

# ATTACHMENT A

## Exhibit A of City Council Resolution

2017-512018-01

(Redlined to show changes from November  
16<sup>th</sup> to January 4<sup>th</sup> only)

(NOTE: ONLY THE PAGES EFFECTED BY AMENDMENTS TO THE NORTHWEST BAYSHORE,  
GUADALUPE HILLS AND CROCKER PARK SUBAREAS ARE SHOWN.)

## CHAPTER II

# THE PLANNING AREA

*Physical Setting*

*Demographic Setting*

# THE PLANNING AREA

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## CHAPTER II

### THE PLANNING AREA

#### II.1 PHYSICAL SETTING

The City of Brisbane is located in northern San Mateo County, bordering the City and County of San Francisco to the north, the City of Daly City to the northwest, the City of South San Francisco to the southeast, and unincorporated lands of San Mateo County to the south and west.

The General Plan study area depicted in Figure II-A is made up of those lands which will be influenced by the updated General Plan and General Plan policies. The southern and western limit of the planning area is the ridgeline of San Bruno Mountain, which also contains the extreme upper slopes of the watersheds that define the planning area. The slopes of San Bruno Mountain not only provide the aesthetic setting for the City, but the geologic, hydrologic and biologic conditions on upper slopes constrain the development on lower slopes and valleys.

In Figure II-A the hatched area shows unincorporated lands; the cross-hatched area shows lands that are not within City boundaries but are within the City's Sphere of Influence. Brisbane's Sphere of Influence is determined by San Mateo County's Local Agency Formation Commission (LAFCO), which is made up of elected County and City officials and a public member. A Sphere of influence boundary designates the ultimate service area of a city or a special district.

For the General Plan analysis, the planning area has been divided into 14 subareas, which are shown in Figure II-A. The subareas are:

- Sierra Point
- Southeast Bayshore
- Southwest Bayshore
- the Brisbane Acres
- Central Brisbane
- Owl and Buckeye Canyons
- the Quarry
- Crocker Park
- the Northeast Ridge
- Northwest Bayshore
- Guadalupe Hills
- Northeast Bayshore
- Baylands
- the Beatty Subarea.

## **Sierra Point**

Across Highway 101 at the southern extreme of the City is Sierra Point, a peninsula with a 102 acre office park in Brisbane and a 30 acre municipal marina, which were constructed in the 1980s on an engineered sanitary landfill. Approximately 24 acres of the peninsula lie in South San Francisco. Methane gas and air and water quality monitoring is conducted on an ongoing basis. There are 13 parcels of land at Sierra Point. Three parcels are developed with office buildings, each with a unique contemporary architectural design. All improvements have been designed to address the requirements of landfill development, including the potential for liquefaction and intense ground-shaking during earthquakes. There is a theoretical potential for tsunami run-up on Sierra Point, although a wave of the magnitude necessary to affect the subarea has never been recorded, and the probability of such a wave is once every 200 years.

Sierra Point's self-contained storm drainage system, major roads, landscaping and utility lines are all in place. Utility lines serving individual structures and associated site improvements are installed as each parcel is developed. The office park is privately owned, with most of the land held by a joint partnership. Development on Sierra Point is tied to Design Guidelines incorporated into the 1984 Development Agreement between the City of Brisbane and Sierra Point Associates One and Two. The subarea falls within the boundaries of Brisbane's Redevelopment Project Area No. 1.

The Brisbane Marina, owned and operated by the City and supported by berthing fees, contains a 567 berth harbor, a public fishing pier, a picnic area, two restroom buildings and the Harbormaster's building. Sierra Point's 100 foot wide shoreline band is regulated by the Bay Conservation and Development Commission (BCDC). Any improvements within this area must provide public access to and protection of the Bayfront. The City is currently applying to the BCDC for a dredging permit in order to maintain the depth of the Marina. Such maintenance dredging is required at approximately 15 year intervals. A landscaped trail along the shoreline, a par course and the picnic area at the southeast corner of the subarea, the fishing pier at the northeast corner and a yacht club at the Marina provide recreational facilities. Enjoyment of the facilities on Sierra Point is enhanced by scenic views of San Francisco, San Bruno Mountain and the surrounding Bay Area.

| Traffic on Highway 101 generates a noise contour of Community Noise Equivalent Level (CNEL) 65 dB or more across Sierra Point within approximately 1500 feet of the freeway.<sup>(1)</sup>

Access to Highway 101 southbound from Sierra Point requires a drive north on Sierra Point Parkway to gain access to an on-ramp. There are currently few commercial services for users of the Marina and office buildings and no direct access to public transportation with the exception of a shuttle bus for use by employees of some of the businesses in the subarea.

## **Southeast Bayshore**

This subarea contains lands east of Bayshore Boulevard, west of the Southern Pacific Railroad tracks and south of Tunnel Avenue. The subarea is a business park primarily housing Van Waters

In addition, invasive plant species continue to threaten native species. There is a high risk of wildland fires in most areas in the canyons.

### **The Quarry**

The Guadalupe Valley Quarry is located in the jurisdiction of San Mateo County just outside of Brisbane's western City Limits, but within Brisbane's Sphere of Influence. It is adjacent to Crocker Park and Owl and Buckeye Canyons. It is currently operated by the American Rock and Asphalt Company and has been supplying rock and gravel for the Bay Area construction industry since 1895.

The Quarry property contains 144.5 acres that lie within the boundaries of the HCP and also within a State Designated Mineral Resources Area, Eighty acres are within the active mining area, while 60 acres are open space and habitat lands.

Activities that have been allowed under a San Mateo County Surface Mining Permit include blasting, drilling and excavating of rock, crushing and sorting of rock materials and the production of asphalt. The Quarry currently crushes and recycles previously used asphalt and concrete building materials. This activity is currently being considered in conjunction with the mining permit renewal application before the County of San Mateo. Rock production is estimated at about 600,000 tons per year with remaining rock resources estimated at about 5.8 million tons as of January 1992. It is estimated that approximately 240,000 tons of recycled materials are currently stored on the site for processing.

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The Quarry property is relatively isolated from the rest of Brisbane and there are no nearby services. Access to the Quarry is currently limited to Quarry Road via South Hill Drive.

Quarrying operations generate dust and noise, and contribute to erosion and downstream siltation. Individual quarried benches are subject to collapse in severe storms or seismic activity. There is ongoing potential for rockfall and slope failure.<sup>(4)</sup> Exposed rock faces appear as man-made stair-stepped slopes visible from the surrounding areas. Attempts to revegetate the scarred slopes of the Quarry are currently under way.

### **Crocker Park**

Crocker Park, a 365-acre business park, is located northwest of Central Brisbane. It was developed beginning in the 1960s and it was designed by architect Lawrence Halprin as the first garden-style industrial park in the United States, Crocker Park was annexed to the City of Brisbane in 1983. The Technology Park, north of Guadalupe Canyon Parkway, was added to the subarea in 2017. Crocker Park contains various warehousing, research and development, distribution, service, manufacturing and offices uses.

A survey prior to the 1994 General Plan identified 163 businesses operating within 70 buildings and regularly employing approximately 3,800 people within the Park. These businesses provide a substantial portion of the City's income. For fiscal years 1984-1990, 54% of the City's sales taxes and nearly one-third of all General Fund revenues came from Crocker Park. However, in the past three years preceding adoption of the General Plan in 1994, as leases have-were expiring, key businesses have had left Crocker Park and City revenues have had been declining. Since then, the City has diversified its General Fund revenues to help protect against such market cycles, but Crocker Park continues to play a significant role in the City's revenue stream.

There is almost no vacant land left in Crocker Park to develop, although there is potential for existing structures to enlarge and businesses to intensify. Most of the railroad spurs that traverse the Park have been converted to walking trails. Landscaping, a key element to the Park's character, is now mature.

Crocker Park is served by the GVMID water distribution system. At the time of adoption of the General Plan a study was underway to evaluate whether additional storage capacity was needed to meet contemporary fire protection standards and a water tank was subsequently added in 1998 that feeds both the Northeast Ridge development and Crocker Park. More recently, the "2017 Water Master Plan" reported that there were no fire flow deficiencies in Crocker Park. The Park is also served by the GVMID drainage system. Localized flooding in the area of Valley Drive and Bayshore Boulevard has been known to occur during heavy rains and high tides. The eastern portion of Crocker Park is subject to liquefaction and very intense ground-shaking during earthquakes.<sup>(5)</sup>

Noise contours of CNEL 65 dB or more within 200-250 feet of Valley Drive and North Hill Drive are generated primarily by the truck traffic associated with warehouse and distribution operations and the nearby Quarry. Traffic on Bayshore Boulevard generates noise contours of CNEL 65 dB or more within 225 feet of the roadway.

### **The Northeast Ridge**

The Northeast Ridge of San Bruno Mountain lies directly north of Crocker Park. It was annexed by the City in 1983. The property owners, Southwest Diversified, Inc., were granted approval for a planned development of 579 residential units in 1989. The plan calls for 97 single-family detached units, 268 townhouses, and 214 condominiums built as stacked flats.

This subarea has scenic views of San Bruno Mountain, the Bay and surrounding areas. It lies within the boundaries of the HCP and contains rare and endangered species habitat. The Northeast Ridge development project was designed so that land not devoted to housing is kept as open space and is Conserved Habitat. Grading for the project is currently underway on a large portion of the property, and construction of the units is estimated to be completed within the next five or six years. At the present time, no infrastructure is in place.

The soil on the Northeast Ridge is subject to slippage and a high-to-very-high rate of erosion. These factors have been taken into consideration in designing the grading program for the project. Some planting has been done in connection with grading activities to curb erosion. The subarea

has a low susceptibility to non-seismic landslides and contains some areas of high and moderate susceptibility to seismically induced landslides. A portion of the southern end of the subarea is subject to intense ground-shaking during earthquakes. During the 1982 storm, one area on the Northeast Ridge experienced debris flow. These potential hazards have also been considered in the engineering for the Northeast Ridge development project. There is some risk of wildland fires, which are supportive of the habitat, and the development was designed to permit wildland fires within the Conserved Habitat yet protect the residential community.

