

Community Development Department

BRISBANE SEMINAR: 101

NOVEMBER 6, 2021



Department Organization

❖ Building Division

- ❑ Building plan review
 - All Electronic submittals
- ❑ Building permit issuance
 - Building valuation in FY 2020-2021:
\$284.7 million
- ❑ Construction inspections



❖ Planning Division

- ❑ Maintain and update City's General Plan and development regulations (Zoning Ordinance)
 - Objective Development Standards for Housing Projects
 - Accessory Dwelling Units
- ❑ Process planning applications on private property
 - All Electronic submittals

❖ CDD Staff

- John Swiecki
Director
- Ken Johnson
Senior Planner
- Julia Ayres
Senior Planner
- Jeremiah Robbins
Associate Planner
- Amy Listmann
Administrative Assistant
- Alberto Viana
Community Development Technician



Building Division

Recent Activities:

- Planning approval in 2008 with a design modification granted in 2019
- Tenants are moving in to completed buildings
- Project completion anticipated to be mid-2022

Major Projects

❖ The Shore at Sierra Point

20+ acres Bayfront campus with 5 office and laboratory buildings ranging between 106,000 and 135,000 SF. (561k total SF)

15,000 SF of amenities including a full-service restaurant and bar, a 5,000 SF fitness center, a nine-hole putting green, multi-sport court, outdoor amphitheater, and seating area.





Building Division

Recent Activity:

- Planning approval granted in 2018
- Construction underway on foundation and super structure

Major Projects

❖ Genesis Marina

3 building Campus Life Science Development with 570,000 SF of Class A laboratory and office space.

Direct access to the Bay Trail & Built to LEED Gold Standard.





Planning Division

HE required contents:

- ID community's housing needs
- Inventory and analysis of adequate sites for housing
- Housing policies and programs
- Quantifiable objectives

City-Initiated Project

- ❖ Housing Element Update
 - Required to be updated on 8+/- year cycles
 - Next update cycle is in process for 2023-2031

Regional Housing Needs Allocation (RHNA): City's "fair share" of regional housing growth :

HE Cycle	Very Low Income	Low Income	Moderate Income	Above Moderate (Market)	Total
2015-2022	25	13	15	30	83
2023-2031	317	183	303	785	1,588

- ❖ For more information and upcoming workshops see: <https://brisbaneca.org/cd/page/2023-2031-housing-element-update>



Planning Division

Recent Activities

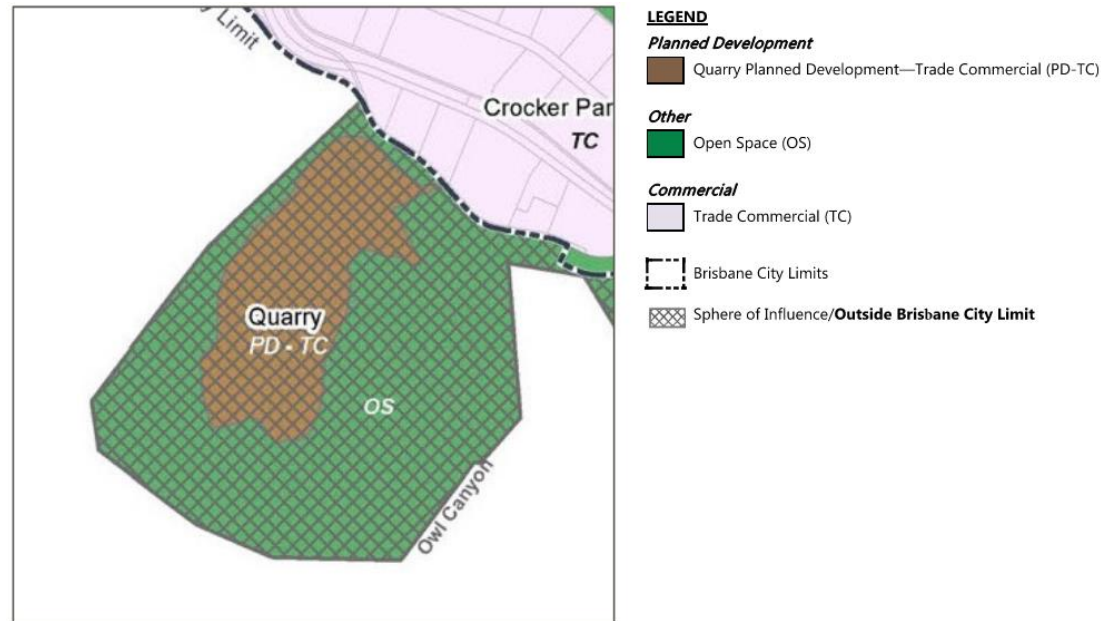
- Formal Planning Application submitted
- Environmental Review beginning soon

Proposed Private Projects

❖ The Quarry

144 acres active quarry; 50 acres would be annexed by the City; remaining acreage offered for dedication of permanent open space.

Developed with Trade commercial uses.
(logistics, warehousing, & distribution)



SOURCES: City of Brisbane (6-22-2021); assembled by Benchmark Resources in 2021
NOTES: Figure is not to scale.



