



**City of Brisbane**  
50 Park Place  
Brisbane, CA 94005-1310  
415-508-2120  
415-467-4989 Fax

## NOTICE OF PUBLIC HEARING

APPLICATION NO.: **General Plan Amendment 2022-GPA-1 2023-2031 Housing Element Update**

APPLICANT: **City of Brisbane, applicant**

OWNERS : **N/a (Citywide)**

LOCATIONS/APN: **Citywide**

ZONING: **R-1, R-2, R-3, R-MHP, R-BA, NCRO-2, SCRO-1, PAOZ-1, PAOZ-2, PD, and C-1 Zoning Districts**

REQUEST: **Adoption of the 2023-2031 Housing Element of the General Plan, including proposed goals, policies and programs to promote the construction, rehabilitation and conservation of housing throughout the eight-year planning period consistent with the provisions of State law. The Draft Element identifies sites that are currently zoned or planned to be rezoned to meet State-mandated housing projections (Regional Housing Needs Allocation, or RHNA) for Brisbane over the 2023-2031 planning period. The Planning Commission will make a recommendation to the City Council regarding adoption of the Draft Element.**

In addition to identifying the existing zoning capacity in the City's residential and mixed-use zoning districts, the Draft Element identifies rezoning of the Baylands subarea via adoption of the Baylands Specific Plan, consistent with 2018 Ballot Measure JJ and General Plan Amendment GPA-1-18. Other policies include, but are not limited to, proposed future study of zoning amendments to adopt objective design standards in the NCRO-2 zoning district, consideration of updating the density transfer program in the R-BA zoning district, and future study of whether rent control may be an appropriate means for the City to help mitigate displacement of vulnerable households.

The Draft 2023-2031 Housing Element is posted online in English and with access to Spanish and Simplified Chinese translation at <https://www.brisbaneca.org/housingelementupdate>. Hard copies of the Draft Element are available at Brisbane City Hall, 50 Park Place, Brisbane, CA 94005 or the Brisbane Library, 163 Visitacion Avenue, Brisbane, CA 94005. Requests for translated hard copies of the Draft Element may be made by emailing [planning@brisbaneca.org](mailto:planning@brisbaneca.org), writing to the Community Development Department at 50 Park Place, Brisbane, CA 94005, or calling (415) 508-2120.


ENVIRONMENTAL STATUS: The proposed adoption of the Housing Element is exempt under the following provisions of the CEQA Guidelines:

- CEQA Guidelines §15061(b)(3) because it involves adoption of policies and programs that would not cause a significant effect on the environment.
- Proposed and existing zoning programs, including those to meet the RHNA shortfall, are exempt from CEQA per Section 15183(d) of the CEQA Guidelines, specifically:

- **Rezoning to meet the RHNA Shortfall: Certification of Environment Impact Report (State Clearinghouse #2006022136; via Brisbane City Council Resolution 2018-61) and EIR Addendum for General Plan Amendment GPA-1-19 (adopted via Brisbane City Council Resolution 2020-1), which allows for development of up to 2,200 housing units on that same portion of the Baylands as indicated in the Housing Element.**
- **All other residential and mixed-use districts identified in the Housing Element are already designated for residential development in the City's General Plan and zoning ordinance, for which an Environmental Impact Report was adopted in 1994 (SCH #93071072) and a negative declaration was adopted in 2015 relative to adoption of the Parkside Residential Overlay districts (SCH #2015012053).**

The City Council will hear this item on **Thursday, February 2, 2023, at 7:30 p.m. at a hybrid meeting via videoconference and in person at the Community Meeting Room, City Hall, 50 Park Place, Brisbane. The public may view the meeting in person at City Hall or by logging on to the Zoom webinar at [brisbaneca.org/cc-zoom](https://brisbaneca.org/cc-zoom), watching the livestream on the City's YouTube Channel at [www.youtube.com/BrisbaneCA](https://www.youtube.com/BrisbaneCA) or watching live on Comcast Channel 27.** Any interested person is invited to give testimony in person or remotely, in compliance with the City's hybrid meeting procedures stipulated on the meeting agenda published at least 72 hours before the meeting. If you intend to make a PowerPoint or similar presentation, please contact the City Clerk at 415-508-2113 at least 24 hours in advance to make arrangements. The agenda report will be available by 1 p.m. on the Friday preceding the hearing and will be posted on the City's website at [www.brisbaneca.org/meetings](https://www.brisbaneca.org/meetings). If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Any attendee who wishes accommodation for a disability should contact the City Clerk at least forty-eight hours prior to the meeting.

DATED: January 20, 2023

  
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Ingrid Padilla, City Clerk

**General Plan Amendment 2022-GPA-1 2023-2031 Housing Element Update Certification of Posting**

Ingrid Padilla  
Name

1/20/23  
Date

**General Plan Amendment 2022-GPA-1 2023-2031 Housing Element Update Certification of Mailing**

MAILING NOT REQUIRED- SENIOR PLANNER JULIA AYRES 12/29/2022

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date