Traffic on Guadalupe Canyon Parkway to the north and Valley Drive to the south generates noise contours of CNEL 65 dB along the outer edges of this subarea.

### **Northwest Bayshore**

The Northwest Bayshore subarea includes approximately 32.5 developed acres primarily occupied by Pacific Gas and Electric Company (PG&E) Martin Substation and the small private commercial development of the 7 Mile House. The Martin Substation includes a mix of PG&E power transmission facilities as well as offices, warehouse and service buildings, most of which is located behind a concrete block wall along the Bayshore Boulevard and Geneva Avenue frontages. The 7 Mile House site is less than 5,000 square feet in size and includes the 7 Mile House Bar and an automotive service station. Historically, dating back to the mid 1800's, the 7 Mile House served as a stagecoach stop for travelers along the old Bayshore Highway, between San Francisco and points south on the peninsula.

At the southern edge of this subarea is the wetland marsh and storm waters may cause flooding along Bayshore Boulevard primarily due to the inadequate capacities of an old, heavily sedimented brick arch sewer under Bayshore Boulevard (see Guadalupe Hills subarea for further discussion, below).

The PG&E property has potential for pre-historic resources.

Soils and groundwater on the PG&E properties have been contaminated by materials, polycyclic aromatic hydrocarbons (PAHs), generated by a-the San Mateo Power Company gasification plant that reportedly operated from 1905 to 1913, to manufacture gas from oil. The gas plant was dismantled on 2016 and the Martin Substation was built beginning in 1922. Although, to some degree, contamination would have been known over the years, it wasn't until the early 1980's that subsurface investigations were conducted to delineate the nature and extent of contamination. With oversight by Department of Toxic Substances Control (DTSC), the site was divided into two operable units in 1993, with Operable Unit (OU) – 1 being in Daly City and OU-2 being within Brisbane. The Remedial Action Plan (RAP) for OU-1 was approved by DTSC in 1993 and the RAP for OU-2 was approved in 1998. A Remediation plan activities, including removal of contaminated soil from a number of areas of the sites and in-place soil encapsulation, or capping, in others to prevent exposure and contaminant migration, as well as a groundwater interceptor trench in OU-2 to prevent contaminated groundwater from migrating off site. Operation and maintenance and groundwater monitoring activities have been on-going since then and the property has been deed restricted to limit uses and to require coordination with DTSC prior to

~~ground disturbing construction activities was under way under the regulatory authority of the Department of Toxic Substances Control (DTSC) at the time of the writing of the General Plan in 1994. More information on subsurface contamination may be found through the DTSC's EnviroStar system, an on-line database. DTSC continues to have~~ ~~has~~ ongoing authority over the operations and monitoring of remediation activities.

In the northern portion of the subarea, very intense ground-shaking is likely to occur during earthquakes. Debris flows were experienced in portions of the subarea during the 1982 storm.

Traffic creates noise contours of CNEL 65 dB or more to 300 feet of the west side of Bayshore Boulevard. Additional noise is generated by traffic on Guadalupe Canyon Parkway, with CNEL 65 dB or more within 200 feet. Existing access to the subarea is limited, as is infrastructure for utilities and storm drainage.

### **Guadalupe Hills**

The Guadalupe Hills subarea consists primarily of the two large vacant lots, historically referred to as the “Levinson” and “Peking Handcraft” sites, approximately 22 and 11 acres respectively. PG&E power transmission lines run along the western edge of the subarea, on PG&E owned lots. A marsh parcel is located at the northern edge of the subarea. San Francisco Water Department lines also run through the subarea.

Steep slopes are found in the upper elevations of the subarea, to the south and west.

The properties within this subarea fall within the boundaries of the San Bruno Mountain Habitat Conservation Plan and contain habitat for rare plants and endangered Mission Blue and Callippe Silverspot butterflies. The City approved an Open Space Plan in 2001 which provides mapping of areas along the western side of the subarea with endangered butterfly habitat and proposed open space.

At the northern end of the subarea is a wetland marsh, fed by drainage from the Bayshore Basin, which has mitigated most, but not all, of the historic storm waters that have caused flooding along Bayshore Boulevard. The remainder of the flooding has been attributed to inadequate capacities of an old, heavily sedimented brick arch sewer under Bayshore Boulevard.

Soils in the wetland marsh area, including the north edge of the Levinson parcel, have been contaminated by materials generated by a gasification plant that operated on the PG&E parcel, to the north. A number of remedial actions have been undertaken over the years related to the gasification plant. In the late 1990's, the City undertook construction of a new erosion-resistant open channel, reconstructing the stormwater channel as a stormwater detention basin/marsh. Excavation for that project resulted in the removal and off-site management of soil, some of which would have been impacted from historical rainwater runoff from the plant. The channel was then lined with filter fabric and gabions to prevent erosion, plus clean top soil to allow for



establishment of vegetation. More information on subsurface contamination in the area and subsequent remediation may be found through the DTSC.

The sloped portions of the subarea contain soils subject to slippage and a high to-very-high rate of erosion, and these present a moderate-to-high risk of seismically induced landslides, as well as a risk for wildfires. This is particularly a risk in the northern portion of the subarea, where very intense ground-shaking is likely to occur during earthquakes. Debris flows were experienced in portions of the subarea during the 1982 storm.

The 1994 General Plan background studies identified traffic created noise contours of CNEL 65 dB or more to 300 feet of the west side of Bayshore Boulevard. Additional noise is generated by traffic on Guadalupe Canyon Parkway, with CNEL 65 dB or more within 200 feet. Existing access to the subarea is limited, as is infrastructure for utilities and storm drainage.

### **Northeast Bayshore**

Northeast Bayshore is the subarea that contains the Brisbane Industrial Park, located along Industrial Way off of Bayshore Boulevard.

The subarea is developed with metal and brick warehouse and industrial buildings, including the historic Moore Building. Thirty-six businesses operate within the subarea. These businesses include warehouses, offices, manufacturing, storage and shop uses, and a wastewater pumping station.

Access to Industrial Way is limited, as the street terminates in a dead end. Drainage from Daly City causes flooding on Bayshore Boulevard in the vicinity of Industrial Way. The subarea is subject to liquefaction and very intense ground-shaking during earthquakes.

Traffic on Bayshore Boulevard generates noise contours of CNEL 65 dB or more within 300-325 feet of the east side of Bayshore Boulevard.

### **Baylands**

Northeast of Central Brisbane, across Bayshore Boulevard, is the subarea known as the Baylands. With the exception of Icehouse Hill and the Brisbane Lagoon, this subarea is a flat man-made plain, vacant except for scattered commercial development including a fuel tank farm and fuel distribution facilities, recycling and reclamation activities, offices, warehouse and storage uses, statutory production and a lumber yard. Railroad tracks, used primarily for the Caltrain commuter line, traverse the subarea in a north/south direction. Most of the subarea is owned by the Tuntex Properties Inc. (Brisbane), which purchased the land from Southern Pacific Transportation Company in 1989.

The portion of the Baylands west of the railroad tracks was filled at the turn of the century and was used until recently as a railroad maintenance yard. The tracks have been removed and remediation efforts to deal with the contaminants left by that use are underway. The portion of

## ATTACHMENT B

### Draft

#### RESOLUTION 2018-01

#### A RESOLUTION OF THE BRISBANE CITY COUNCIL AMENDING THE 1994 GENERAL PLAN MODIFYING THE NORTHWEST BAYSHORE SUBAREA OF THE LAND USE ELEMENT

**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**, Following the City Council's direction, the Planning Commission held public hearings on April 13<sup>th</sup>, 2017 and June 8<sup>th</sup>, 2017 on the Northwest Bayshore subarea which includes one of the M-1 zoning districts, and considered all pertinent testimony, written and oral; and

**WHEREAS**, the Planning Commission adopted Resolution GPA-1-17/RZ-1-17, recommending that the City Council adopt an amendment to the Land Use Element to divide the Northwest Bayshore subarea, recognizing the different vision and character of the southern, central and northern portions of the currently defined subarea, thereby extending the Crocker Park Trade Commercial Boundary to Include the Brisbane Technology Park (southern portion), establishing a new Guadalupe Hills Subregional Commercial/Office/Retail subarea (central portion); and adding a new Commercial/Public Utilities land use designation to the remaining Northwest Bayshore subarea (northern portion); and

**WHEREAS**, the proposed amendment to the Land Use Element includes amendments to Chapter 2 - "The Planning Area", Chapter 5 - "Land Use" and Chapter 12- "Policies and Programs by Subarea" and are shown as Exhibits A, B and C to this Resolution; and

**WHEREAS**, notices of Planning Commission and City Council public hearings on the draft update to the Land Use element were prepared and posted in conformance with the California Government Code; and

**WHEREAS**, the City Council held a public hearing on the Land Use Element on November 16, 2017, and considered the testimony presented and reviewed the Planning Commission's recommendation and the Planning Commission's minutes of its meeting, which is incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Brisbane finds as follows:

The adoption of the update to the Land Use Element will not have a significant environmental effect and is categorically exempt, per (CEQA) Guidelines Section 15183(a) and falls into a class of projects which are consistent with the existing general plan policies for which an EIR was certified and shall therefore not require further review. The exception to this section requiring environmental review as might be necessary to examine project specific significant effects does not apply;

The update to the Land Use Element has been prepared in accordance with State law and State General Plan Guidelines;

The update to the Land Use Element supersedes the previously adopted Land Use Element; and

The Land Use Element is consistent with the 1994 General Plan, as hereby amended.

**BE IT FURTHER RESOLVED** by the City Council of the City of Brisbane that the 2017 update to the Land Use Element pertaining to the Northwest Bayshore subarea is hereby adopted.

---

W. Clarke Conway, Mayor

I hereby certify that the foregoing Resolution 2018-01 was duly and regularly adopted at a regular meeting of the Brisbane City Council on January 4<sup>th</sup>, 2018, by the following vote:

AYES:

NOES:

---

Ingrid Padilla, City Clerk

**Exhibit A**  
**City Council Resolution 2018-01**

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### **The Northeast Ridge**

The Northeast Ridge of San Bruno Mountain lies directly north of Crocker Park. It was annexed by the City in 1983. The property owners, Southwest Diversified, Inc., were granted approval for a planned development of 579 residential units in 1989. The plan calls for 97 single-family detached units, 268 townhouses, and 214 condominiums built as stacked flats.

