

CHAPTER XII

**POLICIES AND PROGRAMS BY
SUBAREA**

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Southeast Bayshore
Southwest Bayshore
Brisbane Acres
Central Brisbane
Owl and Buckeye Canyons
The Quarry
Crocker Park
Northeast Ridge
Northwest Bayshore
Northeast Bayshore
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POLICIES AND PROGRAMS BY SUBAREA

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CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

The following policies and programs apply to the 13 subareas that comprise the General Plan planning area described in Chapter II. Subarea policies are to be considered in addition to those that apply City-wide when using the General Plan as a policy guide to decision-making. The subarea policies are designed to make City-wide direction more specific to the unique circumstances found in the subareas or to emphasize certain issues that are particularly pertinent to these locations. Headings for the policies are keyed to the preceding chapters in this Plan.

X11.1 SIERRA POINT

Land Use

- Policy 229** **Development of Sierra Point shall be guided by the Redevelopment Plan for Project Area No.1, and the 1984 Development Agreement between the City and Sierra Point Associates One and Two, and any subsequent amendments adopted by the City.**
- Policy 230** **Seek opportunities to enhance commercial services for users of the Marina and occupants of the office park.**

Transportation and Circulation

- Policy 231** **Examine the circulation system approved in the Development Plan to incorporate improvements that can be implemented as the subarea develops.**
- Program 231a: Pursue better connections between Sierra Point and Brisbane, including pedestrian/bicycle over-crossing of the railroad tracks.*
- Policy 232** **Seek opportunities to improve public transit opportunities for the area.**

Recreation and Community Services

- Policy 233** **Enhance recreational opportunities at Sierra Point for Brisbane residents.**

Community Health and Safety

- Policy 234** **Continue to have attractive and safe development on the solid waste landfill at Sierra Point.**

Policy 235 Pay special attention to noise attenuation techniques in plans for new construction.

Policy 235.1 Work with South San Francisco to better coordinate the provision of safety services.

XII.2 SOUTHEAST BAYSHORE

Land Use

Policy 236 Retain a landscape buffer on Bayshore Boulevard to reduce noise and screen the industrial development from through traffic.

Program 236a: Encourage development of a native plant or non-invasive plant landscape buffer to screen the industrial development from the Lagoon.

Community Health and Safety

Policy 237 Through inspections and remediation, if necessary, by County, State and Federal agencies, provide protection against toxic infiltration into the Lagoon and adjacent wetlands.

Program 237a: Request information from regulatory agencies on the history and past uses of the properties in the Southeast Bayshore subarea.

XII.3 SOUTHWEST BAYSHORE

Land Use

Policy 238 Omitted.

Program 238a: After adoption of the General Plan, review the Zoning District regulations to better define an appropriate mix of uses and address incompatible land use.

Program 238b: Examine opportunities to provide greater amenities for the residences in the Mobile Home Park through installation of public and private improvements such as curb, gutter, sidewalk, off-street parking and landscaping.

Program 238c: Require visual impact analysis for all construction on steep slopes.

Transportation and Circulation

Policy 239 **Require special attention to off-street parking and safe access to Bayshore Boulevard in all use and development proposals.**

Program 239a: Discourage multiple individual driveways onto Bayshore Boulevard.

Conservation

Policy 240 **Protect and enhance lands designated as habitat under the provisions of the Habitat Conservation Plan.**

Policy 241 **Require soils and geotechnical analysis in conjunction with any development application.**

Community Health and Safety

Policy 242 **Require a buffer between fuel storage and other uses as determined by the Fire Marshall.**

Policy 243 **Consider requiring new construction to incorporate features to reduce intrusion of traffic noise.**

Policy 244 **Develop a screening program using landscape and/or other materials to mitigate noise and screen buildings from Bayshore Boulevard.**

XII.4 BRISBANE ACRES

Land Use

Policy 245 **Grading and excavation should be minimized and exposed retaining walls avoided. Landforms should retain the natural topographic character of the Mountain.**

Open Space/Conservation

Program 245a: In conjunction with any subdivision or other development application, a landscape program and plan shall be submitted to the City and include the following.

