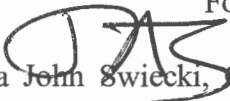


# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 7/18/17

**FROM:** Julia Capasso, Associate Planner, via  John Swiecki, Community Development Director

**SUBJECT:** **Draft Parkside at Brisbane Village Precise Plan/General Plan Text and Map Amendment GPA-2-17** to implement the Parkside at Brisbane Village Precise Plan; City of Brisbane, applicant; Location: Various.

**REQUEST:** Consider the Draft Parkside at Brisbane Village Precise Plan and associated General Plan text and map amendments to implement programs H.B.1.a and H.B.1.b of the 2015-2022 Housing Element.

**RECOMMENDATION:** Recommend adoption of the Draft Parkside at Brisbane Village Precise Plan and approval of General Plan Amendment GPA-2-17 via adoption of Resolution GPA-2-17.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration—State Clearinghouse No. 2015012053, adopted by the Brisbane City Council on April 2, 2015 for the 2015-2022 Housing Element.

**APPLICABLE REGULATIONS:** The 1994 General Plan Land Use Element (Chapter 5) establishes geographic subareas within the City and allowable land uses within those subareas. The 2015-2022 Housing Element, adopted by the City Council in April 2015, directs the City to adopt affordable housing overlay zones for several properties within the Crocker Industrial Park (Housing Element Programs H.B.1.a and H.B.1.b). Properties within the Parkside Plan area are located within the existing Central Brisbane and Crocker Park subareas. These properties are zoned TC-1, Crocker Park Trade Commercial District (BMC Chapter 17.19), NCRO-1, Brisbane Village Neighborhood Commercial District (BMC Chapter 17.14), and SCRO-1, Southwest Bayshore Commercial District (BMC Chapter 17.16).

**BACKGROUND:**

The Draft Parkside at Brisbane Village Precise Plan (“Parkside Plan”) establishes land use and circulation policies to guide the future development of residential and commercial land uses within the approximately 25-acre Parkside Plan Area. The Draft Parkside Plan is the culmination of a two-year long planning process, including public workshops and meetings, community engagement and feedback, and economic, transportation, and land use studies. Milestones in the Parkside Plan planning process are discussed in detail in the June 22, 2017 Planning Commission memorandum for the Draft Parkside Plan workshop, attached for reference.

## **DISCUSSION:**

### Role and Purpose of the Draft Parkside Plan

The Draft Parkside Plan embodies three distinct planning functions:

1. Establishes affordable housing zoning overlay districts (PAOZ-1 and PAOZ-2 Districts) that would allow residential development between 20-28 dwelling units per acre, in addition to trade commercial development, in six designated properties within the Parkside Plan Area. (Chapter 3)
2. Establishes design guidelines for future residential development to ensure high quality architectural design, site planning, and resident and community amenities are realized through new residential development within the overlay districts. (Chapter 4)
3. Establishes a vision for pedestrian and bicycle circulation improvements in the Parkside Plan Area. (Chapter 3)
4. Establishes a land use vision for the Brisbane Village Shopping Center and adjacent commercial properties to guide future revitalization and redevelopment of those properties. (Chapter 4)

An overview of the proposed residential overlay zones, pedestrian and bicycle improvements, and commercial land use vision is provided in the June 22, 2017 Planning Commission memorandum.

### Implementation of the Draft Parkside Plan

Adoption of the Draft Parkside Plan would be accomplished by Resolution of the City Council. As a Precise Plan, the Draft Parkside Plan would not be adopted as a General Plan amendment, but rather would be adopted as a standalone document. The General Plan amendments under consideration by the Commission tonight would establish a new land use subarea to ensure that future zoning text amendments are consistent with the General Plan. (The General Plan amendments are discussed in detail below).

The proposed PAOZ-1 and PAOZ-2 residential overlay zones would be implemented via adoption of an Ordinance by the City Council. The zoning text amendments will be processed subsequently to Planning Commission and City Council action on the Draft Parkside Plan and General Plan amendments and will come before the Planning Commission as a separate Zoning Text Amendment application.

### General Plan Text and Map Amendments

The draft General Plan text and map amendments contained within GPA-2-17 amend Chapter 5, Land Use, of the 1994 General Plan to establish a new subarea called the “Parkside Area,” and amend Chapter 12, Policies and Programs by Subarea, to add policies applicable to the Parkside Area subarea. The General Plan land use map amendment show the geographic location of the Parkside Area subarea and permitted land uses within the subarea. The text amendments are

shown in redline text in Exhibit A to Resolution GPA-2-17. The amended land use map is provided in Exhibit B.

The General Plan text amendments to Chapter 5 and 12 of the General Plan describe the Parkside area, which includes 11 properties currently included in the Central Brisbane and Crocker Park subareas. These properties are shown in the figure and table below.



Address	Assessor's Parcel No.	Address	Assessor's Parcel No.
125 Valley Drive	005-212-130	145 Park Lane	005-190-100
25 Park Place	005-212-100	280 Old County Road	005-202-210
41-43 Park Place	005-202-160	100-182 Old County Road	005-212-110
91 Park Lane	005-202-200	70 Old County Road	005-212-120
105 Park Lane	005-202-150	5 Old County Road (Community Park)	005-164-010

The Brisbane skatepark and basketball courts, located at the corner of Park Lane and Old County Road, are also included in the new Parkside Area subarea.

These 11 properties would be moved from the Central Brisbane and Crocker Park subareas to comprise the new Parkside Area subarea. Of these 11 properties, only six will experience actual land use designation modifications to allow residential development in addition to the trade commercial land uses currently designated. These properties are 91-145 Park Lane, 280 Old County Road, and 25-43 Park Place. No land use designation modifications are proposed for the remaining five properties within the Parkside Area subarea, including the Brisbane Village Shopping Center and 125 Valley Drive.

### Rapid Health Impact Assessment: San Mateo County Health System

The San Mateo County Health System has been a partner to the City since the beginning of the Parkside Plan process, providing guidance on how to incorporate and enhance community health through the Draft Plan's policies and guidelines. As a continuum of that partnership, the County has conducted a Rapid Health Impact Assessment (RHIA) of the Draft Parkside Plan to evaluate the effectiveness of its policies in promoting key aspects of community health, including affordable housing and healthy economy. The RHIA is attached for reference.

The RHIA provides key findings and recommendations for consideration by the Planning Commission and City Council. These recommendations are detailed in Section 5 of the RHIA. Generally, the assessment finds that the Draft Plan meets the City's obligations under the Housing Element to accommodate the low and moderate income housing portion of its Regional Housing Needs Allocation (RHNA). However, the RHIA provides several policy recommendations to enhance affordable housing unit production and protect and enhance local businesses that would be impacted by both residential and commercial redevelopment in the Plan Area. These findings are provided in the attached RHIA for the Commission's consideration.

### **STAFF RECOMMENDATION:**

Adoption of the attached Resolution GPA-2-17 recommending adoption of the Parkside at Brisbane Village Precise Plan and approval of the proposed General Plan text and map amendments to the City Council.

### **ATTACHMENTS:**

- ~~A. Resolution GPA-2-17 with attached General Plan Text and Map amendments~~
- B. [Draft Parkside at Brisbane Village Precise Plan](#) (hyperlink)
- ~~C. Rapid Health Impact Assessment for the Draft Parkside Plan prepared by the San Mateo County Health System~~
- ~~D. Planning Commission memo from 6/22/17 workshop~~
- ~~E. Draft minutes of 6/22/17 Planning Commission meeting (included in agenda packet)~~