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## **CHAPTER XII**

# **POLICIES AND PROGRAMS BY SUBAREA**

*Sierra Point*  
*Southeast Bayshore*  
*Southwest Bayshore*  
*Brisbane Acres*  
*Central Brisbane*  
*Parkside Area*  
*Owl and Buckeye Canyons*  
*The Quarry*  
*Crocker Park*  
*Northeast Ridge*  
*Northwest Bayshore*  
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POLICIES AND PROGRAMS BY SUBAREA

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## CHAPTER XII

### POLICIES AND PROGRAMS BY SUBAREA

The following policies and programs apply to the 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.

#### SIERRA POINT

##### Land Use

**Policy SP.1** Development of Sierra Point shall be guided by the Redevelopment Plan for Project Area No.1, and the 1984 Development Agreement between the City and Sierra Point Associates One and Two, and any subsequent amendments adopted by the City.

**Policy SP.2** Seek opportunities to enhance commercial services for users of the Marina and occupants of the office park.

##### Transportation and Circulation

**Policy SP.3** Examine the circulation system approved in the Development Plan to incorporate improvements that can be implemented as the subarea develops.

*Program SP.3.a: Pursue better connections between Sierra Point and Brisbane, including pedestrian/bicycle over-crossing of the railroad tracks.*

**Policy SP.4** Seek opportunities to improve public transit opportunities for the area.

##### Recreation and Community Services

**Policy SP.5** Enhance recreational opportunities at Sierra Point for Brisbane residents.

##### Community Health and Safety

**Policy SP.6** Continue to have attractive and safe development on the solid waste landfill at Sierra Point.

**Policy SP.7 Pay special attention to noise attenuation techniques in plans for new construction.**

**Policy SP.8 Work with South San Francisco to better coordinate the provision of safety services.**

## **XII.2 SOUTHEAST BAYSHORE**

### **Land Use**

**Policy SEB.1 Retain a landscape buffer on Bayshore Boulevard to reduce noise and screen the industrial development from through traffic.**

*Program SEB.1.a: Encourage development of a native plant or non-invasive plant landscape buffer to screen the industrial development from the Lagoon.*

### **Community Health and Safety**

**Policy SEB.2 Through inspections and remediation, if necessary, by County, State and Federal agencies, provide protection against toxic infiltration into the Lagoon and adjacent wetlands.**

*Program SEB.2.a: Request information from regulatory agencies on the history and past uses of the properties in the Southeast Bayshore subarea.*

## **XII.3 SOUTHWEST BAYSHORE**

### **Land Use**

**Policy SWB.1 Omitted.**

*Program SWB.1.a: After adoption of the General Plan, review the Zoning District regulations to better define an appropriate mix of uses and address incompatible land use.*

*Program SWB.1.b: Examine opportunities to provide greater amenities for the residences in the Mobile Home Park through installation of public and private improvements such as curb, gutter, sidewalk, off-street parking and landscaping.*

*Program SWB.1.c: Require visual impact analysis for all construction on steep slopes.*

## **Transportation and Circulation**

**Policy SWB.2 Require special attention to off-street parking and safe access to Bayshore Boulevard in all use and development proposals.**

*Program SWB.2.a: Discourage multiple individual driveways onto Bayshore Boulevard.*

## **Conservation**

**Policy SWB.3 Protect and enhance lands designated as habitat under the provisions of the Habitat Conservation Plan.**

**Policy SWB.4 Require soils and geotechnical analysis in conjunction with any development application.**

## **Community Health and Safety**

**Policy SWB.5 Require a buffer between fuel storage and other uses as determined by the Fire Marshall.**

**Policy SWB.6 Consider requiring new construction to incorporate features to reduce intrusion of traffic noise.**

**Policy SWB.7 Develop a screening program using landscape and/or other materials to mitigate noise and screen buildings from Bayshore Boulevard.**

## **XII.4 BRISBANE ACRES**

### **Land Use**

**Policy BA.1 Grading and excavation should be minimized and exposed retaining walls avoided. Landforms should retain the natural topographic character of the Mountain.**

### **Open Space/Conservation**

**Policy BA.2 Omitted**

*Program SAB.BA.2.a: In conjunction with any subdivision or other development application, a landscape program and plan shall 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.*

*Program BA.2.b: Examine ways to improve the existing density transfer program so that a developer/owner can be granted increased density on sites already served by infrastructure in conjunction with the dedication of more remote sites as Open Space.*