- a. identification and retention of heritage trees;*
- b. identification and retention of rare plants;*
- c. plant species that are not invasive to the habitat;*

- d. water-conserving plants and irrigation systems;
- e. reduced fuels adjacent to the wildland;
- f. screening of structures to blend with the natural landscape;
- g. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.

Program 245b: Examine ways to improve the existing density transfer program so that a developer/owner can be granted increased density on sites already served by infrastructure in conjunction with the dedication of more remote sites as Open Space.

Program 245c: Retain a trail system through the Brisbane Acres to connect the area to Central Brisbane and the San Bruno Mountain State and County Park.

Program 245d: Map the canyons, intermittent streambeds and banks in the Brisbane Acres and designate such areas for protection.

Program 245e: Develop clear regulations that can be enforced to preserve the natural ecology of the canyons, intermittent streambeds and banks.

Community Health and Safety/Conservation

Policy 246 Consider the environmental constraints of the subarea in conjunction with land use development applications.

Program 246a: In conjunction with any subdivision or other development application, the property owner shall be required to supply detailed information on slope, access, water, sanitary sewer and storm drain infrastructure, soils, geology, cultural resources, significant vegetation and endangered species habitat.

Program 246b: Geologic studies for parcels in the Brisbane Acres shall be performed by a licensed engineer and shall pay special attention to slope, landslide and subsurface water. Such studies shall include a detailed evaluation of the stability of the proposed site, the potential effects of construction on the site and adjacent and downslope areas, and the effects of any construction or installation of infrastructure on the site. Specific recommendations for project design to ensure safety and mitigate impacts shall be included in the report and incorporated into construction documents by the project engineer.

Program 246c: Phase grading and construction to coincide with periods of dry weather as set forth in the City's Grading Ordinance.

Policy 247 No new development shall occur before infrastructure is provided to the site to City standards and offered for dedication to the City.

Program 247a: Information should be supplied in conjunction with any application for development or a building permit on how the infrastructure proposed for the project relates to existing and future infrastructure development.

Program 247b: Assure that safe and adequate access can be provided to properties when access is dependent upon connecting to existing streets

Program 247c: If any development of private land in the Brisbane Acres would disturb or restrict existing access for fire or rescue personnel or equipment to areas above or beyond, then adequate alternative access shall be provided and maintained.

XII.5 CENTRAL BRISBANE

Local Economic Development

Policy 248 **Encourage the establishment of small stores and shops that would diversify the City's revenue base and provide services to residents.**

Policy 249 **Support economic opportunities for artists, craftsmen and small entrepreneurs by providing for live-work spaces and home occupations.**

Policy 250 **Consider ways to enhance the commercial area to promote successful small businesses, which will provide a social and service center for residents.**

Program 250a: Consider amendments to the Sign Ordinance to simplify the process and otherwise address the needs of small businesses, as well as balancing other community needs and objectives.

Policy 251 **Work with the Chamber of Commerce to encourage local residents to patronize local businesses and to promote Central Brisbane as a good place to establish new businesses.**

Program 251a: Work with the Chamber of Commerce to develop a program to assist new and existing businesses to market their services.

Program 251 b: Work with the Chamber of Commerce to analyze the constraints and opportunities for downtown revitalization.

Program 251c: Work with the Chamber of Commerce to find how the City can be more facilitative of meeting the needs of small businesses.

Land Use

Policy 252 Keep the existing scale, character and intensity of use of Residential/Commercial Districts.

Program 252a: Encourage a modest scale and density character to residential development through standards established in the Zoning Ordinance.

Program 252b: Look always to encourage innovative uses and structures to provide for greater economic return and community benefit.

Policy 253 Encourage diversity and individual expression in residential and commercial construction.

Program 253a: Study the impacts of off-street parking requirements on residential and commercial site and structural design.

Program 253b: Revise the Zoning Ordinance to facilitate the upgrading and proper maintenance of structures with legal nonconformities.

Program 253c: Evaluate the aesthetic, psychological and social losses that could result from zoning ordinances which would discourage diversity and individual expression in residential construction.

