

Redlined

CHAPTER XII

**POLICIES AND PROGRAMS BY
SUBAREA**

Sierra Point

Southeast Bayshore

Southwest Bayshore

Brisbane Acres

Central Brisbane

Owl and Buckeye Canyons

The Quarry

Crocker Park

Northeast Ridge

Northwest Bayshore

Guadalupe Hills

Northeast Bayshore

Baylands

Beatty Subarea

POLICIES AND PROGRAMS BY SUBAREA

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(Note: Index to be updated with repagination, following removal of redlined text.)

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CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

The following policies and programs apply to the 13 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.

(NOTE: ONLY THE NORTHWEST BAYSHORE AND GUADALUPE HILLS SUBAREAS ARE SHOWN. NO CHANGES HAVE BEEN RECOMMENDED TO OTHER SUBAREA POLICIES SECTIONS.)

XII.10 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 322 Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.

Policy 323 Consider requiring noise insulation in all new construction.

XII.10 ~~NORTHWEST BAYSHORE~~ GUADALUPE HILLS

Land Use

Policy ~~310~~GH.1 Adopt one or more Specific Plans and accompanying environmental documents (such as negative declaration, mitigated negative declaration or

environmental impact report) impact reports prior to any development of the subarea.

Policy ~~310.1~~GH.14 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 ~~310.2~~GH.15 Locate development so as to have a 'greenbelt' separation from Daly City.

Policy ~~311~~GH.16 Address or establish design criteria through the Specific Plan the following: to enhance

- Ceompatibility with the natural setting;
- View impacts;
- Open areas and open space (ie: setbacks, habitat, etc.); a minimum of 25 percent of the land area shall be dedicated to Open Space;
- The 2001 Open Space Plan (or subsequent editions);
- Site specific biological conditions (trees, rare or endangered plants and animals, etc.);
- Geotechnical and slope stability considerations;
- Height of structures;
- Grading and exposed retaining walls;
- Design styles or building form;
- Landscaping;
- Traffic and Transportation
- Parking;
- Stormwater management;
- Utilities; and
- Procedures for permitting specific buildings.

Policy ~~312~~GH.17 Minimize grading in producing building pads. Terrace development with the slope.

Policy ~~313~~GH.18 Consider the concept of live-work residential development.

Transportation and Circulation

Policy ~~314~~GH.19 Investigate the possibility of shared access and streets between the parcels to minimize grading and the number of entrances from Bayshore Boulevard.

Policy ~~315~~GH.20 Consider methods of landscape screening to separate development from Bayshore Boulevard, ~~including transit-oriented design~~. Discourage high soundwalls.

Open Space/Conservation

- | Policy **316GH.21** Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.
- | Policy **317GH.22** Preserve the marsh as a wetland and natural drainage basin.
- | Policy **318GH.23** Preserve ~~conserved~~ habitat in accordance with the Habitat Conservation Plan.
- | Policy **319GH.24** Preserve canyons and water courses.
- | Policy **319.1GH.25** 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 **320GH.26** Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.
 - | *Program 320aGH.26.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:*
 - 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.*

Community Health and Safety

- | Policy **321GH.27** Avoid locating structures under or near transmission lines.
- | Policy **322GH.28** Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.
- | Policy **323GH.29** Consider requiring noise insulation in all new construction.