*Program BA.2.c: Retain a trail system through the Brisbane Acres to connect the area to Central Brisbane and the San Bruno Mountain State and County Park.*

*Program BA.2.d: Map the canyons, intermittent streambeds and banks in the Brisbane Acres and designate such areas for protection.*

*Program BA.2.e: Develop clear regulations that can be enforced to preserve the natural ecology of the canyons, intermittent streambeds and banks.*

### **Community Health and Safety/Conservation**

#### **Policy BA.3 Consider the environmental constraints of the subarea in conjunction with land use development applications.**

*Program BA.3.a: In conjunction with any subdivision or other development application, the property owner shall be required to supply detailed information on slope, access, water, sanitary sewer and storm drain infrastructure, soils, geology, cultural resources, significant vegetation and endangered species habitat.*

*Program BA.3.b: Geologic studies for parcels in the Brisbane Acres shall be performed by a licensed engineer and shall pay special attention to slope, landslide and subsurface water. Such studies shall include a detailed evaluation of the stability of the proposed site, the potential effects of construction on the site and adjacent and downslope areas, and the effects of any construction or installation of infrastructure on the site. Specific recommendations for project design to ensure safety and mitigate impacts shall be included in the report and incorporated into construction documents by the project engineer.*

*Program BA.3.c: Phase grading and construction to coincide with periods of dry weather as set forth in the City's Grading Ordinance.*

#### **Policy BA.4 No new development shall occur before infrastructure is provided to the site to City standards and offered for dedication to the City.**

*Program BA.4.a: Information should be supplied in conjunction with any application for development or a building permit on how the infrastructure proposed for the project relates to existing and future infrastructure development.*

*Program BA.4.b: Assure that safe and adequate access can be provided to properties when access is dependent upon connecting to existing streets*

*Program BA.4.c: If any development of private land in the Brisbane Acres would disturb or restrict existing access for fire or rescue personnel or equipment to areas above or beyond, then adequate alternative access shall be provided and maintained.*

## **XII.5 CENTRAL BRISBANE**

### **Local Economic Development**

**Policy CB.1 Encourage the establishment of small stores and shops that would diversify the City's revenue base and provide services to residents.**

**Policy CB.2 Support economic opportunities for artists, craftsmen and small entrepreneurs by providing for live-work spaces and home occupations.**

**Policy CB.3 Consider ways to enhance the commercial area to promote successful small businesses, which will provide a social and service center for residents.**

*Program CB3.a: Consider amendments to the Sign Ordinance to simplify the process and otherwise address the needs of small businesses, as well as balancing other community needs and objectives.*

**Policy CB.4 Work with the Chamber of Commerce to encourage local residents to patronize local businesses and to promote Central Brisbane as a good place to establish new businesses.**

*Program CB.4a: Work with the Chamber of Commerce to develop a program to assist new and existing businesses to market their services.*

*Program CB.4.b: Work with the Chamber of Commerce to analyze the constraints and opportunities for downtown revitalization.*

*Program CB.4.c: Work with the Chamber of Commerce to find how the City can be more facilitative of meeting the needs of small businesses.*



## **Land Use**

### **Policy CB.5 Keep the existing scale, character and intensity of use of Residential/Commercial Districts.**

*Program CB.5.a: Encourage a modest scale and density character to residential development through standards established in the Zoning Ordinance.*

*Program CB.5.b: Look always to encourage innovative uses and structures to provide for greater economic return and community benefit.*

### **Policy CB.6 Encourage diversity and individual expression in residential and commercial construction.**

*Program CB.6.a: Study the impacts of off-street parking requirements on residential and commercial site and structural design.*

*Program CB.6.b: Revise the Zoning Ordinance to facilitate the upgrading and proper maintenance of structures with legal nonconformities.*

*Program CB.6.c: Evaluate the aesthetic, psychological and social losses that could result from zoning ordinances which would discourage diversity and individual expression in residential construction.*

### **Policy CB.7 Strongly encourage property owners and businesses to upgrade, rehabilitate and improve the appearance, usability and safety of existing structures. (See Policy LU.16.)**

### **Policy CB.8 Retain the intimate small-town character of Central Brisbane.**

*Program CB.8.a: Consider revisions to the Zoning regulations to discourage overbuilding of residential parcels.*