Policy 254 Strongly encourage property owners and businesses to upgrade, rehabilitate and improve the appearance, usability and safety of existing structures. (See Policy 24.)

Policy 255 Retain the intimate small-town character of Central Brisbane.

Program 255a: Consider revisions to the Zoning regulations to discourage overbuilding of residential parcels.

Program 255b: Study regulatory approaches to view and solar protection while protecting foliage and tree cover. (See Program 19c.)

Transportation and Circulation

Policy 256 Develop and improve pedestrian paths and walkways to connect Central Brisbane to all areas of the City and with the San Bruno Mountain State and County Park. (See Program 86a.)

Policy 257 In conjunction with subdivision and other development applications, require private roadways to be upgraded and maintained to City standards and offered for dedication to the City. (See Policies 74, 76, 78.)

Program 257a: In conjunction with the City's development review process and Capital Improvement Program, examine ways to improve existing bottlenecks and cul-de-sacs and improve safety in the upper residential streets. (See Policies 45, 46.)

Program 257b: Develop municipal off-street public parking lots.

Program 257c: Develop a direct street connection between Central Brisbane and Crocker Park.

Policy 257.1 Work with residents on a block-by-block basis to develop programs to relieve congestion caused by on-street parking.

Policy 258 Retain open areas in residential zones through setback, lot coverage and landscape requirements in the Zoning Ordinance.

Open Space/Recreation and Community Services

Policy 259 Seek input from residents and business people on how public/community facilities in this subarea can be more effectively utilized.

Program 259a: Identify, through signage, parks and recreation facilities and the hours they are open to the public.

Policy 260 Refine the ordinance that establishes requirements for the protection of heritage trees to allow flexibility and to consider factors, including, but not limited to, the tree's effect on surrounding residences.

Policy 261 Encourage private investment in landscape improvement and maintenance consistent with the City's Street Tree Program. (See Policy 124.)

Policy 262 Preserve the canyons and other open space in Central Brisbane and require development to be set back from intermittent streams. (See definition of Open Space in Chapter VII.)

Policy 262.1 Actively identify a site and plan for a Community Center in Central Brisbane.

Conservation

Policy 263 Require water and energy conserving features in new construction and renovation, as appropriate.

Program 263a: Facilitate utilization of grant and assistance programs for retrofitting existing structures.

Program 263b: Take into account the unique constraints of older structures in applying requirements for conservation measures.

Program 263c: Assemble educational reference materials to be provided to permittees when conditions are imposed requiring drought tolerant landscaping or water conserving irrigation.

Policy 264 Demonstrate water and energy conservation materials and techniques by utilizing them, with appropriate descriptive signage, in and around public facilities.

Policy 265 Encourage recycling through public and private programs.

Program 265a: Study the possibility of developing green merchant and green resident programs.

Program 265b: Consider improvements to the Franchise Agreement to include a more comprehensive collection program, consistent with the City's Source Reduction and Recycling Element.

Program 265c: Consult with local merchants to seek ways to augment or enhance their compliance with recycling programs.

Policy 266 Facilitate carpooling and the use of public transit.

Program 266a: Seek input from merchants and the public on how Sam Trans service might be made more useful.

Program 266b: Support continued development and improvement of shuttle service for Sierra Point, Crocker Park and future development in areas such as the Baylands, and consider ways to extend such service into Central Brisbane.

Program 266c: Consider modifications to signal timing to relieve lunch-hour congestion at the entrance to Central Brisbane.

Policy 267 Encourage the use of bicycles and walking for transportation and recreation.

Program 267a: Provide bicycle racks at public meeting facilities and public offices.

Program 267b: Develop and implement a plan for providing benches at key locations for pedestrian rest stops.

Policy 267.1 Encourage the conservation of the historic character of buildings and places in Central Brisbane.

Policy 267.2 Recognize the use of new technologies and innovative use of materials to incorporate conservation measures into construction to the extent allowable under State building codes.

Community Health and Safety

Policy 258 Increase structural and seismic safety through sensitive code enforcement, taking into consideration the unique constraints of older structures and the prudent use of up-to-date techniques and materials.

