ave. and Bayshore Blvd., the City has recently installed a number of improvements, including a bus shelter to encourage pedestrian use and street parking along Bayshore Blvd. The proposed zoning regulations therefore do not require additional on- site parking for any expansion of the 7 Mile House into the auto repair site. This is modeled on the Central Brisbane Neighborhood Commercial Retail Office zoning, along Visitacion Avenue. However, given the visual exposure, significant modifications to the building would require a design permit application. As the draft provisions are structured, if the ownership were to propose expansion of the auto repair side to replace the 7 Mile House, in addition to a design permit, the City would also require a use permit, since that could raise other concerns related to vehicular access.

Central Area - Establishment of Guadalupe Hills Subarea

The central portion of the current Northwest Bayshore subarea, primarily consists of the vacant lands, historically referred to as "Levinson" and "Peking Handicraft" properties, which together total approximately 31 acres. Also included in this area is the approximately 5.4 acre linear strip of land where PG&E transmission lines are sited, connecting the substation to points south. Only the Levinson and Peking Handicraft parcels are considered as reasonably having development potential, given PG&E's use of its land for transmission lines.

General Plan Amendments: For this area, the General Plan's subarea title would be renamed to Guadalupe Hills, to reflect its existing geographic location and distinguish it from the remaining NW Bayshore subarea as discussed above. The newly designated Guadalupe Hills Subarea would retain its SC/R/O land use designation with the requirement for one or more Specific Plan(s) prior to development. However, the PD Planned Development designation/permit requirement would be removed to reflect that a specific plan is the tool to be used for the planning and implementing future development within this area.

The General Plan Land Use Map would be modified as shown in the attachment to define the subarea and establish its boundaries and accordingly the General Plan text and Table 5 would be amended to specify newly named subarea's development standards, keeping the same uses and intensity as currently allowed, with one notable exception regarding potential residential uses.

The General Plan currently identifies resident as a potential conditionally permitted use in the SCRO designation with additional policy language that residential uses may be considered as part of a mixed use development. Hopwever the general plan lacksany further guidance as to density range or other guidance as to the form or character of future residential uses. The implementing PD zone also lacks guidance in establishing parameters for housing in this area. This matter was discussed in the previous Planning Commission study session on this matter, and staff did not identify that a clear consensus was reached regarding this issue.

Given that approved 2015 General Plan Housing Element did not identify this property as a potential housing site, staff believes it would be appropriate to exclude residential as a potential use within this subarea. The property owner retains the right to file a General Plan Amendment and specific plan proposing residential uses.

If the Planning Commission wishes to retain residential as a potential future use within this Subarea, it is recommended that the General Plan be revised to establish recommended density range and other appropriate intensity standards to provide a more definitive regulatory framework for both the city and applicants in developing projects consistent with the Geenral Plan.

As indicated above, the subarea would require the preparation and approval of a specific plan for any development project. At the previous study session there was a discussion regarding the relationship of a specific plan to a Planned Development permit, and how these are redundant planning tools which serve the same purpose of providing the city with flexibility in considering land use proposals. The Commission's direction was to establish a specific plan requirement in lieu of the PD permit, as the voters would retain the right to file a referendum on a city council action to approve a specific plan.

The removal of housing as a potential use and removal of the Planned Development requirement, but rather the reliance on further development of policy and zoning standards through a Specific Plan is consistent with General Plan Policy 6, "Set clear and definitive standards for all rules and regulations".

Zoning Amendments: The zoning text and map would then be amended, for consistency with the above-outlined General Plan amendments. The zoning amendments would be to show this area as a new distinct zoning district, Guadalupe Hills SCRO-2 Commercial District, with uses and development standards subject to a specific plan application. The existing PD zoning would not be amended, but would continue to apply to other areas of the City zoned PD.

General Plan Consistency

State law requires a minimum of seven elements to a jurisdiction's general plan and additional optional elements may also be adopted at the discretion of the jurisdiction. The state's mandatory elements include the following:

1) Land Use
2) Open space
3) Circulation
4) Conservation
5) Safety
6) Noise
7) Housing

Brisbane's adopted 1994 General Plan is structured to include twelve chapters. Functionally, the three chapters, "The Planning Area", "Land Use" and "Subarea Policies" all address the state's required Land Use Element. The Planning Area chapter provides a broad overview of the City's

subareas, the Land Use chapter provides land uses designations, density and intensity standards, and citywide land use policies, and the Subareas Policies chapter delves deeper into policies and programs that are subarea specific. In addition to the general plan amendments described herein, additional general plan text amendments are proposed in all three of these chapters to achieve internal general plan consistency. These proposed changes are highlighted in the attached, redlined version of the proposed amendments.

None of the changes proposed would serve to add to or intensify the uses that are already designated for the NW Bayshore subarea, as provided in the adopted 1994 General Plan, but the changes are intended to narrow the uses allowed based on the geographic location, while providing a clearer regulatory structure for project review by the City. It should also be noted that this review has prompted some reorganization and removal of redundant and outdated text within the Land Use chapter.

