

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Community Development Director via City Manager

SUBJECT: **General Plan Amendment GPA-1-17 & Zoning Text and Map Amendment RZ-1-17 via City Council Resolution 2018-01 and Ordinance 623:** To amend the Northwest Bayshore Subarea General Plan Land Use Designation and amend the zoning ordinance to achieve consistency with the updated Northwest Bayshore Subarea. City of Brisbane, applicant; Northwest Bayshore Subarea in its Entirety.

DATE: January 4, 2018

SUPPLEMENTAL REPORT

On November 16th, 2017, City Council held a public hearing on the above-referenced draft amendment to the General Plan Land Use Element and implementing zoning ordinance. The City Council closed the public hearing, introduced Ordinance 623 and further directed staff to revise the amended General Plan text to specifically address several issues raised by the City Council as discussed below. The November 16th City Council report, along with the November 2nd report that was included therein, are attached for reference purposes and provide a detailed project description and analysis. A supplemental memorandum was also provided to Council following correspondence by PG&E and is attached for reference.

Recommendation:

That the City Council adopt Resolution 2018-01 amending the Land Use Element of the General Plan and adopt Ordinance No. 623 to amend the zoning ordinance to be consistent with the revised General Plan.

Discussion:

City Council's comments were focused on the amendments to the Land Use Element contained in General Plan Chapter 2, *The Planning Area*. They are outlined below and the text revisions are included in the revised attached draft General Plan amendment. For City Council's reference, a redlined version of Chapter 2 has also been provided to highlight those changes that were made since the November 16th meeting. The draft resolution adopting the General Plan amendment has been re-titled from 2017-51 to 2018-01 to reflect the year of adoption.

Specific issues addressed include:

Revenues in Crocker Park: The Crocker Park text which refers to revenues declining in “the past three years” has been updated to indicate the time period being referred to, as those three years before adoption of the General Plan in 1994. See page II-8 in the redlined version of The Planning Area chapter (Attachment A).

Water Storage Capacity: The Crocker Park text, page II-8 in Attachment A, has been updated to reflect the results of the water storage capacity study referenced in the 1994 General Plan as being underway. As a result of that study, a water tank was constructed in 1998 to feed both the Northeast Ridge and Crocker Park. Crocker Park meets fire protection standards, per the 2017 Water Master Plan.

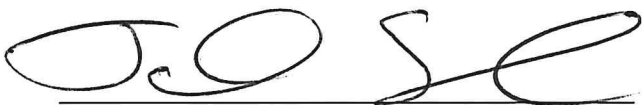
CNEL vs. dB: A question was raised about the use of the two terms, “CNEL” and “dB” when referring to the noise contours along Valley Drive. Both terms are used throughout The Planning Area chapter and relate to the terminology used in the 1994 General Plan technical noise study by C.M Salter & Associates and shown in Figure X-L of the General Plan, “Traffic Noise Corridors” in the General Plan Community Health and Safety Chapter. CNEL is the Community Noise Equivalent Level, a 24-hour weighted sound level average, while dB refers to decibels, a unit of measurement for sound. Throughout the General Plan the term “CNEL dB” is used, which means the 24-hour weighted sound level (expressed in dB) calculated using the CNEL methodology. The General Plan text has been revised for consistency and clarity.

Contamination and Remediation History: The Council requested that the Northwest Bayshore section of The Planning Area chapter be expanded to include the status of the soil and groundwater remediation activities following contamination from the former gasification plant that once operated on the PG&E site. That paragraph has been expanded accordingly. See pages II-9 and II-10 of Attachment A.

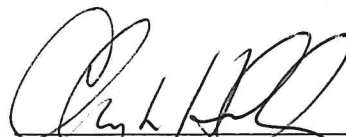
Subarea Titles: Grammatical changes as suggested by the Council related to the Subarea Titles have been made.

Attachments:

- A. The Planning Area, Chapter 2 – redlined to highlight edits since November 16th, 2017
- B. General Plan Amendment, Resolution No 2018-01
- C. Draft of Ordinance 623
- D. Memorandum of November 16th – Response to PG&E letter
- E. City Council Agenda Report, November 16th, 2017 (w/ November 2nd Report)
- F. City Council Minutes, November 16th & 2nd, 2017



John A Swiecki, Community Development Director



Clay Holstine, City Manager