Policy 269 Keep truck routes out of Central Brisbane.

X11.6 OWL AND BUCKEYE CANYONS

Conservation

Policy 270 Encourage the State of California Department of Fish and Game to include Brisbane citizens in planning for a maintenance and native plant preservation program for Owl and Buckeye Canyons.

Policy 271 Work with State and County agencies and encourage volunteer participation in the control of invasive plant species.

Program 271a: Educate the public of the continued threat of invasive species through the Brisbane Star.

Community Health and Safety

Policy 272 Work with the State Department of Forestry to more effectively address wildland fire.

Policy 273 Cooperate with the San Mateo County Sheriff to prevent unauthorized off road vehicle use.

Policy 274 Urge the State and PG&E to properly maintain access roads to control erosion and reduce hazard and impacts to the City's storm drain system, the natural ecology and the habitat.

Transportation and Circulation

Policy 274.1 Investigate alternatives to the Quarry Road to access Central Brisbane from Crocker Park to reduce impacts on the Canyons.

XII.7 THE QUARRY

Land Use

Policy 275 Consideration of applications filed under the Property Agreement for this subarea will require the property owner to request a General Plan Amendment and Specific Plan and to complete all required environmental review in the context of annexation and a Development Agreement.

Program 275a: Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of views of the development from Central Brisbane and the Northeast Ridge.

Policy 275.1 Work toward closing of the Quarry and its conversion to more desirable uses.

Transportation and Circulation

Policy 276 Continue to route Quarry trucks away from Central Brisbane and oppose night operations.

Community Health and Safety

Policy 277 Continue to communicate the City's concerns about dust, noise and siltation resulting from Quarry operation to the County of San Mateo and take whatever action the City deems necessary to protect the City's interests as the County considers permits for Quarry operations.

Policy 278 Monitor County management of Quarry permit conditions to assure compliance with dust and sediment control, and other conditions pertinent to the welfare of Brisbane residents and businesses.

Program 278a: Insist that a regularly scheduled monitoring program of the ongoing quarry operation is instituted to assure that the operator is meeting all permit and health and safety obligations.

Program 278b: Insist that erosion control programs are instituted and maintained and revegetation takes place for all disturbed slopes.

Program 278c: In conjunction with the surface mining permit, insist that the County of San Mateo place strict conditions for compliance with best management practices for control of dust and other emissions that have air quality impacts.

Policy 279 **Ascertain the Quarry's contribution to drainage flows, siltation and sedimentation of the Lagoon and seek the development of an effective mitigation program.**

Policy 279.1 **Monitor efforts by responsible agencies to protect the safety of workers and visitors at the Quarry.**

XII.8 CROCKER PARK

Local Economic Development

Policy 280 **Strengthen communications with and within the business community.**

Policy 281 **Develop ties with the residential community through such activities as:**

- developing directories and a map of businesses in cooperation with the Chamber of Commerce;
- patronizing local businesses;
- developing cooperative efforts on safety programs and emergency preparedness; and
- encouraging business involvement in youth and educational programs.

Land Use

Policy 282 **Encourage uses that benefit the community, providing jobs, revenues and services.**

Policy 283 **Encourage attractive new construction and the remodel of existing buildings to respect the architectural character of the Park through the development of design guidelines.**

Program 283a: In developing design guidelines, study options for the use of color and materials, the screening of mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.

Program 283b: In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.

Program 283c: Develop and implement a sign program.

Policy 283.1 Encourage employers to provide outdoor spaces for employees.

Policy 284 Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.

Transportation and Circulation

Policy 285 Improve the streets to City standards and dedicate them to the City as set forth in the conditions of approval for the Northeast Ridge Development Project.

Policy 286 Improve pedestrian access through the development of sidewalks and trails, including but not limited to those set forth in the conditions of approval for the Northeast Ridge Development Project.

Policy 287 Add bike paths to the circulation system.

Policy 288 Connect Crocker Park to the rest of the City and the San Bruno Mountain State and County Park through pedestrian and vehicular circulation improvements.

