

RESOLUTION NO. GPA-2-17

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

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

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

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

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

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

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

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

community and direction provided by the City Council during the community engagement process; and

WHEREAS, on July 18<sup>th</sup>, 2017, the Planning Commission held a public hearing on the Draft Parkside at Brisbane Village Precise Plan and implementing General Plan text and map amendments contained in General Plan Amendment GPA-2-17, at which all written and oral testimony was considered, the public hearing was closed, and deliberations were continued to July 27, 2017; and

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

WHEREAS, at the July 27<sup>th</sup>, 2017 Planning Commission meeting, the Commission continued its deliberations and made recommendations to modify the Draft Plan, and directed staff to bring back the revised Resolution GPA-2-17 for adoption by the Commission at a future meeting; and

WHEREAS, the minutes of the July 27<sup>th</sup>, 2017 Planning Commission hearing are attached and incorporated by reference in this resolution; and

WHEREAS, at the August 8<sup>th</sup>, 2017 Planning Commission meeting, the Commission adopted Resolution GPA-2-17; and

WHEREAS, the minutes of the August 8<sup>th</sup>, 2017 Planning Commission meeting are attached and incorporated by reference in this resolution; and

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

NOW, THEREFORE, based upon the evidence presented, both written and oral, the Planning Commission of the City of Brisbane hereby RECOMMENDS that the City Council adopt the Parkside at Brisbane Village Precise Plan with the text modifications provided in Exhibit A of this Resolution, and approve the General Plan text and map amendments, as provided in Exhibits B and C of this Resolution.

AYES: Anderson, Cunningham, Mackin, Munir

NOES: None

ABSENT: None



Jameel Munir  
Chairperson

ATTEST:



JOHN SWIECKI, Community Development Director