City of Brisbane



Special Joint City Council and Planning Commission Meeting

June 26, 2006

CEQA Process Flow Chart



Project Objectives

What are they?

- Pursuant to Section 15124 of the CEQA Guidelines- **"the underlying purpose of the project"**

  Typically include both the City and developer's intent and purpose in proceeding with a project

Why are Objectives Important?

- **Objectives are critical first step before developing project alternatives**

  Section 15126.6 of the CEQA Guidelines:

  "An EIR shall describe a reasonable range of alternatives to the project or project location that could feasibly **attain most of the basic project objectives** and would avoid or substantially lessen any of the significant environmental impacts of the proposed project."

Project Objectives

- Help frame the alternatives to be considered in the EIR
- Assist the City Council in making findings to support the action taken on the project (or alternatives)

Consideration in developing project objectives

- Objectives should serve as broad policy direction
- Objectives should not be prescriptive or narrowly defined

  (for example, "promote non-vehicular access and movement" not "install a light rail line")
- Objectives should not include components of the proposed project

  (eg. constructing 5million square feet of building space is an element of the project, not a project objective)

Suggested Staff Objectives

- **Sustainability should be the foundational core of any project approved for the Baylands.**

- Sustainability defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Sustainability

- Builds upon the premise of environmental sustainability set forth by the Open Space and Ecology Committee
- In addition to **environmental** considerations, includes other key components of sustainability- **social equity** and **economics**

Proposed Objectives

Organized around the three components of sustainability (3 E's)

- **Environment**
- **Social Equity**
- **Economics**

Environmental Objectives

- Remediate to a level which ensures the safety of all who use the site and eliminates ongoing ecological damage
- Utilize a green building approach wherein buildings are sited, designed, constructed, and operated to encourage resource conservation, minimize waste and pollution, maximize energy and resource efficiency, and promote healthy indoor environments
- Preserve/restore/enhance wetlands/natural habitat on the site, to promote physical and visual connectivity between San Bruno Mountain and Bay

Environmental Objectives

- Promote and encourage non-vehicular access and movement to and from the site (particularly from central Brisbane) and within the site. Land use mix, good urban design, provision of safe and pleasant pedestrian and bike paths, and convenient access and linkages to public transit are all necessary components
- Strive to achieve energy neutrality or better through efficiency, conservation, and the maximum usage of passive and active sources of renewable energy
- Safely and efficiently accommodate project traffic in a manner while not adversely impacting Brisbane or surrounding communities

Environmental Objectives

- Incorporate innovative methods to reduce resource consumption and waste generation
- Site and design new infrastructure for minimal adverse environmental impacts
- The project should be sensitively designed to protect Brisbane's viewshed, taking into account light spillage and pollution, building height and massing, and hardscape, landscape balance

Social Equity Objectives

- Create an active vibrant place which strengthens the community of Brisbane and contributes to its sense of place
- Incorporate significant open space and related improvements which provide opportunities for a wide range of passive and active public recreational opportunities benefiting the City and region
- Provide employment opportunities for residents of Brisbane and surrounding communities, thereby improving the jobs/housing balance at regional and subregional levels

Social Equity Objectives

- Contribute to critically-needed solutions to regional transit and transportation issues which will benefit both the project and existing communities
- Recognize the regional importance of the project and strive to ensure that it benefits the surrounding communities
- Provide on-site opportunities for public art/education to contribute to public understanding of the site, including its history and ecology, and the project's sustainability mission.

Economic Objectives

- Enhance the City's tax base and future ability to provide services for all of Brisbane
- Establish a project which remains economically viable on a long term basis, including excellence in architecture which can withstand the test of time
- Build in flexibility so the project can adapt to changing market conditions over time without compromising other project objectives
- Provide greater choices for Brisbane residents by providing desired goods, services, entertainment, and/or other amenities not currently available within the City