*Program CB.8.b: Study regulatory approaches to view and solar protection while protecting foliage and tree cover. (See Program LU.11.c.)*

## **Transportation and Circulation**

### **Policy CB.9 Develop and improve pedestrian paths and walkways to connect Central Brisbane to all areas of the City and with the San Bruno Mountain State and County Park. (See Program 86a.)**

**Policy CB.10 In conjunction with subdivision and other development applications, require private roadways to be upgraded and maintained to City standards and offered for dedication to the City. (See Policy C.47.)**

*Program CB.10.a: In conjunction with the City's development review process and Capital Improvement Program, examine ways to improve existing bottlenecks and cul-de-sacs and improve safety in the upper residential streets. (See Policies C.12 and C.13.)*

*Program CB.10.b: Develop municipal off-street public parking lots.*

*Program CB.10.c: Develop a direct street connection between Central Brisbane and Crocker Park.*

**Policy CB.11 Work with residents on a block-by-block basis to develop programs to relieve congestion caused by on-street parking.**

**Policy CB.12 Retain open areas in residential zones through setback, lot coverage and landscape requirements in the Zoning Ordinance.**

### **Open Space/Recreation and Community Services**

**Policy CB.13 Seek input from residents and business people on how public/community facilities in this subarea can be more effectively utilized.**

*Program CB.13.a: Identify, through signage, parks and recreation facilities and the hours they are open to the public.*

**Policy CB.14 Refine the ordinance that establishes requirements for the protection of heritage trees to allow flexibility and to consider factors, including, but not limited to, the tree's effect on surrounding residences.**

**Policy CB.15 Encourage private investment in landscape improvement and maintenance consistent with the City's Street Tree Program. (See Policy 124.)**

**Policy CB.16 Preserve the canyons and other open space in Central Brisbane and require development to be set back from intermittent streams. (See definition of Open Space in Chapter VII.)**

**Policy CB.17 Actively identify a site and plan for a Community Center in Central Brisbane.**

## **Conservation**

### **Policy CB.18 Require water and energy conserving features in new construction and renovation, as appropriate.**

*Program CB.18.a: Facilitate utilization of grant and assistance programs for retrofitting existing structures.*

*Program CB.18.b: Take into account the unique constraints of older structures in applying requirements for conservation measures.*

*Program CB.18.c: Assemble educational reference materials to be provided to permittees when conditions are imposed requiring drought tolerant landscaping or water conserving irrigation.*

### **Policy CB.19 Demonstrate water and energy conservation materials and techniques by utilizing them, with appropriate descriptive signage, in and around public facilities.**

### **Policy CB.20 Encourage recycling through public and private programs.**

*Program CB.20.a: Study the possibility of developing green merchant and green resident programs.*

*Program CB.20.b: Consider improvements to the Franchise Agreement to include a more comprehensive collection program, consistent with the City's Source Reduction and Recycling Element.*

*Program CB.20.c: Consult with local merchants to seek ways to augment or enhance their compliance with recycling programs.*

### **Policy CB.21 Facilitate carpooling and the use of public transit.**

*Program CB.21.a: Seek input from merchants and the public on how Sam Trans service might be made more useful.*

*Program CB.21.b: Support continued development and improvement of shuttle service for Sierra Point, Crocker Park and future development in areas such as the Baylands, and consider ways to extend such service into Central Brisbane.*

*Program CB.21.c: Consider modifications to signal timing to relieve lunch-hour congestion at the entrance to Central Brisbane.*

### **Policy CB.22 Encourage the use of bicycles and walking for transportation and recreation.**

*Program CB.22.a: Provide bicycle racks at public meeting facilities and public offices.*

*Program CB.22.b: Develop and implement a plan for providing benches at key locations for pedestrian rest stops.*

**Policy CB.23 Encourage the conservation of the historic character of buildings and places in Central Brisbane.**

**Policy CB.24 Recognize the use of new technologies and innovative use of materials to incorporate conservation measures into construction to the extent allowable under State building codes.**

#### **Community Health and Safety**

**Policy CB.25 Increase structural and seismic safety through sensitive code enforcement, taking into consideration the unique constraints of older structures and the prudent use of up-to-date techniques and materials.**

**Policy CB.26 Keep truck routes out of Central Brisbane.**

### **XII.6 PARKSIDE AREA**

#### **Land Use**

**Policy PA.1 New residential development and commercial property redevelopment within the Parkside Area subarea shall be subject to the design guidelines and application review procedures established by the Parkside at Brisbane Village Precise Plan.**