This subarea has scenic views of San Bruno Mountain, the Bay and surrounding areas. It lies within the boundaries of the HCP and contains rare and endangered species habitat. The Northeast Ridge development project was designed so that land not devoted to housing is kept as open space and is Conserved Habitat. Grading for the project is currently underway on a large portion of the property, and construction of the units is estimated to be completed within the next five or six years. At the present time, no infrastructure is in place.

The soil on the Northeast Ridge is subject to slippage and a high-to-very-high rate of erosion. These factors have been taken into consideration in designing the grading program for the project. Some planting has been done in connection with grading activities to curb erosion. The subarea

has a low susceptibility to non-seismic landslides and contains some areas of high and moderate susceptibility to seismically induced landslides. A portion of the southern end of the subarea is subject to intense ground-shaking during earthquakes. During the 1982 storm, one area on the Northeast Ridge experienced debris flow. These potential hazards have also been considered in the engineering for the Northeast Ridge development project. There is some risk of wildland fires, which are supportive of the habitat, and the development was designed to permit wildland fires within the Conserved Habitat yet protect the residential community.

Traffic on Guadalupe Canyon Parkway to the north and Valley Drive to the south generates noise contours of CNEL 65 dB along the outer edges of this subarea.

### **Northwest Bayshore**

The Northwest Bayshore subarea includes approximately 32.5 developed acres primarily occupied by Pacific Gas and Electric Company (PG&E) Martin Substation and the small private commercial development of the 7 Mile House. The Martin Substation includes a mix of PG&E power transmission facilities as well as offices, warehouse and service buildings, most of which is located behind a concrete block wall along the Bayshore Boulevard and Geneva Avenue frontages. The 7 Mile House site is less than 5,000 square feet in size and includes the 7 Mile House Bar and an automotive service station. Historically, dating back to the mid 1800's, the 7 Mile House served as a stagecoach stop for travelers along the old Bayshore Highway, between San Francisco and points south on the peninsula.

At the southern edge of this subarea is the wetland marsh and storm waters may cause flooding along Bayshore Boulevard primarily due to the inadequate capacities of an old, heavily sedimented brick arch sewer under Bayshore Boulevard (see Guadalupe Hills subarea for further discussion, below).

The PG&E property has potential for pre-historic resources.

Soils and groundwater on the PG&E properties have been contaminated by materials, polycyclic aromatic hydrocarbons (PAHs), generated by the San Mateo Power Company gasification plant that reportedly operated from 1905 to 1913, to manufacture gas from oil. The gas plant was dismantled on 2016 and the Martin Substation was built beginning in 1922. Although, to some degree, contamination would have been known over the years, it wasn't until the early 1980's that subsurface investigations were conducted to delineate the nature and extent of contamination. With oversight by Department of Toxic Substances Control (DTSC), the site was divided into two operable units in 1993, with Operable Unit (OU) – 1 being in Daly City and OU-2 being within Brisbane. The Remedial Action Plan (RAP) for OU-1 was approved by DTSC in 1993 and the RAP for OU-2 was approved in 1998. Remediation activities, including removal of contaminated soil from a number of areas of the sites and in-place soil encapsulation, or capping, in others to prevent exposure and contaminant migration, as well as a groundwater interceptor trench in OU-2 to prevent contaminated groundwater from migrating off site. Operation and maintenance and groundwater monitoring activities have been on-going since then and the property has been deed restricted to limit uses and to require coordination with DTSC prior to ground disturbing

construction activities. More information on subsurface contamination may be found through DTSC's EnviroStar system, an on-line database. DTSC continues to have ongoing authority over the operations and monitoring of remediation activities.

In the northern portion of the subarea, very intense ground-shaking is likely to occur during earthquakes. Debris flows were experienced in portions of the subarea during the 1982 storm.

Traffic creates noise contours of CNEL 65 dB or more to 300 feet of the west side of Bayshore Boulevard. Additional noise is generated by traffic on Guadalupe Canyon Parkway, with CNEL 65 dB or more within 200 feet. Existing access to the subarea is limited, as is infrastructure for utilities and storm drainage.

### **Guadalupe Hills**

The Guadalupe Hills subarea consists primarily of the two large vacant lots, historically referred to as the "Levinson" and "Peking Handcraft" sites, approximately 22 and 11 acres respectively. PG&E power transmission lines run along the western edge of the subarea, on PG&E owned lots. A marsh parcel is located at the northern edge of the subarea. San Francisco Water Department lines also run through the subarea.

Steep slopes are found in the upper elevations of the subarea, to the south and west.

The properties within this subarea fall within the boundaries of the San Bruno Mountain Habitat Conservation Plan and contain habitat for rare plants and endangered Mission Blue and Callippe Silverspot butterflies. The City approved an Open Space Plan in 2001 which provides mapping of areas along the western side of the subarea with endangered butterfly habitat and proposed open space.

At the northern end of the subarea is a wetland marsh, fed by drainage from the Bayshore Basin, which has mitigated most, but not all, of the historic storm waters that have caused flooding along Bayshore Boulevard. The remainder of the flooding has been attributed to inadequate capacities of an old, heavily sedimented brick arch sewer under Bayshore Boulevard.

Soils in the wetland marsh area, including the north edge of the Levinson parcel, have been contaminated by materials generated by a gasification plant that operated on the PG&E parcel, to the north. A number of remedial actions have been undertaken over the years related to the gasification plant. In the late 1990's, the City undertook construction of a new erosion-resistant open channel, reconstructing the stormwater channel as a stormwater detention basin/marsh. Excavation for that project resulted in the removal and off-site management of soil, some of which would have been impacted from historical rainwater runoff from the plant. The channel was then lined with filter fabric and gabions to prevent erosion, plus clean top soil to allow for establishment of vegetation. More information on subsurface contamination in the area and subsequent remediation may be found through the DTSC.

The sloped portions of the subarea contain soils subject to slippage and a high to-very-high rate of erosion, and these present a moderate-to-high risk of seismically induced landslides, as well as a risk for wildfires. This is particularly a risk in the northern portion of the subarea, where very intense ground-shaking is likely to occur during earthquakes. Debris flows were experienced in portions of the subarea during the 1982 storm.

The 1994 General Plan background studies identified traffic created noise contours of CNEL 65 dB or more to 300 feet of the west side of Bayshore Boulevard. Additional noise is generated by traffic on Guadalupe Canyon Parkway, with CNEL 65 dB or more within 200 feet. Existing access to the subarea is limited, as is infrastructure for utilities and storm drainage.

### **Northeast Bayshore**

Northeast Bayshore is the subarea that contains the Brisbane Industrial Park, located along Industrial Way off of Bayshore Boulevard.

The subarea is developed with metal and brick warehouse and industrial buildings, including the historic Moore Building. Thirty-six businesses operate within the subarea. These businesses include warehouses, offices, manufacturing, storage and shop uses, and a wastewater pumping station.

Access to Industrial Way is limited, as the street terminates in a dead end. Drainage from Daly City causes flooding on Bayshore Boulevard in the vicinity of Industrial Way. The subarea is subject to liquefaction and very intense ground-shaking during earthquakes.

Traffic on Bayshore Boulevard generates noise contours of CNEL 65 dB or more within 300-325 feet of the east side of Bayshore Boulevard.

### **Baylands**

Northeast of Central Brisbane, across Bayshore Boulevard, is the subarea known as the Baylands. With the exception of Icehouse Hill and the Brisbane Lagoon, this subarea is a flat man-made plain, vacant except for scattered commercial development including a fuel tank farm and fuel distribution facilities, recycling and reclamation activities, offices, warehouse and storage uses, statuary production and a lumber yard. Railroad tracks, used primarily for the Caltrain commuter line, traverse the subarea in a north/south direction. Most of the subarea is owned by the Tuntex Properties Inc. (Brisbane), which purchased the land from Southern Pacific Transportation Company in 1989.

The portion of the Baylands west of the railroad tracks was filled at the turn of the century and was used until recently as a railroad maintenance yard. The tracks have been removed and remediation efforts to deal with the contaminants left by that use are underway. The portion of the subarea east of the railroad tracks was used for over 30 years as a municipal waste landfill, followed by surcharging with inert fill. A methane gas collection system was recently installed.

**Exhibit B**  
**City Council Resolution 2018-01**

(NOTE: ONLY THE PAGES EFFECTED BY AMENDMENTS TO THE NORTHWEST BAYSHORE, GUADALUPE HILLS AND CROCKER PARK SUBAREAS ARE SHOWN.)

**CHAPTER V**

**LAND USE**

**GOALS:**

*The City of Brisbane will...*

*Preserve the Mountain for its own sake and as the symbol of the unique character and identity of the City;*

*Incorporate and reflect the natural environment as an integral part of land use;*

*Celebrate diversity as essential to the physical character of the City;*

*Incorporate a mix of land uses to best serve its citizens; and*

*Design infrastructure and public facilities to be efficient, cost-effective and to contribute to the cohesion and character of the community.*

# LAND USE

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Mountain State and County Regional Park in the late 1970s.

### **History of Subdivision Patterns**

The following describes the history of the subdivision of land in Brisbane by subarea. Following adoption of the 1994 General Plan, zoning and subdivision regulations will be reviewed to determine if amendments should be made to conform to General Plan policy.

Sierra Point. The Sierra Point subarea underwent a gradual process of subdivision between 1981 and 1987, which resulted in the current pattern of typically 5 to 10 acre parcels. This pattern is consistent with the 1 acre minimum parcel size requirement which has been in effect since 1984. The area is subject to a development agreement.

Southeast Bayshore. The Southeast Bayshore subarea was subdivided in 1979 into two parcels, one 4 acres in size and the other 11 acres. This is consistent with the 10,000 sq. ft. minimum parcel size requirement in effect since at least 1969.

Southwest Bayshore. The steep hillsides of the Southwest Bayshore subarea were first sold off as typically 11,900 sq. ft. unrecorded lots in the 1930s. Each of the original lots fronted on what was then known as the Bayshore Highway, hence their name, the "Highway Lots." Subsequent lot subdivisions reduced some of these lots to areas as small as approximately 3,000 sq. ft. Regulations, which date back at least to 1969, established a 7,500 sq. ft. minimum lot size in the subarea.

