

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of October 23, 2008

FROM: John Swiecki, Principal Planner, via William Prince, Community Development Director

SUBJECT: Sierra Point: Design Guidelines Amendment DGA-1-08; Proposal by the City of Brisbane to update and amend the *Combined Site and Architectural Design Guidelines for Sierra Point* in their entirety.

Request:

The City of Brisbane is proposing to update the *Combined Site and Architectural Design Guidelines for Sierra Point* to strengthen Sierra Point's identity and establish direction for the enhancement and creation of public spaces at Sierra Point, as authorized by the City Council in 2006.

Recommendation:

That the Planning Commission provide direction to staff for any suggested revisions to the final design guidelines.

Background:

This matter was the subject of extensive discussion at the Planning Commission hearings of August 28 and September 11 2008. The September 11 staff report and minutes are attached for information. After extensive consultant presentations, discussion with staff and public testimony, the public hearing was closed on September 11 and it is the Commission's opportunity to provide input and comments.

In summary, the proposed update is intended to enhance the public realm at Sierra Point for both the residents of Brisbane and Sierra Point employees and visitors, and includes a number of specific design recommendations. These include strengthening the identity of Sierra Point Parkway as an entryway and the creation of a public focal point for the project. The preferred location for this focal point was identified at the easterly terminus of Sierra Point Parkway near the bay. This site was chosen given existing site access, visibility, proximity to the bay and marina and easy accessibility from the whole of Sierra Point, and the plaza design reflects previous commission and City Council input.

Discussion:

As noted in the previous staff reports, the Design Guidelines are aspirational in nature and are intended to establish a vision for Sierra Point. The underlying premise behind the Sierra Point Plaza concept is that the establishment of a public plaza at Sierra Point creates a worthwhile amenity to the community as a whole, including Brisbane residents and Sierra Point employees and visitors. For the reasons discussed in the previous staff reports, staff believes that establishment of Sierra Point Plaza at the location

proposed is desirable and beneficial. Staff also believes this is consistent with the direction previously provided to staff and the consultant team in previous workshops.

As noted previously, tonight's meeting represents an opportunity for the Planning Commission to offer its comments on the Guidelines. Staff would then revise the guidelines to reflect the Commission's input, as well as to incorporate changes staff has previously recommended to address concerns that have been raised.

As a matter of information, Commissioner Lentz will not be present at tonight's hearing, but has offered written comments, which are attached for the Commission's consideration.

Attachments:

Comments from Commissioner Lentz
September 11, 2008 Staff Report and Minutes