Policy 289 Review development plans to assure adequate parking/loading on site.

Policy 290 Retain adequate street width for movement of large vehicles.

Policy 291 Investigate opportunities to change rails to trails, fire access, parking, or landscaping when rail spurs are abandoned.

Conservation

Policy 292 Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.

Policy 293 Omitted.

Policy 294 Provide appropriate non-invasive landscape planting at interfaces with habitat lands.

Policy 295 In any upgrade of the landscape and entrance signage, reflect the historic architectural character of the Park, the first garden-style industrial park designed by Lawrence Halprin.

Policy 296 Review landscape plans and irrigation programs to encourage efficient use of water.

- Policy 297** Promote participation in recycling programs.
- Policy 298** Require plans for new construction to incorporate energy and water conserving features and maximize solar access.

Community Health and Safety

- Policy 299** Provide the opportunity for a property owner to request police review of plans for new construction and remodeling to provide suggestions for the control of vandalism and theft.
- Policy 300** Retain emergency access to Central Brisbane.
- Policy 301** Require sound insulation, as appropriate, in conjunction with the installation of industrial equipment.
- Policy 302** Monitor truck activity and maintain routes that minimize noise impacts.
- Policy 303** Contain major business activities inside buildings.
- Policy 304** Upgrade and maintain existing infrastructure, including water, sewer and storm drains.
- Policy 305** Require the upgrade and maintenance of street lights, as set forth in the conditions of approval for the Northeast Ridge.
- Policy 306** Study fire water storage requirements and investigate opportunities to upgrade storage if necessary.
- Policy 306.1** Continue to work closely with responsible agencies to monitor the use and storage of hazardous materials in accordance with State law.

XII.9 NORTHEAST RIDGE

Land Use/Open Space

- Policy 307** Development of the land and conservation of open space shall be in accordance with the 1989 approvals for the Northeast Ridge Development Project and amended Habitat Conservation Plan.

Recreation and Community Services

- Policy 308** Ongoing efforts should be made to bring the Northeast Ridge and Central Brisbane residential community together so as to recognize and build upon common interests in the well-being of their families and the welfare of the City.

Community Health and Safety

- Policy 309** Attention should be given to noise attenuation in the development of construction plans for the new units, especially those facing North Hill Drive and Bayshore Boulevard. All units should be insulated against aircraft noise.

XII.10 NORTHWEST BAYSHORE

Land Use

- Policy 310** Adopt one or more Specific Plans and accompanying environmental impact reports prior to any development of the subarea.
- Policy 310.1** Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of the proposal on view corridors.
- Policy 310.2** Locate development so as to have a 'greenbelt' separation from Daly City.
- Policy 311** Establish design criteria to enhance compatibility with the natural setting.
- Policy 312** Minimize grading in producing building pads. Terrace development with the slope.
- Policy 313** Consider the concept of five-work residential development.

Transportation and Circulation

- Policy 314** Investigate the possibility of shared access and streets between the parcels to minimize grading and the number of entrances from Bayshore Boulevard.
- Policy 315** Consider methods of landscape screening to separate development from Bayshore Boulevard, including transit-oriented design. Discourage high soundwalls.

Open Space/Conservation

- Policy 316** **Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.**
- Policy 317** **Preserve the marsh as a wetland and natural drainage basin.**
- Policy 318** **Preserve conserved habitat in accordance with the Habitat Conservation Plan.**
- Policy 319** **Preserve canyons and water courses.**
- Policy 319.1** **In conjunction with any proposed development on or near the upland slope of the Levinson property, require study of the impacts to the hydrology, plant and wildlife communities of the Mountain, from the Marsh to the Bay. Consider a habitat migration corridor to ensure ecosystem integrity.**
- Policy 320** **Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.**

Program 320a: In conjunction with any subdivision or other development application, a landscape program and plan must be submitted to the City and include the following:

- a. identification and retention of heritage trees;*
- b. identification and retention of rare plants;*
- c. plant species that are not invasive to the habitat;*
- d. water-conserving plants and irrigation systems;*
- e. reduced fuels adjacent to the wildland;*
- f. screening of structures to blend with the natural landscape;*
- g. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.*