#### **Community Health and Safety**

**Policy PA.2 Development applications for new residential development and commercial property redevelopment within the Parkside subarea shall recognize and address environmental hazards that may impact certain properties, including sea level rise, flood, and liquefaction.**

### **XII.7 OWL AND BUCKEYE CANYONS**

#### **Conservation**

**Policy OBC.1 Encourage the State of California Department of Fish and Game to include Brisbane citizens in planning for a maintenance and native plant preservation program for Owl and Buckeye Canyons.**

**Policy OBC.2 Work with State and County agencies and encourage volunteer participation in the control of invasive plant species.**

*Program OBC.2.a: Educate the public of the continued threat of invasive species through the Brisbane Star.*

### **Community Health and Safety**

**Policy OBC.3 Work with the State Department of Forestry to more effectively address wildland fire.**

**Policy OBC.4 Cooperate with the San Mateo County Sheriff to prevent unauthorized off road vehicle use.**

**Policy OBC.5 Urge the State and PG&E to properly maintain access roads to control erosion and reduce hazard and impacts to the City's storm drain system, the natural ecology and the habitat.**

### **Transportation and Circulation**

**Policy OBC.6 Investigate alternatives to the Quarry Road to access Central Brisbane from Crocker Park to reduce impacts on the Canyons.**

## **XII.8 THE QUARRY**

### **Land Use**

**Policy Q.1 Consideration of applications filed under the Property Agreement for this subarea will require the property owner to request a General Plan Amendment and Specific Plan and to complete all required environmental review in the context of annexation and a Development Agreement.**

*Program Q.1.a: 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 views of the development from Central Brisbane and the Northeast Ridge.*

**Policy Q.2 Work toward closing of the Quarry and its conversion to more desirable uses.**

## **Transportation and Circulation**

**Policy Q.3 Continue to route Quarry trucks away from Central Brisbane and oppose night operations.**

## **Community Health and Safety**

**Policy Q.4 Continue to communicate the City's concerns about dust, noise and siltation resulting from Quarry operation to the County of San Mateo and take whatever action the City deems necessary to protect the City's interests as the County considers permits for Quarry operations.**

**Policy Q.5 Monitor County management of Quarry permit conditions to assure compliance with dust and sediment control, and other conditions pertinent to the welfare of Brisbane residents and businesses.**

*Program Q.5.a: Insist that a regularly scheduled monitoring program of the ongoing quarry operation is instituted to assure that the operator is meeting all permit and health and safety obligations.*

*Program Q.5.b: Insist that erosion control programs are instituted and maintained and revegetation takes place for all disturbed slopes.*

*Program Q.5.c: In conjunction with the surface mining permit, insist that the County of San Mateo place strict conditions for compliance with best management practices for control of dust and other emissions that have air quality impacts.*

**Policy Q.6 Ascertain the Quarry's contribution to drainage flows, siltation and sedimentation of the Lagoon and seek the development of an effective mitigation program.**

**Policy Q.7 Monitor efforts by responsible agencies to protect the safety of workers and visitors at the Quarry.**

## **XII.9 CROCKER PARK**

### **Local Economic Development**

**Policy CP.1 Strengthen communications with and within the business community.**

**Policy CP.2 Develop ties with the residential community through such activities as:**

- developing directories and a map of businesses in cooperation with the Chamber of Commerce;
- patronizing local businesses;
- developing cooperative efforts on safety programs and emergency preparedness; and
- encouraging business involvement in youth and educational programs.

### **Land Use**

**Policy CP.3 Encourage uses that benefit the community, providing jobs, revenues and services.**

**Policy CP.4 Encourage attractive new construction and the remodel of existing buildings to respect the architectural character of the Park through the development of design guidelines.**

*Program CP.4.a: In developing design guidelines, study options for the use of color and materials, the screening of mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.*

*Program CP.4.b: In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.*

*Program CP.4.c: Develop and implement a sign program.*

**Policy CP.5 Encourage employers to provide outdoor spaces for employees.**

**Policy CP.6 Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.**

### **Transportation and Circulation**

**Policy CP.7 Improve the streets to City standards and dedicate them to the City as set forth in the conditions of approval for the Northeast Ridge Development Project.**