Brisbane Acres. The Brisbane Acres subarea originated as an unrecorded subdivision in the 1930s. As the name implies, unrecorded lots were typically an acre in size. Subsequent land transfers by deed description resulted in individual ownerships, some with areas of less than 5,000 sq. ft. In 1980, regulations were adopted that set a 20,000 sq. ft. minimum lot size. Parcel maps for three parcels of at least 20,000 sq. ft. have been recorded, adding to the eight parcels for which maps were recorded prior to 1980. The rest of the lands in the subarea remain unrecorded to this day.

Central Brisbane. In 1908, the American Realty Company subdivided the area that is now Central Brisbane into small residential lots. These lots were typically 25 feet wide and 100 feet deep, but in many instances lot dimensions were adjusted to fit the subarea's bowl-like terrain. Many of the lots were subsequently developed in pairs, some as three or more lots combined, and a few as one and a half lots. The current regulations requiring 5,000 sq. ft. minimum lot size for residential districts and 2,500 sq. ft. minimum for non-residential date back at least as far as the City's original Zoning Ordinance, adopted in 1969.

Owl and Buckeye Canons. The Owl and Buckeye Canons subarea consists of four parcels of land sold by the owners of the Quarry to the California Department of Fish and Game in 1989.

The Quarry. The Quarry subarea is divided into four parcels ranging in size from approximately 1.5 to 135 acres.

Crocker Park. Most of the Crocker Park subarea was subdivided in three phases of the Park's development, recorded in 1959, 1965 and 1968. The subdivision of North Hill Drive followed in 1980. Subsequent parcel splits and mergers have resulted in lots ranging in size from 0.56 to 13.23 acres. The Technology Park, north of Guadalupe Canyon Parkway, was moved from the Northwest Bayshore subarea to Crocker Park in 2017. Current regulations require a 10,000 sq. ft. minimum lot size.

Northeast Ridge. The Northeast Ridge remained unsubdivided until it was recorded as a single parcel in 1975. The vesting tentative subdivision map for the planned development approved in 1989 divides the subarea into single-family residential lots (an average of 7,400 sq. ft. each), clusters of condominiums and townhouses (totaling approximately 39 acres), and large tracts of open space.

Northwest Bayshore. The existing irregular pattern of large parcels in the Northwest Bayshore subarea can be traced back to subdivision maps recorded as early as 1915. The subarea is built out with the PG&E Martin substation and 7 Mile House properties.

Guadalupe Hills. The Guadalupe Hills subarea was part of the Northwest Bayshore subarea until 2017, at which time it was designated as a separate General Plan subarea to reflect its different character, as vacant sites, separate from the PG&E substation to the north. It shares the same early subdivision history with Northwest Bayshore.

Northeast Bayshore. The Northeast Bayshore subarea was subdivided in 1969 as the Brisbane Industrial Park. Its lot sizes ranged from 0.23 to 5.663 acres, although subsequent consolidations of ownership have increased the average building site size. A 10,000 sq. ft. minimum lot size requirement has been in effect since at least 1969.

The Baylands. The Baylands subarea is largely unsubdivided, a vestige of the once extensive holdings of the Southern Pacific Transportation Company. Major portions of these holdings located in Brisbane are now owned by Tuntex Properties Inc. (Brisbane). There are small parcels in other ownerships scattered about the subarea, ranging from approximately 5,000 sq. ft. to 230,000 sq. ft. in size. Most of the subarea has a minimum site area requirement to be established by specific plan per regulations adopted in 1991.

The Beatty Subarea. The Beatty Subarea is a haphazard collection of parcels, reflecting a varied history of ownerships. Parcel sizes are generally from 0.176 to 7.043 acres. Within this subarea, minimum site area is established by specific plan per regulations adopted in 1991.



## **V.2 THE 1994 GENERAL PLAN LAND USE MAP AND LAND USE DESIGNATIONS**

### **The 1994 General Plan Land Use Map**

Map I, the land use map for the 1994 General Plan, illustrates the general location of the land use designations given to both public and private properties within the General Plan planning area. For purposes of clarity, the Map has been divided into the 13 subareas described earlier in this text. The land use designations used in the map are described below.

### **Land Use Designations**

The descriptions of the General Plan land use designations that follow are broadly drafted, as befits the intent of a General Plan. Specificity of land use by district is the province of the City's Zoning Ordinance. After adoption of a General Plan, the zoning map and zoning district regulations are analyzed to determine whether changes are necessary to conform to the adopted General Plan land use designations and policies.

#### **Commercial/Retail/Office Designations**

*Neighborhood Commercial/Retail/Office (NCRO)* designates a subarea devoted to a range of local retail and service uses, including shops, restaurants, medical, professional and administrative offices and other uses of the same general character. Public and semipublic facilities may be located under this designation. Residential uses may be permitted conditionally in implementing zoning districts. A portion of Central Brisbane is designated NCRO in the 1994 General Plan.

*Subregional/Commercial/Retail/Office(SCRO)* designates a subarea devoted to subregional retail uses, personal services, restaurants and offices. Public and semi-public facilities and educational institutions may be located under this designation. Commercial recreation, residential uses, warehouse and distribution facilities, research and development, and light industrial uses may be permitted conditionally in implementing zoning districts. The Guadalupe Hills and Southwest Bayshore subareas are designated SCRO. The Guadalupe Hills also has a Planned Development designation, that includes a Specific Plan requirement.

*Sierra Point Commercial/Retail/Office (SPCRO)* represents a subarea devoted to commercial enterprises, encompassing a wide range of uses, as outlined in the Development Agreement for Sierra Point. Such uses may include, but not be limited to, retail uses, personal services, medical, professional and administrative offices, corporate headquarters, hotels, conference centers and cultural facilities, commercial recreation, restaurants, and other uses of a commercial character. Public and semi-public facilities and educational institutions may be located under this designation.

# MAP I LAND USE



**1994 GENERAL PLAN  
City of Brisbane**

Heavy Commercial (HC) provides for bulk sales, offices, meeting halls, vehicle storage and equipment maintenance. It also allows outside storage of vehicles and equipment. No materials storage, other than that associated with bulk sales and no processing of materials are permitted. Subareas designated Heavy Commercial are required to have an adopted specific plan to guide development in the area. The Beatty subarea is designated HC in the 1994 General Plan.

Marsh/Lagoon/Bayfront (M/L/B) are aquatic areas designated by type.

The following subareas contain designated aquatic areas:

Northwest Bayshore: Marsh  
Baylands: Lagoon, Bayfront  
Beatty: Bayfront  
Sierra Point: Bayfront

Open Space (OS) designates properties that have been purchased, given or offered for dedication to a public agency for open space use or conservation purposes and are essentially unimproved by urban structures. The following subareas contain open space designations:

Central Brisbane: Sierra Point, Costanos and Firth Canyons  
Northeast Ridge: Conserved Habitat  
Owl and Buckeye Canyons: Ecological Preserve  
Quarry: Conserved Habitat  
Southwest Bayshore: Remainder of the Bayshore Boulevard right-of-way

Planned Development (PD) designates subareas that are primarily vacant and that present unique development constraints. Subareas designated PD may be combined with other land use designations and/or site specific uses may be included in this Plan to guide the development of implementing zoning district regulations. Subareas designated PD require a specific plan and environmental impact report prior to any development of the property. A minimum of 25% of the surface land of any subarea designated Planned Development shall be in open space and/or open area.

There are three subareas designated PD:

Guadalupe Hills: Planned Development-Subregional Commercial/Retail/Office  
Baylands: Planned Development - Trade Commercial  
The Quarry: Planned Development - Trade Commercial

Public Facilities and Parks (PFP) are outdoor spaces and buildings owned or leased by public agencies, including City parks, police and fire stations, schools and libraries. This designation does not include infrastructure.

The following subareas contain Public Facilities and Parks:

Sierra Point: Marina, Fishing Pier, Linear Park

Central Brisbane: Community Park, Brisbane Elementary School and grounds, Lipman Intermediate School and grounds, Firth Park, San Bruno Avenue Fire Station Site, Community Center, Library and Park, Bicentennial and other Walkways, Plug Preserve

Northeast Ridge: School/ Park Site

Baylands: Bayshore Boulevard Fire Station, Park and Ride Lot, Fisherman's Park

Residential (R) includes single- and multi-family areas and planned residential developments.

The subareas designated residential and the range of residential densities in the 1994 General Plan are:

Brisbane Acres:	0 - 2 units per acre
Central Brisbane:	2 1/2 - 14 units per acre and 15 - 30 units per acre
Northeast Ridge:	6.23 units per acre

For the Northeast Ridge, a planned residential development, the density represents an average of the 97 single family residential units, 214 condominiums and 268 townhouses approved on 93 acres.

Commercial/Public Utilities (C/P-U) represents a mix of commercial and public utility uses. It includes uses such as utility substation facilities and associated warehouse, maintenance and office uses as well as private commercial uses.

Trade Commercial (TC) represents a mix of commercial uses including warehouses, distribution facilities, offices, retail uses, restaurants, commercial recreation, personal services, as well as light industrial, research and development, and uses of a similar character. Public and semi-public facilities and educational institutions may be located under this designation. Repair and maintenance services, such as auto body repair shops, may be conditionally permitted in the implementing zoning districts. In such districts, certain individual or groups of uses may predominate, thus distinguishing the districts one from the other. In the 1994 General Plan Crocker Park, Northeast Bayshore and Southeast Bayshore are designated TC. Also see Planned Development designations.

Figure V-A illustrates the land use designations in the 1980 General Plan as amended in 1991. Figure V-B illustrates the general location of existing land uses at the time of the preparation of the 1994 General Plan.

## Overview

The 1994 General Plan changes several of the land use designations from the 1980 General Plan to be more comprehensive as well as more expressive of their intent. In many instances the uses described in these designations remain essentially unchanged from the prior plan.

