

Notes for Planning Commission hearing July 28, 2016
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Comm. Dev. Dept. Brisbane

I Comments on Staff Report

P. 3: Missing paragraph stating that the City Council established a Citizens Committee to review the DEIR; that the Committee, consisting of 23 active citizen participants, worked for a full year, provided significant comments on the document and participated in all the hearings concerning it.

Also missing is the fact that the City Council directed the preparation of the EIR to include analysis of the Renewable Energy Alternative at a level comparable to that of the developer and other-proposed scenarios.

Throughout the report, first mention of any agency or plan scenario should spell out the full name of the agency or scenario.

P. 6: Reference to infrastructure involving sewer service fails to mention the Bayshore Sanitary District, the agency currently in charge of sewer service on the Baylands.

Reference to the potential location of the high-speed rail yard should indicate a preference for Area 2 on the east side of the rail line and that the solar farm could be installed above the yard, using the same acreage.

P. 9: Because the General Plan designates the Baylands as zoned PD (Planned Development)/Trade Commercial and specifically prohibits housing in that zone, it should be made clear that the misleading, conflicting and obsolete zoning map, which predates the current General Plan and refers to conditional housing use, should be changed.

P. 15: The conclusion that the developer's proposal should be rejected should also note that the Commission's recommendation comes closest to the citizen-prepared concept plan called the Renewable Energy Generation Alternative.

II Proposed changes to the Resolution

P. 19: The “Whereases” should include the following:

- a) that the Council directed adequate, comparable EIR analysis of the Renewable Energy Alternative, and
- b) that a Citizens Committee, established to fully review the DEIR and provide relevant comments on that extensive document, did as directed.

P. 21, Section 2.1 should refer to the solar farm as a land use in Exhibit 1.

In addition to the modifications to the General Plan itself, the necessity to correct the obsolete zoning map to bring it into consistence with the GP should be listed.

There should be a reference to the distinction made between Open Space (publicly owned and maintained) and Open Area (privately owned and maintained but accessible to the public) as defined in the General Plan. There should also be a reference to the Open Space Plan, which has been adopted by the Council but not yet formally integrated into the GP.

P. 23: A reference to a possible agreement with the Bayshore Sanitary District is relevant. Also included should be the need to negotiate with the High-Speed Rail Authority of their proposed railyard on the east side of the Baylands and the installation of the solar farm to cover the yard.