



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

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Brisbane Planning Commission on **Thursday, January 12, 2023, at 7:30 p.m., virtually via Zoom, videoconference broadcast on local Comcast channel 27 and the City's YouTube channel,** to consider the following matter:

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

APPLICANT: City of Brisbane, applicant

LOCATION: 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: The Planning Commission will consider and make a recommendation to the City Council regarding adoption of the Draft 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).

## HOW TO VIEW THE MEETING

This meeting will be conducted exclusively via videoconferencing in compliance with California Assembly Bill No. 361 effective September 16, 2021. The purpose of this virtual public meeting is to provide the safest environment for staff, Planning Commissioners, and the public while ensuring public participation. The Community Meeting Room at City Hall will remain closed and inaccessible to the public until large public gatherings are permitted to resume.

Members of the public have the following options for viewing the meeting:

- Local Comcast Channel 27.
- The City's YouTube channel at <https://youtube.com/BrisbaneCA>.
- Join the Zoom webinar listed on the January 12, 2023 agenda.

## HOW TO PROVIDE COMMENTS ON THE APPLICATION

**Prior to the meeting - by 4 p.m. on January 12, 2023:** You are encouraged to submit comments in writing prior to the meeting by 4 p.m. on January 12, 2023. Public comments received by this deadline will be provided to the Commission, incorporated into the record of the agenda item posted on the Internet at: [www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings), and made available in hard copy in the front lobby at City Hall. You may email written comments prior to 4 p.m. on January 12, 2023 to Julia Ayres, Senior Planner at the below email. Questions about the application may also be directed to Ayres, Julia by email or the phone number below.

**Phone:** (415) 519-0165

**Email:** [jayres@brisbaneca.org](mailto:jayres@brisbaneca.org)

**After 4 p.m. January 12, 2023:** If you wish to make a comment after 4 p.m. on January 12, 2023, you may email or text the following email and text line, which will be monitored during the meeting. **Please make sure you send your comments before or during the public hearing for this item.** Written comments received after the public hearing is closed will not be considered by the Commission. Any writings that are received after the agenda has been posted but after 4 p.m. of the day of the meeting will be available on the internet at the start of the meeting ([www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings)), at which time the materials will be distributed to the Planning Commission.

**Email:** [jswiecki@brisbaneca.org](mailto:jswiecki@brisbaneca.org)

**Text:** 415-713-9266

Should you wish to make verbal comments during the public hearing, please join the Zoom meeting listed on the January 12, 2023 agenda that may be viewed on the City's [website](#) after 1 p.m. on January 6, 2023 or call the teleconference phone number, **which will be announced by the Chairperson and displayed on the screen during the public meeting.**

## HOW TO VIEW THE APPLICATION MATERIALS

The meeting agenda, staff's agenda report, and the application materials may be viewed on the City's website at [www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings) after 1 p.m. on January 6, 2023. The materials may also be viewed at City Hall during open hours (please note health screening will be required prior to entering the building).

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 Planning Commission at, or prior to, the public hearing. Written information or comments that may include a person's name, address, email address, etc., submitted to the City, City Council, Council Commissions and Committees and City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website. Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting.

DATED: December 29, 2022

  
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John A. Swiecki, Community Development Director