**Policy CP.8 Improve pedestrian access through the development of sidewalks and trails, including but not limited to those set forth in the conditions of approval for the Northeast Ridge Development Project.**

**Policy CP.9 Add bike paths to the circulation system.**

**Policy CP.10 Connect Crocker Park to the rest of the City and the San Bruno Mountain State and County Park through pedestrian and vehicular circulation improvements.**

**Policy CP.11 Review development plans to assure adequate parking/loading on site.**

**Policy CP.12 Retain adequate street width for movement of large vehicles.**

**Policy CP.13 Investigate opportunities to change rails to trails, fire access, parking, or landscaping when rail spurs are abandoned.**

### **Conservation**

**Policy CP.14 Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.**

**Policy CP.15 Provide appropriate non-invasive landscape planting at interfaces with habitat lands.**

**Policy CP.16 In any upgrade of the landscape and entrance signage, reflect the historic architectural character of the Park, the first garden-style industrial park designed by Lawrence Halprin.**

**Policy CP.17 Review landscape plans and irrigation programs to encourage efficient use of water.**

**Policy CP.18 Promote participation in recycling programs.**

**Policy CP.19 Require plans for new construction to incorporate energy and water conserving features and maximize solar access.**

### **Community Health and Safety**

**Policy CP.20 Provide the opportunity for a property owner to request police review of plans for new construction and remodeling to provide suggestions for the control of vandalism and theft.**

**Policy CP.21 Retain emergency access to Central Brisbane.**



**Policy CP.22** Require sound insulation, as appropriate, in conjunction with the installation of industrial equipment.

**Policy CP.23** Monitor truck activity and maintain routes that minimize noise impacts.

**Policy CP.24** Contain major business activities inside buildings.

**Policy CP.25** Upgrade and maintain existing infrastructure, including water, sewer and storm drains.

**Policy CP.26** Require the upgrade and maintenance of street lights, as set forth in the conditions of approval for the Northeast Ridge.

**Policy CP.27** Study fire water storage requirements and investigate opportunities to upgrade storage if necessary.

**Policy CP.28** Continue to work closely with responsible agencies to monitor the use and storage of hazardous materials in accordance with State law.

## **XII.10 NORTHEAST RIDGE**

### **Land Use/Open Space**

**Policy NER.1** Development of the land and conservation of open space shall be in accordance with the 1989 approvals for the Northeast Ridge Development Project and amended Habitat Conservation Plan.

### **Recreation and Community Services**

**Policy NER.2** Ongoing efforts should be made to bring the Northeast Ridge and Central Brisbane residential community together so as to recognize and build upon common interests in the well-being of their families and the welfare of the City.

### **Community Health and Safety**

**Policy NER.3** Attention should be given to noise attenuation in the development of construction plans for the new units, especially those facing North Hill Drive and Bayshore Boulevard. All units should be insulated against aircraft noise.

## **XII.11 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 NWB.3** Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.

**Policy NWB.4.a** Consider requiring noise insulation in all new construction.

## **XII.12 GUADALUPE HILLS**

### **Land Use**

**Policy GH.1** Adopt one or more Specific Plans and accompanying environmental documents (such as negative declaration, mitigated negative declaration or environmental impact report) prior to any development of the subarea.

**Policy GH.2** 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 GH.3** Locate development so as to have a 'greenbelt' separation from Daly City.

**Policy GH.4** Address or establish criteria through the Specific Plan for the following:

- a. Compatibility with the natural setting;
- b. View impacts;
- c. Open areas and open space (ie: setbacks, habitat, etc.); a minimum of 25 percent of the land area shall be dedicated to Open Space;
- d. The 2001 Open Space Plan (or subsequent editions);
- e. Site specific biological conditions (trees, rare or endangered plants and animals, etc.);

- f. Geotechnical and slope stability considerations;
- g. Height of structures;
- h. Grading and exposed retaining walls;
- i. Design styles or building form;
- j. Landscaping;
- k. Traffic and Transportation
- l. Parking;
- m. Stormwater management;
- n. Utilities; and
- o. Procedures for permitting specific buildings

**Policy GH.5 Minimize grading in producing building pads. Terrace development with the slope.**

**Policy GH.6 Consider the concept of live-work residential development.**

#### **Transportation and Circulation**

**Policy GH.7 Investigate the possibility of shared access and streets between the parcels to minimize grading and the number of entrances from Bayshore Boulevard.**