Comparing the land use designations in the 1980 General Plan as amended and the 1994 General Plan, the following subareas experience no change in the following land use designations:

Brisbane Acres	Residential 0-2 units/acre
Central Brisbane 15 - 30 units/acre	Residential 2 1/2 - 14 units/acre
Owl and Buckeye Canyons	Open Space

Although new land use designations are given to the following subareas, these designations represent essentially no change in general use from the 1980 Plan:

Central Brisbane Retail/Office, Open Space	Neighborhood Commercial/
Southeast Bayshore	Trade Commercial
Southwest Bayshore Commercial/Retail/Office, Open Space	Subregional
Northeast Bayshore	Trade Commercial
Beatty	Heavy Commercial, Bayfront
Sierra Point Office, Bayfront	Sierra Point/Commercial/Retail
Northeast Ridge	Residential: 6.23 units per acre

New land use designations and/or uses have been given to the following subareas:

Crocker Park	Trade Commercial
Northwest Bayshore	Commercial/Public Utilities

Guadalupe Hills	Planned Development - Subregional Commercial/Retail/Office, Marsh, Open Space (to be mapped at a later time)
The Baylands	Planned Development - Trade Commercial, Lagoon, Bayfront
The Quarry	Planned Development - Trade Commercial, Open Space

### V.3 DENSITY AND INTENSITY STANDARDS

The Government Code requires that a General Plan include an indication of density and intensity of use for the land use designations in the Plan. The language of the Code reads:

GC 65302(a): The land use element shall include a statement of the standards of population density and building intensity recommended *for* the various districts and other territory covered by the plan.

These standards represent overall policy objectives that are implemented through the zoning district regulations. General Plan standards represent broad ranges, whereas zoning regulations establish specific development standards, such as height limits, setbacks, coverage and site area, that must fall within the General Plan range. After adoption of a General Plan, the zoning districts are reviewed and amended, as necessary, to bring them into consistency and best reflect the policy direction of the Plan.

#### **Population Density**

The populations that can be expected in an area on a predictable, daily basis for the land use designations in this Plan are represented in Table 5. For the residential designations in the General Plan, population is given in terms of number of residents and for nonresidential designations, by number of employees. The residential density is based on the number of housing units per acre and the average household size identified in the 1990 Census.<sup>(1)</sup> For non-residential land use designations, the number of employees per 1,000 square feet of floor area is used. These numbers represent common standards employed for economic analysis.<sup>(2)</sup> Because the 1994 General Plan land use designations contain a range of uses, employee population density is expressed in ranges.

#### **Building Intensity**

The range of building intensity for the various residential land use designations in the 1994 General Plan is listed in Table 5. The intensity is expressed in terms of units per acre.

Building intensity for non-residential designations is expressed in a floor area ratio (FAR) formula. The formula relates the square footage within a building to the acreage upon which it sits. A floor area ratio is a very general indicator which must be further defined in zoning district regulations before any development can occur.

Based on the direction provided by Brisbane citizens through the community surveys described in Chapter 1, existing building intensity standards were retained for most of the subareas of the City. For all of the subareas, except the Baylands, Quarry and Guadalupe Hills, in Table 5 following, the floor area ratios represent what is permitted under the regulations and Development Agreements in place at the time of preparation of the 1994 General Plan.

The Baylands, Quarry and Guadalupe Hills Subareas are designated Planned Development because these subareas require extensive site investigation and planning before the most beneficial development patterns can be determined. The policies in Chapter XII require, for each of these subareas, a specific plan and environmental impact report before any development can occur. Until these studies are completed and new information evaluated that can be used to refine the FAR standards, the FARs given in Table 5 represent standards that are comparable to those of subareas with similar uses and environmental constraints.

Specific plans for the Baylands shall distinguish between the areas north and south of the Bayshore Basin drainage channel as shown in Table 5 and further described below:

**Policy 11: 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.**

It should be noted that the intent of the FARs given for the Baylands in Table 5 is to accommodate diversity in the height and intensity of structures in order to encourage interesting, flexible and variable development. In no event shall the FARs shown in Table 5 be interpreted as permitting the maximum intensities to be established throughout the subarea. The City will expect specific plans to emphasize intensities well below those figures. See Program 330b for further direction addressing the design of buildings and building groups in the Baylands.

#### **V.4 LAND USE ALTERNATIVES**

A number of land use alternatives were considered in choosing the land use designations shown in Map I, the 1994 General Plan land use map for each of the 13 subareas that comprise the planning area for the City's General Plan. These alternatives, which were the subject of environmental analysis in the General Plan EIR, were established by means of the following process:

The range of land use alternatives of interest to the community were identified by means of a series of communications with Brisbane voters and businesses through public participation in surveys and workshops. Perspectives on appropriate land uses were obtained first through a

**TABLE 5**  
**1994 GENERAL PLAN: LAND USE DESIGNATIONS AND DENSITY/INTENSITY BY SUBAREA**

SUBAREA	LAND USE DESIGNATION	POPULATION DENSITY	NUMBER OF UNITS/ MAXIMUM FLOOR AREA RATIO	MINIMUM OPEN SPACE/ OPEN AREA
1. Sierra Point	Sierra Point Commercial/Retail/Office	1.66 - 3.22 E/1,000 1.65 per hotel room	4.8 FAR	Development Agreement
	Bayfront	0	0	100%
2. Southeast Bayshore	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
3. Southwest Bayshore	Subregional Commercial/Retail/Office	1.66 - 3.22 E/1,000	2.8 FAR	Per Zoning Requirements
	Open Space	0	0	0
4. Brisbane Acres	Residential	0 - 4.48 ppa	0 - 2 units/acre	40% per HCP + per Zoning Requirements
5. Central Brisbane	Residential	5.6 - 31.36 ppa	2 1/2 - 14 units/acre	Per Zoning Requirements
		33.6 - 67.2 ppa	15 - 30 units/acre	Per Zoning Requirements
	Neighborhood Commercial/ Retail/Office	1.66 - 3.22 E/1,000	2.4 FAR	Per Zoning Requirements
	Open Space	0	0	100%
6. Owl and <u>Buckeye</u> Canons	Open Space	0	0	100%
7. The Quarry	Planned Development - Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	25% minimum
	Open Space	0	0	100%



**TABLE 5: 1994 GENERAL PLAN: LAND USE DESIGNATIONS AND DENSITY/INTENSITY BY SUBAREA**  
**Page 2**

8. Crocker Park	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements***
9. Northeast Ridge	Residential	13.95 ppa	6 .23 units/acre*	Per Development Plans
	Open Space	0	0	100%
10. Northwest Bayshore	Commercial/Public Utilities	1.66 - 3.22 E/1,000	2.8 FAR	Per Zoning Requirements
10. Guadalupe Hills	Planned Development - Subregional Commercial Retail / Office	1.66 - 3.22 E/1,000	2.8 FAR	Per Specific Plan ,25% minimum
	Marsh	0	0	100%
	Open Space	0	0	100%
11. Northeast Bayshore	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
12. Baylands	Planned Development - Trade Commercial	1.23 - 3.22 E/1,000	south of channel** 0-2.4 FAR north of channel** 0-4.8 FAR	25% minimum
	Bayfront	0	0	100%
	Lagoon	0	0	100%
13. Beatty	Heavy Commercial	0 - 1.23 E/1,000	0 - 1.0 FAR	Per Specific Plan
	Bayfront	0	0	100%

ppa = persons per gross acre

E/1,000 = employees per 1,000 s.f.

\* 97 single family, 268 townhouses and 214 stacked flats approved by Resolution #89-63, Nov. 6, 1989.

\*\* See Policy 11, page V-13.

\*\*\* Minimum open space/open area in Crocker Park is per zoning requirements, except the Technology Park north of Guadalupe Canyon Parkway is also part of the San Bruno Mountain Habitat Conservation Plan (HCP) and future site modifications are to be evaluated for consistency with the HCP.

**Exhibit C**  
**City Council Resolution 2018-01**

(NOTE: ONLY THE NORTHWEST BAYSHORE, GUADALUPE HILLS AND CROCKER PARK SUBAREAS ARE SHOWN. ONLY NORTHWEST BAYSHORE AND GUADALUPE HILLS INCLUDE POLICY/PROGRAM AMENDMENTS.)

**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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Transportation and Circulation .....	XII-1
Recreation and Community Services .....	XII-1
Community Health and Safety .....	XII-1
Southeast Bayshore .....	XII-2
Land Use .....	XII- 2
Community Health and Safety .....	XII-2
Southwest Bayshore .....	XII-2
Land Use .....	XII-2
Transportation and Circulation .....	XII-3
Conservation .....	XII-3
Community Health and Safety .....	XII-3
Brisbane Acres .....	XII-3
Land Use .....	XII-3
Open Space/Conservation .....	XII-3
Community Health and Safety/Conservation .....	XII-4
Central Brisbane .....	XII- 5
Local Economic Development .....	XII-5
Land Use .....	XII-6
Transportation and Circulation .....	XII-6
Open Space/Recreation and Community Services .....	XII-7
Conservation .....	XII-7
Community Health and Safety .....	XII-9
Owl and Buckeye Canyons .....	XII-9
Conservation .....	XII-9
Community Health and Safety .....	XII-9
Transportation and Circulation .....	XII-10
The Quarry .....	XII-10
Land Use .....	XII-10
Transportation and Circulation .....	XII-10
Community Health and Safety .....	XII-10
Crocker Park .....	XII-11

Local Economic Development .....	XII-11
Land Use .....	XII-11
Transportation and Circulation .....	XII-12
Conservation .....	XII-12
Community Health and Safety .....	XII-13
Northeast Ridge .....	XII-13
Land Use/Open Space .....	XII-13
Recreation and Community Services .....	XII-14
Community Health and Safety .....	XII-14
Northwest Bayshore .....	XII-15
Land Use .....	XII-15
Guadalupe Hills.....	XII-15
Land Use .....	XII-15
Transportation and Circulation .....	XII-16
Open Space/Conservation .....	XII-16
Community Health and Safety .....	XII-17
Northeast Bayshore .....	XII-18
Land Use .....	XII-18
Transportation and Circulation .....	XII-18
Community Health and Safety .....	XII-18
Baylands .....	XII-18
Local Economic Development .....	XII-18
Land Use .....	XII-21
Transportation and Circulation .....	XII-21
Open Space/Conservation .....	XII-21
Community Health and Safety .....	XII-23
Beatty Subarea .....	XII-24
Land Use .....	XII-24
Transportation and Circulation .....	XII-24
Community Health and Safety .....	XII-25

