

# ATTACHMENT H

**Draft**  
RESOLUTION GPA-1-17/RZ-1-17  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF BRISBANE  
RECOMMENDING THAT THE CITY COUNCIL  
ADOPT THE AMENDMENT UPDATING THE LAND USE ELEMENT  
PERTAINING TO THAT AREA CURRENTLY DEFINED AS THE  
NORTHWEST BAYSHORE SUBAREA  
OF THE 1994 GENERAL PLAN  
AND RELATED ZONING CONSISTENCY AMENDMENTS

**WHEREAS**, following City Council’s adoption of Ordinance 599 in 2015 amending the allowable permitted and conditionally permitted uses in the M-1 Manufacturing District , City Council adopted a resolution of intent, Resolution No. 2015-47, to initiate an amendment to the zoning ordinance and zoning map to replace references to M-1 Manufacturing in the zoning ordinance and on the zoning map of the City to other zoning district designations to ensure consistency in terminology between the 1994 General Plan and the zoning ordinance and zoning map; and

**WHEREAS**, the 1994 General Plan’s Northwest Bayshore subarea includes one of the areas with M-1 Manufacturing zoning, inconsistent with the General Plan’s PD-SCRO Planned Development Subregional Commercial Retail Office land use designation; and

**WHEREAS**, the M-1 zoning inconsistency in the Northwest Bayshore subarea prompted the Planning Commission’s holistic review of the subarea’s General Plan designations and zoning; and

**WHEREAS**, based on the geographic and development character the Northwest Bayshore Subarea, may be divided between smaller, newly defined subareas with their own implementing zoning districts, those subareas being Northwest Bayshore, the new Guadalupe Hills and the southern-most property, the Technology Park being moved to Crocker Park; and

**WHEREAS**, the proposed Northwest Bayshore subarea has previously been developed with the PG&E substation and 7 Mile House commercial site, consistent with a new C/P-U Commercial/Public-Utilities General Plan land use designation and with implementing C/P-U zoning, to provide clear provisions for potential future infill development or building modifications on these sites; and

**WHEREAS**, the new proposed Guadalupe Hills General Plan subarea is comprised largely of the vacant parcels of 3000 to 3500 Bayshore Boulevard, also referred to as “Levinson” and “Peking Handicraft”, with a current SCRO Subregional Commercial Retail Office land use designation along with a PD Planned Development designation, also with a Specific Plan requirement; and

**WHEREAS**, the Planning Commission recommends maintaining the existing land use designations and development permitting requirements, per the adopted 1994 General Plan, on the Guadalupe Hills subarea; and

**WHEREAS**, the Planning Commission recommends that the question of potentially allowing for residential uses in the Guadalupe Hills subarea should be considered further with the next comprehensive update of the Land Use Element or the Housing Element, whichever occurs first; and

**WHEREAS**, the proposed northern extension of Crocker Park, also known as the “Technology Park” (3240-3280 Bayshore Boulevard), has been built through a PD permit consistent with the Crocker Park TC-1 Trade Commercial zoning district and this property may be moved to the Crocker Park subarea and TC-1 zoning district without making these properties non-conforming; and

**WHEREAS**, since the proposed amendments to the General Plan (**Exhibit A**) Zoning Ordinance and the Zoning Map (**Exhibits B and C**) are consistent with the City’s adopted 1994 General Plan, in terms of both the previously designated types of uses and intensity of development in the certified and adopted 1994 General Plan, with no added uses or increases in intensity of uses, adoption of this Ordinance falls within a class of projects which does not require further environmental review (CEQA Guidelines, Section 15183 (a)) and the exception to Section 15183 (a) of the CEQA Guidelines requiring environmental review as might be necessary to examine project specific significant effects does not apply; and

**WHEREAS**, notices of public hearings were posted and mailed to property owners of the subject properties and within 300 feet of the boundaries of the subject properties, per BMC Section 17.54.020 prior to the Planning Commission and City Council hearings; and

**WHEREAS**, on April 13<sup>th</sup>, 2017 and June 8<sup>th</sup>, 2017, the Planning Commission conducted public hearings on the proposed changes to the zoning ordinance and zoning map, at which time any person interested in the matter was given the opportunity to be heard; 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 attached update to the Land Use Element of the 1994 General Plan and the attached implementing zoning amendments.

**ADOPTED** this eighth day of June, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Jameel Munir  
Chairperson

ATTEST:

\_\_\_\_\_  
JOHN A. SWIECKI, Community Development Director