**Policy GH.8 Consider methods of landscape screening to separate development from Bayshore Boulevard. Discourage high soundwalls.**

#### **Open Space/Conservation**

**Policy GH.9 Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.**

**Policy GH.10 Preserve the marsh as a wetland and natural drainage basin.**

**Policy GH.11 Preserve habitat in accordance with the Habitat Conservation Plan.**

**Policy GH.12 Preserve canyons and water courses.**

**Policy GH.13 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 GH.14 Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.**

*Program GH.14.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:*

- i. identification and retention of heritage trees;*
- ii. identification and retention of rare plants;*
- iii. plant species that are not invasive to the habitat;*
- iv. water-conserving plants and irrigation systems;*
- v. reduced fuels adjacent to the wildland;*
- vi. screening of structures to blend with the natural landscape;*
- vii. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.*

### **Community Health and Safety**

**Policy GH.15 Avoid locating structures under or near transmission lines.**

**Policy GH.16 Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.**

**Policy GH.17 Consider requiring noise insulation in all new construction.**

## **XII.13 NORTHEAST BAYSHORE**

### **Land Use**

**Policy NEB.1 Encourage the maintenance and upgrading of the buildings and site in conjunction with new construction and new occupancies.**

**Policy NEB.2 Retain and enhance landscaping along Bayshore Boulevard to buffer traffic noise and to screen the industrial uses from through traffic.**

### **Transportation and Circulation**

**Policy NEB.3 Assist the property owners in developing an improved circulation plan for the businesses that front on Industrial Way to facilitate truck loading and turning movements.**

**Policy NEB.4 Examine opportunities to improve circulation in Northeast Bayshore in conjunction with development of the Baylands.**

## **Community Health and Safety**

**Policy NEB.5** Through the appropriate regulatory agencies, control the handling of toxic materials and the remediation of any contamination.

**Policy NEB.6** Require improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard and Industrial Way.

## **XII.13 BAYLANDS**

### **Local Economic Development**

**Policy BL.1** Require a program by the developer encouraging employment of Brisbane residents in the construction phase and in the operation of future businesses.

### **Land Use**

**Policy BL.2** Prior to or in conjunction with the first Specific Plan for the Baylands subarea, a Concept Plan shall be submitted, which shows the disposition of the entire site. The Concept Plan shall include the following:

- a. an overall conceptual plan, illustrative in nature, showing uses and locations by means of bubble and schematic diagrams with an accompanying text;
- b. a general description of conceptual uses, densities, intensities and locations consistent with the adopted General Plan;
- c. a listing of responsible State, Federal or local agencies which have jurisdiction over the development of the site in the manner contemplated by the Concept Plan and a description of the studies to be concluded and the issues to be resolved with such agencies.

**Prior to or in conjunction with any subsequent Specific Plan, the applicant shall provide an updated Concept Plan for City consideration. The conceptual plan need not represent a commitment by the owner to any form of development. In no event shall a submitted Concept Plan be deemed an application for any form of development project approval under the City's subdivision or Zoning regulations.**

**Policy BL.3** Adopt one or more Specific Plans and accompanying environmental impact reports prior to any development of the subarea.

**Policy BL.4 In any Specific Plan which may be prepared for less than the entire Baylands subarea, demonstrate the major circulation, open space and utilities for the remainder of the property.**

*Program BL.4.a: 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.*

*Program BL.4.b: Specific Plans shall address the heights of buildings and building groups to achieve the following:*

- i. diversity of height within the subarea;*
- ii. creative excellence in architectural and site design;*
- iii. visual acceptability when seen from above;*
- iv. a complementary relationship to the overall topography, especially the Lagoon, San Bruno Mountain and the Bay, and the entrance to Central Brisbane;*
- v. open space and open areas.*

*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 .*

*The following design approaches shall not be included in any specific plan or development proposal:*

- i. Buildings or building groups that block view corridors to the Bay, or appear as "fortresses" or "walls" lining the Bayfront, the Lagoon or any arterial street.*

The public has expressed opposition to housing in the Baylands, both for its effect on the small-town quality of Brisbane and because of a concern over the toxic contamination at the site.