Community Health and Safety

- Policy 321** **Avoid locating structures under or near transmission lines.**
- Policy 322** **Remediate lands in accordance with plans approved by the Department of Toxic Substance Control, the Water Quality Control Board and other responsible agencies.**
- Policy 323** **Consider requiring noise insulation in all new construction.**

XII.11 NORTHEAST BAYSHORE

Land Use

- Policy 324** Encourage the maintenance and upgrading of the buildings and site in conjunction with new construction and new occupancies.
- Policy 325** Retain and enhance landscaping along Bayshore Boulevard to buffer traffic noise and to screen the industrial uses from through traffic.

Transportation and Circulation

- Policy 326** Assist the property owners in developing an improved circulation plan for the businesses that front on Industrial Way to facilitate truck loading and turning movements.
- Policy 327** Examine opportunities to improve circulation in Northeast Bayshore in conjunction with development of the Baylands.

Community Health and Safety

- Policy 328** Through the appropriate regulatory agencies, control the handling of toxic materials and the remediation of any contamination.
- Policy 328.1** Require improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard and Industrial Way.

XII.12 BAYLANDS

Local Economic Development

- Policy 328.2** Require a program by the developer encouraging employment of Brisbane residents in the construction phase and in the operation of future businesses.

Land Use

- Policy 329:** Prior to or in conjunction with the first Specific Plan for the Baylands subarea, a Concept Plan shall be submitted, which shows the disposition of the entire site. The Concept Plan shall include the following;
- 1.** an overall conceptual plan, illustrative in nature, showing uses and locations by means of bubble and schematic diagrams with an accompanying text;

2. a general description of conceptual uses, densities, intensities and locations consistent with the adopted General Plan;

3. a listing of responsible State, Federal or local agencies which have jurisdiction over the development of the site in the manner contemplated by the Concept Plan and a description of the studies to be concluded and the issues to be resolved with such agencies.

Prior to or in conjunction with any subsequent Specific Plan, the applicant shall provide an updated Concept Plan for City consideration. The conceptual plan need not represent a commitment by the owner to any form of development. In no event shall a submitted Concept Plan be deemed an application for any form of development project approval under the City's subdivision or Zoning regulations.

Policy 329.1 Adopt one or more Specific Plans and accompanying environmental impact reports prior to any development of the subarea.

Policy 330 In any Specific Plan which may be prepared for less than the entire Baylands subarea, demonstrate the major circulation, open space and utilities for the remainder of the property.

Program 330a: Environmental review for all Specific Plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of the proposal on view corridors.

Program 330b: Specific Plans shall address the heights of buildings and building groups to achieve the following:

- a. diversity of height within the subarea;*
- b. creative excellence in architectural and site design;*
- c. visual acceptability when seen from above;*
- d. a complementary relationship to the overall topography, especially the Lagoon, San Bruno Mountain and the Bay, and the entrance to Central Brisbane;*
- e. open space and open areas.*

Development south of the Bayshore Basin drainage channel shall maintain a low profile permitting low or mid rise buildings, not to exceed six stories in height, in order to preserve the existing views of San Francisco and San Francisco Bay as seen from Central Brisbane, and to maximize the amount of landscape and open space or open area in this portion of the subarea .

The following design approaches shall not be included in any specific plan or development proposal:

a. Buildings or building groups that block view corridors to the Bay, or appear as "fortresses" or "walls" lining the Bayfront, the Lagoon or any arterial street.

The public has expressed opposition to housing in the Baylands, both for its effect on the small-town quality of Brisbane and because of a concern over the toxic contamination at the site.

Policy 330.1 Prohibit housing on the Baylands.

Policy 331 Maximize opportunities for open space and recreational uses in any land use planning for this subarea.

Policy 332 Establish standards and parameters for any interim uses of the property.

Policy 333 Establish a safety buffer around and provide for visual screening of the Tank Farm.

Policy 334 Encourage an adaptive reuse of the Roundhouse and other structures identified as having historic, cultural and unique architectural value.