ATTACHMENTS:

A. Table – Summary of M-1 Zoning and Related Amendments
B. Aerial Photo of Subarea
C. Existing General Plan Land Use Map
D. Proposed General Plan Land Use Map
E. Existing Zoning Map
F. Proposed Zoning Map
G. Proposed General Plan Text
   1. Chapter 2 The Planning Area
   2. Chapter 5 Land Use
   3. Chapter 12 Subareas
H. Proposed Zoning Text
I. Planning Commission Resolution GPA-1-17/RZ-1-17

ATTACHMENT A

Table
Summary of M-1 Zoning and Related Amendments

General Plan Subarea/Designation	Zoning Designations	Key Properties	Status/Comments
Southeast Bayshore/ Trade Commercial	M-1 Manufacturing	Prologis Site (tenant: The RealReal)	Planning Commission recommended zoning amendments to City Council. Anticipated introduction of Ordinance in late April.
Southwest Bayshore/ Open Space	M-1 Manufacturing	City Public Right-of-Way	
Northeast Bayshore/ Trade Commercial	M-1 Manufacturing	Industrial Way warehouse sites	Part of the on-going Baylands EIR planning process.
Northwest Bayshore/ Planned Development Subregional Commercial/Retail/Office	M-1 Manufacturing	PG&E substation, 7 Mile House/V&A Auto	**Tonight's topics** – potential General Plan and Zoning Amendments, pending Planning Commission recommendation and Council approval.
	PD Planned Development	Technology Park, and the vacant "Levinson" and "Peking Handicraft" sites	
Northwest Bayshore/Marsh	MLB Marsh	Marsh	No changes recommended

H. NEW BUSINESS

1. **PUBLIC HEARING: General Plan Amendment GPA-1-17/Zoning Text and Map Amendment RZ-1-17;** General Plan Amendment to: 1) Adjust the subarea boundaries of the Crocker Park Trade Commercial Subarea to include 3240-3280 Bayshore Blvd. 2) Establish a new Guadalupe Hills Subregional Commercial/Office/Retail Subarea and apply this new designation to approximately 37 acres of vacant properties now situated in the Northwest Bayshore Subarea; 3) Add a new Commercial/Public Utilities land use designation to the remaining Northwest Bayshore subarea; and 4) Amend various chapters of the General Plan to reflect the amendments described above; Zoning Text Amendment to achieve consistency with the proposed General Plan amendments; City of Brisbane, applicant; Various owners; APNs: Various; M-1 Manufacturing and PD-SCRO Planned Development Subregional Commercial/Retail/Office Zoning Districts.

Senior Planner Johnson presented the staff report. He and Director Swiecki answered various questions from the Commission regarding the proposed Guadalupe Hills subarea (central portion of the current Northwest Bayshore subarea). Questions focused on open space requirements, the difference between Specific Plan and Planned Development Requirements, the history of the sites with regards to potential contamination from the Daly City Midway Village area, and whether residential uses can continue to be included as a potential in the district. Commissioner Cunningham also asked whether the proposed amendments would add or take away land value of the affected properties and Director Swiecki indicated that the proposed amendments were focused on more accurately reflecting the existing and anticipated future uses.

Chairperson Do opened the public hearing.

Michelle Salmon addressed the Commission and expressed her support for keeping historical and environmental review references and for maintenance of butterfly flyways. She also expressed support for keeping housing as a potential use. She indicated that the central area had once been considered for a habitat interpretive center. She stated her concerns about the City's definition of open space versus habitat areas.

Mark Melbye, of Kidder Mathews, a real estate agent representing the Peking Handicraft ownership, asked questions to clarify the requirements and implications for Planned Development Permits versus Specific Plans. He expressed that it would be nice to know what the City envisions for the properties to help establish ownership expectations.

Ray Miller provided his recollections of the history of Midway Village and the adjacent drainage channel that comes though Brisbane and indicated that Daly City had to do an EIR related to development of Midway Village and the soil movement along the drainage channel. He provided his thoughts on the history of the zoning inconsistencies and the 1994 General Plan intent. He also discussed the Open Space Plan and the desire for having flexibility with housing as a potential use.

Commissioner Anderson moved and Commissioner Cunningham seconded to close the public hearing. The motion was approved 5-0.

Commissioner Munir suggested having another study session to discuss Planned Development Permits versus Specific Plan and the preservation of open space. He also requested information on the Daly City EIR related to Midway Village.

The Commission discussed the Planned Development designation and Specific Plan requirements relative to the "Levinson" and "Peking Handicraft" areas and questioned whether both designations could remain. Director Swiecki stated both requirements could remain.

The Commission requested the City Attorney's clarification as to whether a Planned Development Permit may be subject to referendum.

The Commission also requested that historical references from the 1994 General Plan not be removed.

After some discussion, the issue of whether housing should be left in the General Plan as a potential use was left open. Commissioner Munir expressed support for leaving it in as a potential option. It was also left open as to whether the item would be brought back as a study session first or if it would be brought directly back as a re-noticed public hearing. Either way, staff would provide the Commission with further information based on the discussion and questions raised.

Commissioner Mackin moved to continue the public hearing to a date to be determined. Commissioner Munir seconded and the motion was approved 5-0.

I. ITEMS INITIATED BY STAFF

There were none.

J. ITEMS INITIATED BY THE COMMISSION

Chairperson Do read a letter from Luc Bouchard into the record.

1. Standards for home sizes/lot coverage/floor area ratio- Central Brisbane.

After discussion amongst the Commissioners, Commissioner Anderson stated he would like to table the discussion for the time being, but may bring it up again at a future time.

Chairperson Do invited public comment.

Barbara Ebel encouraged the Planning Commission to address the issue and not to table it.

K. SELECTION OF PLANNING COMMISSION OFFICERS