Planning Division

Recent Activities

- Formal Planning Application submitted
- Environmental Review beginning soon

Proposed Projects

❖ Towers at Sierra Point

2 new Life Science towers and parking structure; existing 2 towers remain

815,000 SF of new commercial space; existing surface parking lot to be replaced with over 370,000 SF of open area

VISION

* A LANDMARK FOR BRISBANE

- Gateway to Brisbane's growing Life Science Communities
- Unique design that is Memorable and Iconic



* GROUNDED IN COMMUNITY AND NEIGHBORHOOD

- Design that embraces context and connectivity
- Open campus with community-focused amenities
- Celebrates Brisbane, The City of Stars



* CENTER FOR EXCELLENCE AND INNOVATION

- Cutting edge lab and office space
- Collaborative campus environment
- Engaging open space opportunities





Baylands

Future Uses

- Housing in the northwest quadrant
- Commercial development & enhanced open spaces, parks, & trails
- Geneva Ave extension & Candlestick/Harney Way interchange

Background

❖ About the Site

About 570 upland/above ground acres (660 acres total)

Formerly a landfill and a railyard; site remediation required





Baylands

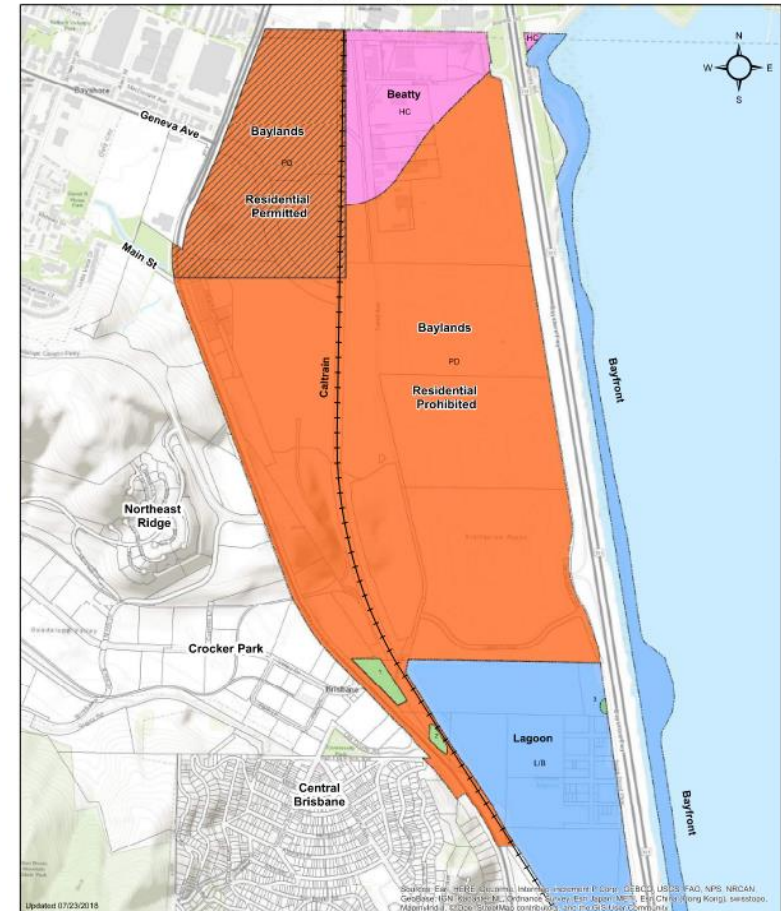
History

- Ongoing planning efforts since the 1990s
- Voters passed measure JJ in 2018
- General Plan Amended in 2019
- Developer preparing draft Specific Plan for City review; anticipated submittal in 2022

Measure JJ

- ❖ 1,800 – 2,200 residential units in the northwest quadrant of the site
- ❖ Up to 7 million SF of new commercial
- ❖ Requires a Specific Plan that will:
 - Ensure the site is remediated;
 - Secure an adequate water supply;
 - Ensure that development is revenue-positive for the City;
 - Incorporate sustainability principles;
 - Protect/restore habitat and historic resources;
 - Address long-term sea level rise and flood protection

General Plan Land Use Diagram





Baylands

Specific Plan also addresses:

- Site Assessment & Phasing
- Land Use & Community Design
- Conservation and Open Space
- Sustainability Framework
- Site Engineering
- Public Facilities Finances
- Implementation
- Hazardous Materials

Specific Plan

- ❖ Proposes development of:
 - 2,200 residential units;
 - 6.5 million SF of retail, office, service commercial, R&D, light industrial, and campus uses;
 - 500,000 SF of hotel use;
 - Also proposed within the Specific Plan area are open space, parks, and trails



Brisbane Baylands Review Process


Key:

City Actions

Developer Actions

Council Decision

Opportunity for community input: 

Regulatory agencies: 



Creating Community Together

Conversation #2 | May 4, 2019

Community members explore topics of interest and share their input with the City. Community interests, ideas, questions and concerns help to inform City actions moving forward.



Developer-Sponsored Community Engagement

First session: June 30, 2019
Community members share their ideas and input directly with the developer, Universal Paragon Corporation (UPC)



Developer-Prepared Technical Studies

UPC and its consultants study key issues such as soils, traffic, water use, etc., ahead of additional planning efforts



Remedial Action Plan (RAP)

City and public review UPC's plan to address site remediation

Must be approved by:

- Regional Water Control Board
- Department of Toxic Substances Control



Landfill Closure Plan (LC)

City and public review UPC's plans for closure of the landfill and necessary clean-up efforts

Must be approved by:

- Regional Water Control Board
- San Mateo County Health System



Developer Submits Specific Plan and Development Agreement

UPC submits a draft Specific Plan (SP), Development Agreement (DA) to the City. These documents outline developer responsibilities and plans for the future of the Baylands.



Environmental Review & Public Comment Process

City Review and Public Comment

City prepares a draft Environmental Impact Report (EIR); community comments on draft EIR, Specific Plan and Development Agreement



Planning Commission Hearings

The Planning Commission reviews the Specific Plan and Development Agreement, sending their recommendations to the City Council. Community members share additional feedback before the Planning Commission.



City Council Review

City Council holds public hearings on the final EIR, Specific Plan, and Development Agreement. Council can approve, deny, or recommend revisions to the final plans.