## 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.

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#### XII.8 CROCKER PARK

##### Local Economic Development

**Policy 280**     **Strengthen communications with and within the business community.**

**Policy 281**     **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 282**     **Encourage uses that benefit the community, providing jobs, revenues and services.**

**Policy 283**     **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 283a: 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 283b: In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.*

*Program 283c: Develop and implement a sign program.*

**Policy 283.1 Encourage employers to provide outdoor spaces for employees.**

**Policy 284 Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.**

### **Transportation and Circulation**

**Policy 285 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 286 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 287 Add bike paths to the circulation system.**

**Policy 288 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 289 Review development plans to assure adequate parking/loading on site.**

**Policy 290 Retain adequate street width for movement of large vehicles.**

**Policy 291 Investigate opportunities to change rails to trails, fire access, parking, or landscaping when rail spurs are abandoned.**

### **Conservation**

**Policy 292 Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.**

**Policy 293 Omitted.**

**Policy 294 Provide appropriate non-invasive landscape planting at interfaces with habitat lands.**

**Policy 295 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 296**      **Review landscape plans and irrigation programs to encourage efficient use of water.**
- Policy 297**      **Promote participation in recycling programs.**
- Policy 298**      **Require plans for new construction to incorporate energy and water conserving features and maximize solar access.**

**Community Health and Safety**

- Policy 299**      **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 300**      **Retain emergency access to Central Brisbane.**
- Policy 301**      **Require sound insulation, as appropriate, in conjunction with the installation of industrial equipment.**
- Policy 302**      **Monitor truck activity and maintain routes that minimize noise impacts.**
- Policy 303**      **Contain major business activities inside buildings.**
- Policy 304**      **Upgrade and maintain existing infrastructure, including water, sewer and storm drains.**
- Policy 305**      **Require the upgrade and maintenance of street lights, as set forth in the conditions of approval for the Northeast Ridge.**
- Policy 306**      **Study fire water storage requirements and investigate opportunities to upgrade storage if necessary.**
- Policy 306.1**     **Continue to work closely with responsible agencies to monitor the use and storage of hazardous materials in accordance with State law.**

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## **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 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.3.a** Consider requiring noise insulation in all new construction.

## **XII.10 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.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 GH.15** Locate development so as to have a 'greenbelt' separation from Daly City.

**Policy GH.16** Address or establish criteria through the Specific Plan the following:

- **Compatibility 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 GH.17 Minimize grading in producing building pads. Terrace development with the slope.**

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

#### **Transportation and Circulation**

**Policy 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 GH.20 Consider methods of landscape screening to separate development from Bayshore Boulevard. Discourage high soundwalls.**

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

**Policy GH.21 Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.**

**Policy GH.22 Preserve the marsh as a wetland and natural drainage basin.**

**Policy GH.23 Preserve habitat in accordance with the Habitat Conservation Plan.**

**Policy GH.24 Preserve canyons and water courses.**

**Policy GH.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 GH.26 Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.**

*Program GH.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 GH.27 Avoid locating structures under or near transmission lines.**

**Policy GH.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 GH.29 Consider requiring noise insulation in all new construction.**

## ATTACHMENT C

### DRAFT ORDINANCE NO. 623

**AN ORDINANCE OF THE CITY OF BRISBANE TO AMEND TITLE 17 OF THE MUNICIPAL CODE TO ADD THE C/P-U COMMERCIAL/PUBLIC-UTILITIES DISTRICT, CHAPTER 17.23, TO MOVE 3240-3280 BAYSHORE PROPERTIES TO THE CROCKER PARK TC-1 TRADE COMMERCIAL DISTRICT, TO AMEND THE ZONING MAP TO APPLY THESE DISTRICTS TO IT, AND TO AMEND ESTABLISHMENT OF ZONING DISTRICTS, CHAPTER 17.04 TO ADD THE SCRO-2 AND C/P-U ZONING DISTRICTS.**

**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 in the southeastern part 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 also contains M-1 Manufacturing zoning, which is also inconsistent with the General Plan's PD-SCRO Planned Development Subregional Commercial Retail Office land use designation, which prompted a holistic review of the subareas General Plan designations and zoning; and

**WHEREAS**, following City Council's adoption of Resolution 2018-01 on January 4, 2018 amending the 1994 General Plan's Northwest Bayshore Subarea, to be divided between the newly defined Northwest Bayshore subarea, the new Guadalupe Hills subarea and a northern extension of Crocker Park, zoning consistency is needed; and

**WHEREAS**, the new northern extension of Crocker Park, also known as the "Technology Park", has been built consistent with the Crocker Park TC-1 Trade Commercial zoning district; and

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

**WHEREAS**, since the proposed amendments to the Zoning Ordinance and the Zoning Map 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**, a notice of public hearing was 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 November 16, 2017, the City Council conducted a public hearing 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

**THE CITY COUNCIL OF THE CITY OF BRISBANE DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1. Chapter 17.04 of Title 17 is amended to read as follows:**

**Chapter 17.04 - ESTABLISHMENT OF ZONING DISTRICTS**

Sections:

**17.04.010 - Establishment of districts.**

The districts into which the city is divided are hereby established and designated as follows:

- A. R-1 Residential district.
- B. R-2 Residential district.
- C. R-3 Residential district.
- D. R-BA: Brisbane acres residential district.
- E. C-1: Commercial mixed use district.
- F. C/P-U Northwest Bayshore Commercial/Public Utilities district
- G. NCRO: Central Brisbane commercial district.
- H. HC: Beatty heavy commercial district.
- I. SCRO-1: Southwest Bayshore commercial district.
- J. SP-CRO: Sierra Point commercial district.
- K. TC-1: Crocker Park trade commercial district.
- L. TC-2: Southeast Bayshore trade commercial district.
- M. TC-3: Northeast Bayshore trade commercial district.
- N. MLB: Marsh Lagoon Bayfront district.
- O. O-S: Open space district.
- P. P-D: Planned development district.

**17.04.020 - Zoning map and district boundaries.**

- A. The zoning map referred to in Section 17.01.010, and all amendments and changes thereto, and all legends, symbols, notations, references, and other matters shown thereon, is incorporated herein by reference and constitutes a part of this title.
- B. The boundaries of the districts established by this chapter shall be as shown on the zoning map. All territory within the city is hereby classified into the districts as shown on said map, subject to the specific regulations established by this title for each such district, and all other regulations of this title applicable thereto.
- C. The zoning map, as currently effective, and a record of all amendments and changes thereto, shall be kept on file and maintained as a public record in the office of the planning director.

**17.04.030 - Use and interpretation of zoning map.**

- A. Whenever any uncertainty exists as to the boundary of a district as shown on the zoning map, the following rules shall be applied:
- B. Where a boundary line is indicated as approximately following a street or alley, it shall be construed as following the right-of-way line thereof.
- C. Where a boundary line follows or coincides approximately with a lot line, it shall be construed as following the lot line.
- D. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line, the boundary line shall be determined by the use of the scale designated on the zoning map.
- E. A symbol, or symbols, indicating the classification of property on the zoning map shall in each instance apply to the whole of the area within the district boundaries.
- F. Where a public street, alley, or right-of-way is officially vacated or abandoned, the regulations applicable to abutting property shall apply equally to each half of such vacated or abandoned street, alley, or right-of-way.
- G. Should any uncertainty remain as to the location or meaning of a boundary or other feature indicated on the zoning map, said location or meaning shall be determined by the planning commission, giving due consideration to the purposes of this title and the district regulations.

**17.04.040 - Change of zoning map.**

All changes in district boundaries or reclassification of territory from one district to another shall be by ordinance, adopted in accordance with Chapter 17.50 of this title, which ordinance shall by its terms amend the zoning map by adoption of a sectional district map.

**SECTION 2. Chapter 17.22 is added to Title 17 to read as follows:**

**Chapter 17.22 - C/P-U NORTHWEST BAYSHORE COMMERCIAL/PUBLIC UTILITIES DISTRICT**

Sections:

**17.22.010 - Permitted uses.**

The following uses are permitted in the C/P-U district:

- A. Public Utilities:
  - 1. Public utility facilities and buildings.
  - 2. Offices, warehousing and light fabrication associated with public utilities.
  - 3. Outdoor storage of trucks and equipment associated with public utilities, when screened from public views.
  - 4. Vehicle service and repair.
- B. Commercial Uses:
  - 1. Restaurants and bars;

**17.22.020 - Conditional uses.**

- A. Public Utilities:
  - 1. Public utility facilities or buildings, when not screened from views along Bayshore Boulevard or Geneva Avenue, unless exempt from discretionary review under a General Order of the California Public Utilities Code.
- B. Commercial Uses:
  - 1. Vehicle service and repair.

**17.22.030 - Development regulations.**

Development regulations in the C/P-U district are as follows:

- A. Public utilities. The following development regulations shall apply to public utility lots facilities or buildings, unless exempt from discretionary review under a General Order of the Public Utilities Code:
  - 1. Lot Area. The minimum area of any public utility lot in the C/P-U district shall be ten thousand (10,000) square feet
  - 2. Setbacks. The minimum setbacks from any lot line shall be fifty (50) feet.
  - 3. Height. The maximum height of any structure shall be fifty (50) feet.
  - 4. Lot Coverage. The maximum lot coverage shall be sixty percent (60%)
- B. Commercial:
  - 1. Lot Area. The minimum area for any commercial lot shall be four thousand, five hundred (4,500) square feet.
  - 2. Setbacks. NA
  - 3. Height. The maximum height of any structure shall be twenty-eight (28) feet.
  - 4. Lot Coverage. The maximum lot coverage shall be ninety percent (90%)
  - 5. Landscaping Requirements.
    - a. Not less than five percent (5%) of the gross lot area shall be improved with landscaping;
    - b. Landscaping required under this section, including replacement landscaping, shall be according to detailed plans approved by the planning director. The landscape plans shall be consistent with the following objectives:
      - i. Use of plants that are not invasive;
      - ii. Use of water conserving plants; and
      - iii. Use of plants and other landscape features that are appropriate to the context.
    - c. Irrigated Landscapes. New and rehabilitated, irrigated landscapes are subject to the provisions of the water conservation in landscaping ordinance (refer to Chapter 15.70) or the latest state provisions, whichever is more effective in conserving water.
- C. Recycling Area Requirements.
  - 1. Adequate, accessible and convenient areas for depositing, collecting and loading recyclable materials in receptacles shall be provided. The area shall be located and fully

enclosed so as to adequately protect neighboring uses from adverse impacts such as noise, odor, vectors, wind-blown litter or glare. The area shall be designed to prevent storm water run-on to the area and runoff from the area, and roofs shall be designed to drain away from neighboring properties. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the area.

