ATTACHMENT 7a

Land Use Elements:
Chapter 2 – The Planning Area
(redlined)

Redlined Excerpts
(Revised for November 16th, 2017)

CHAPTER II

THE PLANNING AREA

Physical Setting

Demographic Setting

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~~3~~ subareas, which are shown in Figure II-A. The subareas are:

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

Sierra Point

Across Highway 101 at the southern extreme of the City is Sierra Point, a peninsula with a 102 acre office park in Brisbane and a 30 acre municipal marina, which were constructed in the 1980s

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 ~~355~~365-acre business park, is located northwest of Central Brisbane. It was d~~D~~eveloped ~~during~~ 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. ~~The~~ Crocker Park contains various warehousing~~,~~, research and development, distribution, service, manufacturing and offices uses.

A ~~recent~~ 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. ~~There is no direct street access between Crocker Park and Central Brisbane, although a connection is planned via improvement of Quarry~~

~~Road, and an emergency access route has been secured. Bus service within the Park is limited, and no sidewalks or bus shelters are provided. The streets in Crocker Park are privately owned and in need of repairs. Streets are to be upgraded and dedicated to the City as a c~~ondition ~~of the Northeast Ridge development.~~ Most of the r~~R~~ailroad spurs~~, which are no longer used,~~ 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. ~~A study is currently underway to evaluate whether additional water storage capacity is needed to meet contemporary fire protection standards.~~ 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 buidings, 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.

~~This subarea contains both vacant and developed properties adjacent to Bayshore Boulevard north of Guadalupe Canyon Parkway. Directly beyond the Northeast Ridge are the undeveloped mountainside properties owned by Southwest Diversified, Inc., Peking Handicraft, Inc., and the Albert Levinson Trust. They fall within the boundaries of the HCP and contain habitat for rare plants and rare and endangered Mission blue and callippe silverspot butterflies. San Francisco Water Department lines run through the undeveloped portion of the subarea, and steep slopes are found in the upper elevations.~~

~~Farther north along Bayshore Boulevard, as the terrain flattens, are properties owned by the Albert Levinson Trust and Pacific Gas and Electric Company. The northern Levinson property is a wetland marsh fed by drainage from the Bayshore Basin (comprised of the Northwest Bayshore subarea and portions of Daly City in the vicinity).~~ At the southern edge of this subarea is the wetland marsh and s~~S~~torm waters ~~from the Basin~~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 ~~contains a substation and~~ has potential for pre-historic resources.

Soils ~~in the wetland marsh and~~ on the PG&E properties have been contaminated by materials generated by a gas~~s~~ification plant ~~that operated on the PG&E parcel~~. A remediation plan ~~is~~ was ~~currently~~ 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.

~~The sloped portions of the subarea contain soils subject to slippage and a high to very high rate of erosion, and much of these portions present a moderate to high risk of seismically induced landslides and for wildfires. Particularly i~~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 north edge of the Levinson parcel, have been contaminated by materials generated by a gasification plant that operated on the PG&E parcel, to the north. A number of remedial actions have been undertaken over the years related to the gasification plant. In the late 1990's, the City undertook construction of a new erosion-resistant open channel, reconstructing the stormwater channel as a stormwater detention basin/marsh. Excavation for that project resulted in the removal and off-site management of soil, some of which would have been impacted from historical rainwater runoff from the plant. The channel was then lined with filter fabric and gabions to prevent erosion, plus clean top soil to allow for establishment of vegetation. More information on subsurface contamination in the area and subsequent remediation 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.

ATTACHMENT 7b

Land Use Elements:
Chapter 5 – Land Use
(redlined)

Redlined Excerpts
(Revised for November 16th, 2017)

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.

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 t~~T~~he 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. ~~Since 1980, regulations have not included a minimum lot size for most of the subarea, anticipating that any subdivision would be part of an approved planned development.~~ The subarea is built out with the PG&E Martin substation and 7 Mile House properties.