Policy 335 Give aesthetic consideration to views of San Bruno Mountain, the Bay and the Baylands development itself from Central Brisbane as well as views from the Baylands in the design of any development.

Policy 336 Consider methods for enhancing interaction between the residential community in Central Brisbane and uses on the Baylands. Methods may include pedestrian, bicycle and vehicular connections, recreational uses and educational facilities.

Policy 337 Include a phasing schedule for development to limit the adverse impacts of too rapid growth.

Policy 338 Buffer development from the Heavy Commercial uses in the Beatty Subarea.

Policy 339 Develop design guidelines as a part of every Specific Plan for the subarea. In the design guidelines, incorporate standards for roofs, emphasizing color, materials and screening, so as to consider views from above.

Policy 339.1 If UCSF decides it wants to build a campus in Brisbane, and if the City approves the proposal, a development or other agreement between the City and the University would be a precondition of approval, to ensure that conditions and mitigations that would make the development acceptable to the City and its people are included.

Transportation and Circulation

- Policy 340** **Include street standards in all Specific Plans for the subarea.**
- Policy 340.1** **Require the property owner to demonstrate the feasibility of connecting Geneva Avenue to Highway 101 prior to or with the first Specific Plan. Include an estimate of costs.**
- Policy 341** **Locate a new train station, upgrade the existing station, and provide the opportunity for intermodal mass transit facilities.**
- Policy 342** **Mitigate traffic impacts by improved access to public transportation, by construction of street and intersection improvements, and by implementing the measures adopted by the City in Transportation System Management, Transportation Demand Management and Congestion Management Plans.**
- Policy 343** **Develop a pedestrian and bicycle system to reach all areas of the City from the Baylands.**
- Policy 344** **Connect all development within the Baylands with bicycle and pedestrian networks.**
- Policy 345** **Work with other agencies to promote interconnection with regional bicycle systems.**
- Policy 346** **Include the upgrade or replacement of Tunnel Avenue and its overpass or alternative access in the circulation plan for the Baylands.**
- Policy 347** **Cooperate with other agencies to develop the Bay Trail between Sierra Point and the Candlestick Recreation Area.**

Open Space/Conservation

- Policy 348** **Enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm.**
- Policy 349** **After the water environment is determined to be safe for public access, develop public water-related passive recreation at the Brisbane Lagoon, with due concern for the preservation and enhancement of the wetlands.**
- Policy 350** **Develop a public pathway and access facilities immediately adjacent to the Lagoon.**

- Policy 351** **Establish a buffer zone between the Lagoon and adjacent uses.**
- Policy 352** **Plan for landscape improvements to the lands around the Lagoon, including screening of the industrial structures adjacent to Bayshore Boulevard from the Lagoon.**
- Policy 353** **Consider a possible golf course if compatible with environmental and conservation concerns.**
- Policy 354** **Dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon.**
- Policy 355** **Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development.**
- Policy 356** **Preserve open areas east of the Caltrans Highway 101 right-of-way as Bayfront.**
- Policy 357** **Identify wildlife habitats and encourage programs to retain and/or enhance their natural features and habitat values in consultation with responsible agencies and independent professionals.**
- Policy 358** **Investigate methods to improve water quality in the Lagoon without adversely impacting waterfowl and fish.**
- Policy 359** **Seek opportunities to enhance and restore wetlands in consultation with responsible agencies.**
- Policy 360** **Incorporate new construction standards for energy efficiency and water conservation.**
- Policy 361** **Require water-conserving landscape plans, including suitable plant materials and irrigation systems, and explore the use of non-potable water.**
- Policy 362** **Support County and regional efforts to maintain and improve water quality in San Francisco Bay. Work closely with responsible agencies to assure monitoring of the landfill so as to avoid toxic leaking into the Bay and to have property owners repair any leaks.**
- Policy 363** **Improve water circulation and water quality in the Lagoon by control of sedimentation and by careful monitoring and maintenance of underground pipelines by responsible agencies.**

Policy 364 Maximize energy conservation and encourage recycling through site planning and building design.