**Policy BL.5 Prohibit housing on the Baylands.**

**Policy BL.6 Maximize opportunities for open space and recreational uses in any land use planning for this subarea.**

**Policy BL.7 Establish standards and parameters for any interim uses of the property.**

**Policy BL.8 Establish a safety buffer around and provide for visual screening of the Tank Farm.**

- Policy BL.9** Encourage an adaptive reuse of the Roundhouse and other structures identified as having historic, cultural and unique architectural value.
- Policy BL.10** Give aesthetic consideration to views of San Bruno Mountain, the Bay and the Baylands development itself from Central Brisbane as well as views from the Baylands in the design of any development.
- Policy BL.11** Consider methods for enhancing interaction between the residential community in Central Brisbane and uses on the Baylands. Methods may include pedestrian, bicycle and vehicular connections, recreational uses and educational facilities.
- Policy BL.12** Include a phasing schedule for development to limit the adverse impacts of too rapid growth.
- Policy BL.13** Buffer development from the Heavy Commercial uses in the Beatty Subarea.
- Policy BL.14** Develop design guidelines as a part of every Specific Plan for the subarea. In the design guidelines, incorporate standards for roofs, emphasizing color, materials and screening, so as to consider views from above.
- Policy BL.15** If UCSF decides it wants to build a campus in Brisbane, and if the City approves the proposal, a development or other agreement between the City and the University would be a precondition of approval, to ensure that conditions and mitigations that would make the development acceptable to the City and its people are included.

#### **Transportation and Circulation**

- Policy BL.16** Include street standards in all Specific Plans for the subarea.
- Policy BL.17** Require the property owner to demonstrate the feasibility of connecting Geneva Avenue to Highway 101 prior to or with the first Specific Plan. Include an estimate of costs.
- Policy BL.18** Locate a new train station, upgrade the existing station, and provide the opportunity for intermodal mass transit facilities.
- Policy BL.19** Mitigate traffic impacts by improved access to public transportation, by construction of street and intersection improvements, and by implementing the measures adopted by the City in Transportation System Management, Transportation Demand Management and Congestion Management Plans.
- Policy BL.20** Develop a pedestrian and bicycle system to reach all areas of the City from the Baylands.

- Policy BL.21** Connect all development within the Baylands with bicycle and pedestrian networks.
- Policy BL.22** Work with other agencies to promote interconnection with regional bicycle systems.
- Policy BL.23** Include the upgrade or replacement of Tunnel Avenue and its overpass or alternative access in the circulation plan for the Baylands.
- Policy BL.24** Cooperate with other agencies to develop the Bay Trail between Sierra Point and the Candlestick Recreation Area.

**Open Space/Conservation**

- Policy BL.25** Enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm.
- Policy BL.26** After the water environment is determined to be safe for public access, develop public water-related passive recreation at the Brisbane Lagoon, with due concern for the preservation and enhancement of the wetlands.
- Policy BL.27** Develop a public pathway and access facilities immediately adjacent to the Lagoon.
- Policy BL.28** Establish a buffer zone between the Lagoon and adjacent uses.
- Policy BL.29** Plan for landscape improvements to the lands around the Lagoon, including screening of the industrial structures adjacent to Bayshore Boulevard from the Lagoon.
- Policy BL.30** Consider a possible golf course if compatible with environmental and conservation concerns.
- Policy BL.31** Dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon.
- Policy BL.32** Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development.
- Policy BL.33** Preserve open areas east of the Caltrans Highway 101 right-of-way as Bayfront.
- Policy BL.34** Identify wildlife habitats and encourage programs to retain and/or enhance their natural features and habitat values in consultation with responsible agencies and independent professionals.



- Policy BL.35 Investigate methods to improve water quality in the Lagoon without adversely impacting waterfowl and fish.**
- Policy BL.36 Seek opportunities to enhance and restore wetlands in consultation with responsible agencies.**
- Policy BL.37 Incorporate new construction standards for energy efficiency and water conservation.**
- Policy BL.38 Require water-conserving landscape plans, including suitable plant materials and irrigation systems, and explore the use of non-potable water.**
- Policy BL.39 Support County and regional efforts to maintain and improve water quality in San Francisco Bay. Work closely with responsible agencies to assure monitoring of the landfill so as to avoid toxic leaking into the Bay and to have property owners repair any leaks.**
- Policy BL.40 Improve water circulation and water quality in the Lagoon by control of sedimentation and by careful monitoring and maintenance of underground pipelines by responsible agencies.**
- Policy BL.41 Maximize energy conservation and encourage recycling through site planning and building design.**

