

TO: Planning Commission
FROM: Dana Dillworth
RE: Housing Law Workshop
June 8, 2023

Workshop, no Study Session? Where are the studies?

Where are the elements and knowledge that employing a new housing-everywhere strategy is **SAFE**?

Do you know which lands in Brisbane are unsafe due to prior, current, and future uses? Which ones have land covenants, have use restrictions? Rezoning every district for housing (or any 24/7 uses) without adequate knowledge is hubris, pure tragedy.

Do we know whose neighbor's contamination (either abandoned or current) means HIGHER restrictions and setbacks should be required? Please refer to the Safety Element for decision-making.

You mention eliminating subjective findings of approval but fail to mention safety as an important consideration.

Where are the necessary studies that show whether the hillsides are/or are not about to let loose? Whose sewer, water, or gas system is next, about to separate as it moves toward the Bay?

Where are your studies that say maybe we need better than Universal Building Standards when you factor in liquefaction and sea-level-rise with the percentage of Brisbane that is on jelly-like fill?

Where are your studies that our streets can even bear the equipment needed to build these no height limit, no setbacks, no neighborhood consideration housing laws?

Where does the Zoning Administrator have any Public Accountability? Where is the legal standard that residents in a 400 foot radius of a project gets notice? Are you truly going to have no recourse for residents and businesses that lose their solar efficiency by higher-density, sun-blocking neighbors?

Where is there mention of wireless telecommunications facilities not being allowed within 600 feet of a school? Where are the safety exceptions to help guide future growth?

I find ADA compliance to be underwhelming. Modifications should be supported by medical professionals or adequate studies. Circulation for lifts and vehicles should be carefully designed, alternative safety plans, secondary egress need to be considered, which may require more than a Zoning Administrator's checklist.

There is also an underwhelming connection to nature. The minimization of landscaping or lack-of consideration for a health-life-sustainability connection to housing will not serve future generations and is not in compliance with our General Plan. Please rethink this strategy.

Thank you for the opportunity to comment.