Guadalupe Hills. The Guadalupe Hill 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.

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.

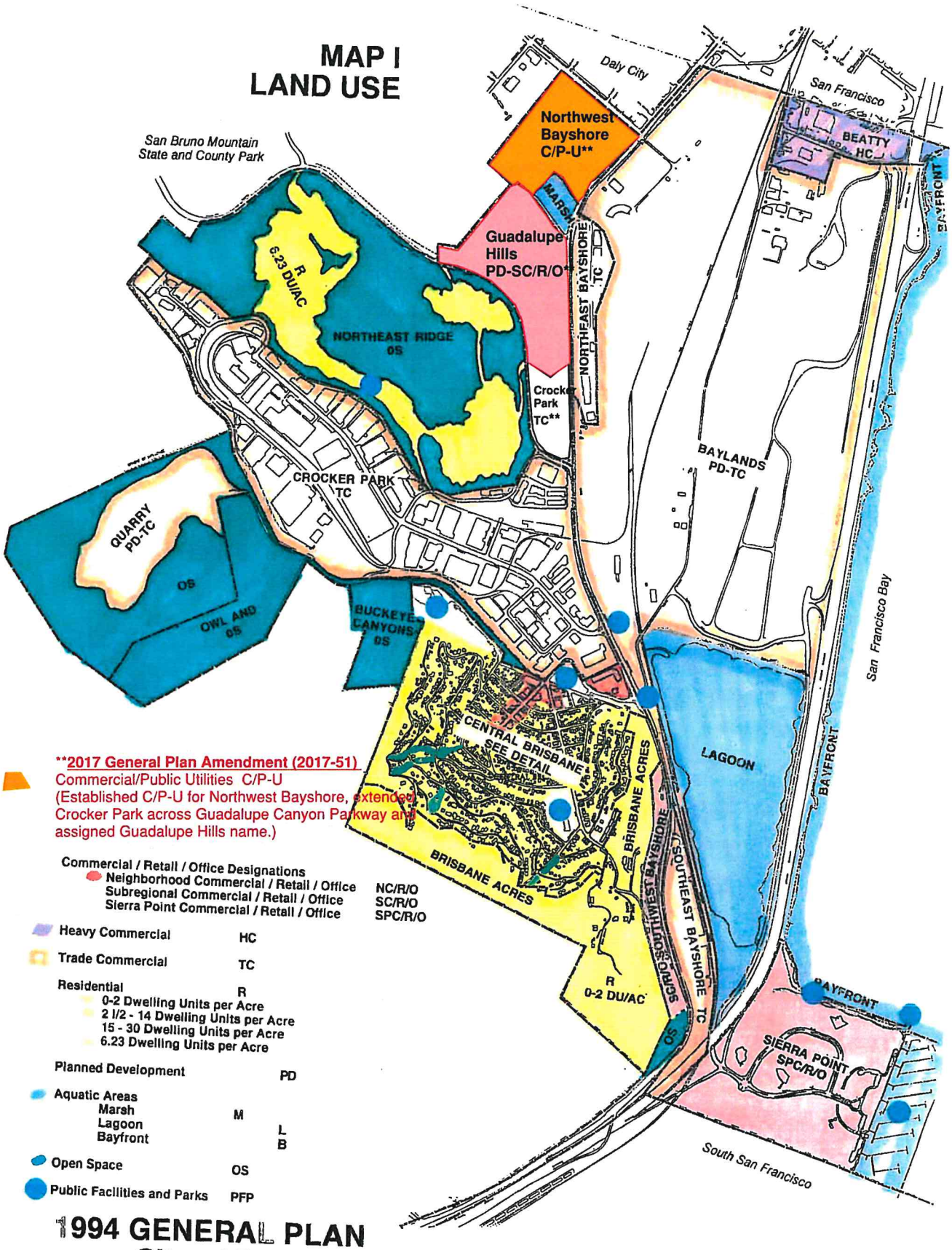
Commercial/Retail/Office Designations

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 ~~is~~are designated SCRO ~~in the 1994 General Plan~~. The Guadalupe Hills also ~~Also see the~~ has a Planned Development designation~~s~~, 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:

~~Northeast~~ 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
~~Northwest Bayshore: Conserved Habitat (to be mapped with specific plan)~~
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 ~~in the 1994 General Plan~~:

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

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

The following subareas contain Public Facilities and Parks:

Sierra Point: Marina, Fishing Pier, Linear Park

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

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 ~~subareas 1, 2, 3, 5, 8, 11 and 13~~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 ~~s 7, 10 and 12~~ 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:

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 Commercial/Retail/Office	1.66 - 3.22 E/1,000 1.65 per hotel room	4.8 FAR	Development Agreement
	Bayfront	0	0	100%
2. Southeast Bayshore	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
3. Southwest Bayshore	Subregional Commercial/Retail/Office	1.66 - 3.22 E/1,000	2.8 FAR	Per Zoning Requirements
	Open Space	0	0	0
4. Brisbane Acres	Residential	0 - 4.48 ppa	0 - 2 units/acre	40% per HCP + per Zoning Requirements
5. Central Brisbane	Residential	5.6 - 31.36 ppa	2 1/2 - 14 units/acre	Per Zoning Requirements
		33.6 - 67.2 ppa	15 - 30 units/acre	Per Zoning Requirements
	Neighborhood Commercial/ Retail/Office	1.66 - 3.22 E/1,000	2.4 FAR	Per Zoning Requirements
	~~n~~ Open Space	0	0	100~~%/a~~%
6. Owl and Buckeye Canons	~~p n~~Open 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. ~~Northwest Bayshore~~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~~V-13.

*** 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.

Open Space/Conservation

Policy ~~316~~GH.21 Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.

Policy ~~317~~GH.22 Preserve the marsh as a wetland and natural drainage basin.

Policy ~~318~~GH.23 Preserve ~~conserved~~ habitat in accordance with the Habitat Conservation Plan.

Policy ~~319~~GH.24 Preserve canyons and water courses.

Policy ~~319.1~~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 ~~320~~GH.26 Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.

Program ~~320a~~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 ~~321~~GH.27 Avoid locating structures under or near transmission lines.

Policy ~~322~~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 ~~323~~GH.29 Consider requiring noise insulation in all new construction.

ATTACHMENT 7c

Land Use Elements:
Chapter 12 – Subareas
(redlined)

Redlined Excerpts

CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

Sierra Point
Southeast Bayshore
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

CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

The following policies and programs apply to the ~~13~~ 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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(NOTE: ONLY THE NORTHWEST BAYSHORE AND GUADALUPE HILLS SUBAREAS ARE SHOWN. NO CHANGES HAVE BEEN RECOMMENDED TO OTHER SUBAREA POLICIES SECTIONS.)

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

Policy 323 **Consider requiring noise insulation in all new construction.**

XII.10 ~~NORTHWEST BAYSHORE~~GUADALUPE HILLS

Land Use

Policy ~~310~~GH.1 **Adopt one or more Specific Plans and accompanying environmental documents (such as negative declaration, mitigated negative declaration or**

environmental impact report) ~~impact reports~~ prior to any development of the subarea.

Policy ~~310.1~~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 ~~310.2~~GH.15 Locate development so as to have a 'greenbelt' separation from Daly City.

Policy ~~311~~GH.16 Address or establish ~~design~~ criteria through the Specific Plan the following: ~~to enhance~~

- Ceompatibility 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 ~~312~~GH.17 Minimize grading in producing building pads. Terrace development with the slope.

Policy ~~313~~GH.18 Consider the concept of live-work residential development.

Transportation and Circulation

Policy ~~314~~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 ~~315~~GH.20 Consider methods of landscape screening to separate development from Bayshore Boulevard~~, including transit-oriented design~~. Discourage high soundwalls.