2. This requirement shall apply to all new commercial, industrial, or institutional buildings, and city facilities (including buildings, structures, and outdoor recreation areas owned by the city) where solid waste is collected and loaded. This requirement shall also apply to any existing development for which building permit applications are submitted within a twelve (12) month period collectively adding thirty percent (30%) or more to the existing floor area of the development project. For existing developments occupied by multiple tenants, this requirement shall apply to applications for one or more building permits for a single or multiple alterations submitted by any tenant within a twelve (12) month period collectively adding thirty percent (30%) or more to the existing floor area of that portion of the development which said tenant leases. Such recycling areas shall, at a minimum, be sufficient in capacity, number, and distribution to serve that portion of the development project which said tenant leases.

D. In the case of conditional uses, additional regulations may be required.

#### **17.22.040 – Parking.**

Off-street parking facilities shall be provided for each use on the site in accordance with the requirements set forth in Chapter 17.34 of this title; provided however, that no off-street parking shall be required for commercial uses in the C/P-U district.

#### **17.22.050 – Signs.**

Signs allowed in the C/P-U district are as specified in Chapter 17.36.

#### **17.22.060 - Design review**

- A. Public utility facilities or buildings. Public utility facilities or buildings unless exempt from discretionary review under a General Order of the Public Utilities Commission in the C/P-U district that are not screened from public views, along the frontages of Bayshore Boulevard or Geneva Avenue, shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this title. The Planning Director shall have the authority to refer any project to the Planning Commission for design review that does not appear to be screened, or based on other unusual circumstances.
- B. Commercial structures. The construction of any principal commercial structure in the C/P-U district shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this title.

**SECTION 3. The Zoning Map of the City of Brisbane is amended per the attached Exhibit A, as follows:**

The parcels of land within the General Plan's Northwest Bayshore subarea identified below shall be designated on the Zoning Map of the City of Brisbane as follows:

- **TC-1 CROCKER PARK TRADE COMMERCIAL DISTRICT:** 3240 TO 3280 Bayshore Boulevard (APNS: 005-260-430, 060 AND 240)
- **C/P-U NORTHWEST BAYSHORE COMMERCIAL/PUBLIC UTILITIES DISTRICT:** 2800 to 2850 Bayshore Boulevard (APN: 005-141-010 and Parcel 3 of PG&E SBE Map 135-41-28B)

**SECTION 4:** This Ordinance shall be in full force and effect thirty days after its passage and adoption.

\* \* \*

The above and foregoing Ordinance was regularly introduced and after the waiting time required by law, was thereafter passed and adopted at a regular meeting of the City Council of the City of Brisbane held on the fourth day of January, 2018, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
W. Clarke Conway, Mayor

ATTEST:

\_\_\_\_\_  
INGRID PADILLA, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Roush, City Attorney

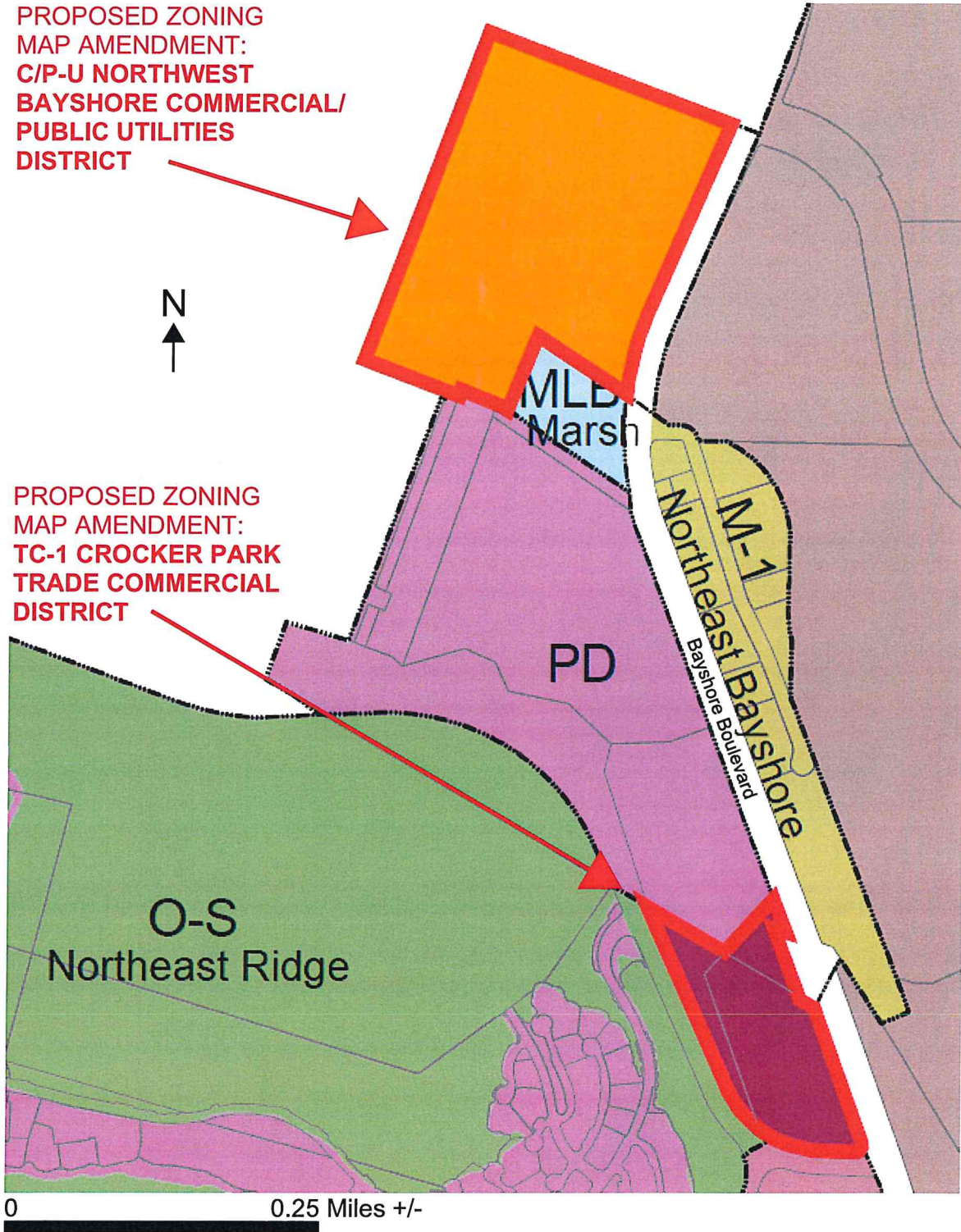


# Ordinance No. 623 - EXHIBIT A

PROPOSED ZONING  
MAP AMENDMENT:  
**C/P-U NORTHWEST  
BAYSHORE COMMERCIAL/  
PUBLIC UTILITIES  
DISTRICT**



PROPOSED ZONING  
MAP AMENDMENT:  
**TC-1 CROCKER PARK  
TRADE COMMERCIAL  
DISTRICT**



PROPOSED ZONING MAP AMENDMENTS  
TC-1 CROCKER PARK TRADE COMMERCIAL DISTRICT  
C/P-U NORTHWEST BAYSHORE COMMERCIAL/PUBLIC UTILITIES DISTRICT

**City of Brisbane**  
**Memorandum**

TO: Honorable Mayor and City Council  
FROM: Community Development Director  
SUBJECT: General Plan Amendment GPA-1-17 & Zoning Text and Map Amendment RZ-1-17 (Ordinance 623):

Supplement

In reviewing the Draft ordinance PG&E requested suggested several minor text changes as outlined in their attached comment letter of November 9. In response, staff is recommending revisions to the draft ordinance as reflected in revised Draft Ordinance 623 (attached).

Attachments:

- PG&E comment letter dated November 9, 2017
- Revised Draft Ordinance 623

  
John A Swiecki, Community Development Director



DAVID L. THOMAS, AICP  
SENIOR PLANNER  
ENVIRONMENTAL  
MANAGEMENT  
245 MARKET STREET, ROOM 1054D  
SAN FRANCISCO, CA 94109  
MAILING ADDRESS:  
MAIL CODE N10A  
PO BOX 770000  
SAN FRANCISCO, CA 94177  
(415) 973-5885  
DLTG@PGE.COM

November 9, 2017

City Council  
City of Brisbane  
50 Park Place  
Brisbane, CA 94005

Dear Council Members,

Thank you for the opportunity to comment on the proposed resolution to rezone the Martin Substation property from M-1 to a new land use designation "C/P-U" or Commercial/Public Utilities. PG&E supports the effort to have a land use designation and zoning that better fits with the existing utility uses.

After review of the draft zoning PG&E has the following general comments:

The use of the word "essential" as in "essential public utility facilities" is undefined. As per State of California General Order 131D substation facilities are exempt from local discretionary permits or approvals by local governments. To clarify this point suggested language has been added to the attached draft zoning language.

The word "structures" is used in a number of locations in the document. From a utility point of view structures are essential public utility features such as breakers, towers, transformers, etc which are exempt from local permitting. In order to avoid confusion "structures" should be replaced with "facilities".

Thank you again for the opportunity to comment.