Community Health and Safety

Policy 365 Comply with applicable Federal, State and regional standards for development on landfill.

Policy 366 Meet applicable seismic requirements in all construction, with special attention to non-engineered fill.

Policy 367 Develop grading and drainage controls for landfill.

Policy 368 Comply with the requirements of remediation plans approved by the Department of Toxic Substances Control, the Water Quality Control Board and other responsible agencies in conjunction with development on lands that have been contaminated by toxic substances.

Policy 369 Disclose, in a risk analysis, all hazardous materials to be utilized in research and development and biotechnical research, the assumptions that were used, and methods of safe handling and disposal. The City has a concern with and may exclude research and development and biotechnical research uses which involve high use or generation of hazardous materials and/or do not address public safety in handling and disposal to the City's satisfaction.

Policy 370 Provide risk assessment analysis identifying toxic contamination, landfill limitations and other related factors and resultant environmental impacts in order to address, mitigate and disclose the characteristics of the land and its suitability for safe development.

Policy 371 Disclose the underlying assumptions of all risk analyses for toxic lands and lands that are considered at risk for liquefaction.

Policy 372 Development and/or redevelopment in this subarea shall include provisions for essential services and adequate public safety facilities.

Policy 373 Utilize landscape and construction techniques to reduce noise impacts.

Policy 373.1 Work closely with the Integrated Waste Management Board and the Bay Area Air Quality Management District to assure monitoring of regulatory air quality issues, especially those pertaining to grading, surcharging and methane emissions, by regulatory agencies.

XII.13 BEATTY SUBAREA

Land Use

- Policy 374** **Development in this subarea shall have as its primary purpose the accommodation of Heavy Commercial uses that need large areas of land to accommodate goods and equipment and may involve outdoor storage of goods and equipment.**
- Policy 375** **Development of this subarea shall be designed to act as a buffer between the impacts of the industrial uses on adjacent properties in San Francisco and the Planned Development - Trade Commercial uses of the Baylands.**
- Program 375a: There shall be an extensive southern landscape buffer which may also include a berm or other separating device.*
- Policy 376** **A Specific Plan and accompanying environmental review shall be prepared and adopted prior to any significant development or redevelopment of the area.**
- Policy 377** **Outdoor storage of goods and equipment shall be screened by appropriate fencing and landscape materials.**
- Policy 378** **An Agreement between the Brisbane Redevelopment Agency and the City and County of San Francisco should be considered in order to coordinate development and the provision of essential services to the subarea and to assure that the Redevelopment Agency's goals and policies for the subarea are acknowledged, respected and attained.**
- Policy 379** **There shall be no fabrication, manufacturing, processing or treatment of materials in this subarea other than that which is directly incidental to a permitted or conditional use. There shall be no processing of hazardous waste materials.**
- Policy 380** **A Development Agreement may be considered between Norcal/Sanitary Fill and the Brisbane Redevelopment Agency to establish the uses to be permitted or prohibited within the subarea, to adopt a development schedule and to ensure the provision of municipal services.**

Transportation and Circulation

- Policy 381** **The Specific Plan for this area shall address the extension of Geneva Avenue to Highway 101.**

Policy 382 Mitigate traffic impacts by implementing the measures adopted by the City in Transportation System Management, Transportation Demand Management and Congestion Management Plans.

Policy 383 The Specific Plan shall include street standards for the subarea.

Community Health and Safety

Policy 384 Development and/or redevelopment in this subarea shall include provisions for essential services and adequate public safety facilities.

Policy 385 All development shall meet applicable seismic requirements with special attention to non-engineered fill.

Policy 385 Grading controls on landfill shall be developed.

Policy 387 Development on landfill shall comply with applicable Federal, State and regional standards.

Policy 388 The Specific Plan shall include programs for odor and litter reduction.

Policy 389 Special attention should be paid to uses of the adjacent property that has potential for the storage and/or processing of hazardous materials.

Policy 390 Development shall utilize necessary means to reduce noise impacts.

Policy 391 Work closely with regulatory agencies to encourage ongoing toxic remediation programs and monitoring by those agencies.