



City of Brisbane

Planning Commission Meeting Agenda

Thursday, August 13, 2026 at 6:30 PM • Hybrid Meeting • 50 Park Place, Brisbane, CA

The public may observe/participate in Planning Commission meetings using remote public comment options or by attending in person. Planning Commissioners shall attend in person unless remote participation is permitted by law. The Commission may take action on any item listed in the agenda.

To Address the Commission

In Person:

Location: 50 Park Place, Brisbane, CA 94005, Community Meeting Room

To address the Planning Commission on any item on or not on the posted agenda, fill out a Request of Speak Form located in the Community Meeting Room Lobby and submit it to the City staff.

Remote Participation:

Members of the public may observe/participate in the meeting by logging into the Zoom Webinar listed below. Planning Commission meetings may also be viewed live and/or on-demand via the City's YouTube Channel, youtube.com/brisbaneca, or on Comcast Ch. 27. Archived videos may be replayed on the City's website, brisbaneca.org/meetings. Please be advised that if there are technological difficulties, the meeting will nevertheless continue if remote participation is available.

The agenda materials may be viewed online at brisbaneca.org/meetings at least 72 hours prior to a Regular Meeting, and at least 24 hours prior to a Special Meeting.

Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting to jayres@brisbaneca.org. Remote meeting participants may address the Planning Commission via Zoom Webinar using the link or the call in number listed below. Note, the above email will **not** be monitored during the meeting and emails received during the meeting will not be responded to or brought to the attention of the Planning Commission during the meeting.

Join Zoom Webinar: zoom.us (please use the latest version: zoom.us/download)
brisbaneca.org/pc-zoom

Webinar ID: 970 0458 3387

Call In Number: 1 (669) 900-9128

Special Assistance:

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Writings that Are Received After the Agenda Has Been Posted

All written communications are provided to the Planning Commission. Any written communication that is received after the agenda has been posted but before 4 p.m. of the day of the meeting will be available for public inspection at the front lobby in City Hall and online at brisbaneca.org/meetings. Any writings that are received after 4pm of the day of the meeting will be distributed to the Planning Commission and made available for public inspection at the front lobby and on the internet the day after the meeting (brisbaneca.org/meetings).

Commissioners

Call to Order

Roll Call

Adoption of the Agenda

Consent Calendar

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

- A. Approval of draft meeting minutes of June 30, 2026

Old Business

- B. CONTINUED: Baylands Subarea; Environmental Review 2021 ER-1, Specific Plan 2021-SP-1, Zoning Amendment 2021-RZ-3, General Plan Amendment 2021-GPA-2; Proposed Baylands Specific Plan including 2,200 residential units; 6.5 million square feet of commercial, office, retail, conference, life science, and office campus uses; 500,000 square feet of hotel use (approximately 800 rooms); a grade 6–8 middle school; 157 acres of open space/open area, parks, and trails; water, recycled water, sewer, drainage, electrical, and other utilities improvements on approximately 680.1 acres generally situated easterly of Bayshore Boulevard and west of Highway 101; Related actions include amending the Brisbane General Plan Land Use and Circulation Elements, Amending Title Section 17 of the Brisbane Municipal Code to establish zoning regulations, and adopting the Bayshore Mobility Plan. A Final Environmental Impact Report (FEIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Baylands Development Inc., applicant; Sunquest Properties, majority owner; see Attachment 9 for a complete list of owners.

Items Initiated by Staff

Items Initiated by the Commission

Adjournment

Appeals Process

Anyone may appeal the action of the Planning Commission to the City Council. Except where

specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission's decision. Exceptions to the 15-day filing period include the following: appeals shall be filed with the City Clerk within 6 calendar days of the Planning Commission's action for use permits and variances and 10 calendar days for tentative maps and advertising sign applications. An application form and fee are required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2113.