Sincerely,



David Thomas  
Pacific Gas and Electric Company

(Revised for November 16, 2017, including edits related to the C/P-U District)

DRAFT ORDINANCE NO. 623

AN ORDINANCE OF THE CITY OF BRISBANE TO AMEND TITLE 17 OF THE MUNICIPAL CODE TO ADD THE C/P-U COMMERCIAL/PUBLIC-UTILITIES DISTRICT, CHAPTER 17.23, TO MOVE 3240-3280 BAYSHORE PROPERTIES TO THE CROCKER PARK TC-1 TRADE COMMERCIAL DISTRICT, TO AMEND THE ZONING MAP TO APPLY THESE DISTRICTS TO IT, AND TO AMEND ESTABLISHMENT OF ZONING DISTRICTS, CHAPTER 17.04 TO ADD THE SCRO-2 AND C/P-U ZONING DISTRICTS.

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 in the southeastern part 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 also contains M-1 Manufacturing zoning, which is also inconsistent with the General Plan's PD-SCRO Planned Development Subregional Commercial Retail Office land use designation, which prompted a holistic review of the subareas General Plan designations and zoning; and

WHEREAS, following City Council's adoption of Resolution 2017-51 on \_\_\_\_\_ 2017 amending the 1994 General Plan's Northwest Bayshore Subarea, to be divided between the newly defined Northwest Bayshore subarea, the new Guadalupe Hills subarea and a northern extension of Crocker Park, zoning consistency is needed; and

WHEREAS, the new northern extension of Crocker Park, also known as the "Technology Park", has been built consistent with the Crocker Park TC-1 Trade Commercial zoning district; and

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

WHEREAS, since the proposed amendments to the Zoning Ordinance and the Zoning Map 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, a notice of public hearing was 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 November 16, 2017, the City Council conducted a public hearing 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

THE CITY COUNCIL OF THE CITY OF BRISBANE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 17.04 of Title 17 is amended to read as follows:

Chapter 17.04 - ESTABLISHMENT OF ZONING DISTRICTS

Sections:

17.04.010 - Establishment of districts.

The districts into which the city is divided are hereby established and designated as follows:

- A. R-1 Residential district.
- B. R-2 Residential district.
- C. R-3 Residential district.
- D. R-BA: Brisbane acres residential district.
- E. C-1: Commercial mixed use district.
- F. C/P-U Northwest Bayshore Commercial/Public Utilities district
- G. NCRO: Central Brisbane commercial district.
- H. HC: Beatty heavy commercial district.
- I. SCRO-1: Southwest Bayshore commercial district.
- J. SP-CRO: Sierra Point commercial district.
- K. TC-1: Crocker Park trade commercial district.
- L. TC-2: Southeast Bayshore trade commercial district.
- M. TC-3: Northeast Bayshore trade commercial district.
- N. MLB: Marsh Lagoon Bayfront district.
- O. O-S: Open space district.
- P. P-D: Planned development district.

17.04.020 - Zoning map and district boundaries.

- A. The zoning map referred to in Section 17.01.010, and all amendments and changes thereto, and all legends, symbols, notations, references, and other matters shown thereon, is incorporated herein by reference and constitutes a part of this title.
- B. The boundaries of the districts established by this chapter shall be as shown on the zoning map. All territory within the city is hereby classified into the districts as shown on said map, subject to the specific regulations established by this title for each such district, and all other regulations of this title applicable thereto.

- C. The zoning map, as currently effective, and a record of all amendments and changes thereto, shall be kept on file and maintained as a public record in the office of the planning director.

**17.04.030 - Use and Interpretation of zoning map.**

- A. Whenever any uncertainty exists as to the boundary of a district as shown on the zoning map, the following rules shall be applied:
- B. Where a boundary line is indicated as approximately following a street or alley, it shall be construed as following the right-of-way line thereof.
- C. Where a boundary line follows or coincides approximately with a lot line, it shall be construed as following the lot line.
- D. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line, the boundary line shall be determined by the use of the scale designated on the zoning map.
- E. A symbol, or symbols, indicating the classification of property on the zoning map shall in each instance apply to the whole of the area within the district boundaries.
- F. Where a public street, alley, or right-of-way is officially vacated or abandoned, the regulations applicable to abutting property shall apply equally to each half of such vacated or abandoned street, alley, or right-of-way.
- G. Should any uncertainty remain as to the location or meaning of a boundary or other feature indicated on the zoning map, said location or meaning shall be determined by the planning commission, giving due consideration to the purposes of this title and the district regulations.

**17.04.040 - Change of zoning map.**

All changes in district boundaries or reclassification of territory from one district to another shall be by ordinance, adopted in accordance with [Chapter 17.50](#) of this title, which ordinance shall by its terms amend the zoning map by adoption of a sectional district map.

**SECTION 2. Chapter 17.22 is added to Title 17 to read as follows:**

**Chapter 17.22 - C/P-U NORTHWEST BAYSHORE COMMERCIAL/PUBLIC UTILITIES DISTRICT**

Sections:

**17.22.010 - Permitted uses.**

The following uses are permitted in the C/P-U district:

- A. Public Utilities:
  1. ~~Essential-p~~ public utility facilities and buildings, as defined in state law.
  2. Offices, warehousing and light fabrication associated with public utilities.
  3. Outdoor storage of trucks and equipment associated with public utilities, when screened from public views.
  4. Vehicle service and repair.

- B. Commercial Uses:
  1. Restaurants and bars;

**17.22.020 - Conditional uses.**

A. Public Utilities:

1. ~~Non-essential-p~~ public utility facilities or buildings, when not screened from views along Bayshore Boulevard or Geneva Avenue, unless exempt from discretionary review under a General Order of the California Public Utilities Code.

B. Commercial Uses:

1. Vehicle service and repair.

**17.22.030 - Development regulations.**

Development regulations in the C/P-U district are as follows:

A. Public utilities. The following development regulations shall apply to public utility lots and structures facilities or buildings, unless exempt from discretionary review under a General Order of the Public Utilities Code except as exempted by state law pertaining to essential utility structures:

1. Lot Area. The minimum area of any public utility lot in the C/P-U district shall be ten thousand (10,000) square feet
2. Setbacks. The minimum setbacks from any lot line shall be fifty (50) feet.
3. Height. The maximum height of any structure shall be fifty (50) feet.
4. Lot Coverage. The maximum lot coverage shall be sixty percent (60%)

B. Commercial:

1. Lot Area. The minimum area for any commercial lot shall be four thousand, five hundred (4,500) square feet.
2. Setbacks. NA
3. Height. The maximum height of any structure shall be twenty-eight (28) feet.
4. Lot Coverage. The maximum lot coverage shall be ninety percent (90%)
5. Landscaping Requirements.
  - a. Not less than five percent (5%) of the gross lot area shall be improved with landscaping;
  - b. Landscaping required under this section, including replacement landscaping, shall be according to detailed plans approved by the planning director. The landscape plans shall be consistent with the following objectives:
    - i. Use of plants that are not invasive;
    - ii. Use of water conserving plants; and
    - iii. Use of plants and other landscape features that are appropriate to the context.
  - c. Irrigated Landscapes. New and rehabilitated, irrigated landscapes are subject to the provisions of the water conservation in landscaping ordinance (refer to [Chapter 15.70](#)) or the latest state provisions, whichever is more effective in conserving water.

C. Recycling Area Requirements.

1. Adequate, accessible and convenient areas for depositing, collecting and loading recyclable materials in receptacles shall be provided. The area shall be located and fully enclosed so as to adequately protect neighboring uses from adverse impacts such as noise, odor, vectors, wind-blown litter or glare. The area shall be designed to prevent storm water run-on to the area and runoff from the area, and roofs shall be designed to drain away from neighboring properties. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the area.

2. This requirement shall apply to all new commercial, industrial, or institutional buildings, and city facilities (including buildings, structures, and outdoor recreation areas owned by the city) where solid waste is collected and loaded. This requirement shall also apply to any existing development for which building permit applications are submitted within a twelve (12) month period collectively adding thirty percent (30%) or more to the existing floor area of the development project. For existing developments occupied by multiple tenants, this requirement shall apply to applications for one or more building permits for a single or multiple alterations submitted by any tenant within a twelve (12) month period collectively adding thirty percent (30%) or more to the existing floor area of that portion of the development which said tenant leases. Such recycling areas shall, at a minimum, be sufficient in capacity, number, and distribution to serve that portion of the development project which said tenant leases.

D. In the case of conditional uses, additional regulations may be required.

17.22.040 – Parking.

Off-street parking facilities shall be provided for each use on the site in accordance with the requirements set forth in Chapter 17.34 of this title; provided however, that no off-street parking shall be required for commercial uses in the C/P-U district.

17.22.050 – Signs.

Signs allowed in the C/P-U district are as specified in Chapter 17.36.

17.22.060 - Design review

A. Public utility facilities or buildings structures. Non-essential public utility structures, facilities or buildings unless exempt from discretionary review under a General Order of the Public Utilities Commission in the C/P-U district that are not screened from public views, along the frontages of Bayshore Boulevard or Geneva Avenue, shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this title. The Planning Director shall have the authority to refer any project to the Planning Commission for design review that does not appear to be screened, or based on other unusual circumstances.

B. Commercial structures. The construction of any principal commercial structure in the C/P-U district shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this title.

SECTION 3. The Zoning Map of the City of Brisbane is amended per the attached Exhibit A, as follows:

The parcels of land within the General Plan's Northwest Bayshore subarea identified below shall be designated on the Zoning Map of the City of Brisbane as follows:

- TC-1 CROCKER PARK TRADE COMMERCIAL DISTRICT: 3240 TO 3280 Bayshore Boulevard (APNS: 005-260-430, 060 AND 240)
- C/P-U NORTHWEST BAYSHORE COMMERCIAL/PUBLIC UTILITIES DISTRICT: 2800 to 2850 Bayshore Boulevard (APN: 005-141-010 and Parcel 3 of PG&E SBE Map 135-41-28B)

SECTION 4: This Ordinance shall be in full force and effect thirty days after its passage and adoption.

\* \* \*

The above and foregoing Ordinance was regularly introduced and after the waiting time required by law, was thereafter passed and adopted at a regular meeting of the City Council of the City of Brisbane held on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
LORI S. LIU, Mayor

ATTEST:

\_\_\_\_\_  
INGRID PADILLA, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Roush, City Attorney