#### **Community Health and Safety**

- Policy BL.42 Comply with applicable Federal, State and regional standards for development on landfill.**
- Policy BL.43 Meet applicable seismic requirements in all construction, with special attention to non-engineered fill.**
- Policy BL.44 Develop grading and drainage controls for landfill.**
- Policy BL.45 Comply with the requirements of remediation plans approved by the Department of Toxic Substances Control, the Water Quality Control Board and other responsible agencies in conjunction with development on lands that have been contaminated by toxic substances.**
- Policy BL.46 Disclose, in a risk analysis, all hazardous materials to be utilized in research and development and biotechnical research, the assumptions that were used, and methods of safe handling and disposal. The City has a concern with and may exclude research and development and biotechnical research uses which involve high use or generation of hazardous materials and/or do not address public safety in handling and disposal to the City's satisfaction.**

**Policy BL.47** Provide risk assessment analysis identifying toxic contamination, landfill limitations and other related factors and resultant environmental impacts in order to address, mitigate and disclose the characteristics of the land and its suitability for safe development.

**Policy BL.48** Disclose the underlying assumptions of all risk analyses for toxic lands and lands that are considered at risk for liquefaction.

**Policy BL.49** Development and/or redevelopment in this subarea shall include provisions for essential services and adequate public safety facilities.

**Policy BL.50** Utilize landscape and construction techniques to reduce noise impacts.

**Policy BL.51** Work closely with the Integrated Waste Management Board and the Bay Area Air Quality Management District to assure monitoring of regulatory air quality issues, especially those pertaining to grading, surcharging and methane emissions, by regulatory agencies.

## **XII.14 BEATTY SUBAREA**

### **Land Use**

**Policy BEA.1** Development in this subarea shall have as its primary purpose the accommodation of Heavy Commercial uses that need large areas of land to accommodate goods and equipment and may involve outdoor storage of goods and equipment.

**Policy BEA.2** Development of this subarea shall be designed to act as a buffer between the impacts of the industrial uses on adjacent properties in San Francisco and the Planned Development - Trade Commercial uses of the Baylands.

*Program BEA.2.a: There shall be an extensive southern landscape buffer which may also include a berm or other separating device.*

**Policy BEA.3** A Specific Plan and accompanying environmental review shall be prepared and adopted prior to any significant development or redevelopment of the area.

**Policy BEA.4** Outdoor storage of goods and equipment shall be screened by appropriate fencing and landscape materials.

**Policy BEA.5** An Agreement between the Brisbane Redevelopment Agency and the City and County of San Francisco should be considered in order to coordinate development and the provision of essential services to the subarea and to

assure that the Redevelopment Agency's goals and policies for the subarea are acknowledged, respected and attained.

**Policy BEA.6** There shall be no fabrication, manufacturing, processing or treatment of materials in this subarea other than that which is directly incidental to a permitted or conditional use. There shall be no processing of hazardous waste materials.

**Policy BEA.7** A Development Agreement may be considered between Norcal/Sanitary Fill and the Brisbane Redevelopment Agency to establish the uses to be permitted or prohibited within the subarea, to adopt a development schedule and to ensure the provision of municipal services.

### **Transportation and Circulation**

**Policy BEA.8** The Specific Plan for this area shall address the extension of Geneva Avenue to Highway 101.

**Policy BEA.9** Mitigate traffic impacts by implementing the measures adopted by the City in Transportation System Management, Transportation Demand Management and Congestion Management Plans.

**Policy BEA.10** The Specific Plan shall include street standards for the subarea.

### **Community Health and Safety**

**Policy BEA.11** Development and/or redevelopment in this subarea shall include provisions for essential services and adequate public safety facilities.

**Policy BEA.12** All development shall meet applicable seismic requirements with special attention to non-engineered fill.

**Policy BEA.13** Grading controls on landfill shall be developed.

**Policy BEA.14** Development on landfill shall comply with applicable Federal, State and regional standards.

**Policy BEA.15** The Specific Plan shall include programs for odor and litter reduction.

**Policy BEA.16** Special attention should be paid to uses of the adjacent property that has potential for the storage and/or processing of hazardous materials.

**Policy BEA.17** Development shall utilize necessary means to reduce noise impacts.

**Policy BEA.18** Work closely with regulatory agencies to encourage ongoing toxic remediation programs and monitoring by those agencies.