



CITY *of* BRISBANE

Planning Issues Subcommittee Agenda

Tuesday August 25th, 2026 at 4:30PM • Hybrid Meeting
Brisbane City Hall, Community Meeting Room, 50 Park Place, Brisbane, CA

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Location: 50 Park Place, Brisbane, CA 94005 – [Community Meeting Room](#)

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To Address the Subcommittee

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Subcommittee Members:

Mayor Mackin, Councilmember Kern

Roll Call

Remote Attendance Under the Just Cause Provisions of the Brown Act

Public Comment

Items not on the agenda

Presentation and Discussion Items

- A. Continue Discussion of Potential Ordinance Regarding Data Centers

Public Comment**Adjournment**



PLANNING ISSUES SUBCOMMITTEE AGENDA REPORT

Meeting Date: August 25, 2026

From: Jeremy Dennis, City Manager
Christina Fernandez, Assistant City Manager
Julia Ayres, Community Development Director
Jacob Whitney, Associate Planner
Adrienne Etherton, Sustainability Manager
Connor Kratz, Burke, Williams & Sorenson, LLP

Subject: Data Center Discussion Follow-Up

Recommendation

Staff recommend that the Planning Issues Subcommittee receive a report on data centers in response to questions raised during its July 21, 2026 meeting and provide guidance on next steps. Potential actions include returning to the Subcommittee for additional discussion, including further review of processes related to implementing a moratorium or other regulatory approaches; directing staff to prepare a moratorium or ban for City Council consideration; or forwarding the item to the City Council for review without a formal recommendation.

Background

On July 21, 2026, the Planning Issues Subcommittee, consisting of Mayor Mackin and Councilmember Kern, received a staff report from staff on the development of data centers in California and its potential impacts on cities, as well as a summary of how the City currently regulates data centers. Several questions pertaining to environmental impacts, construction impacts, economic development, and land use policies were raised at the meeting. This staff report is in response to those questions.

Discussion

Several questions were raised related to a variety of environmental, construction, and economic impacts. Staff have categorized the questions based on topic including:

- Water & Sewer
- Noise & Air Quality
- Energy Demand & Grid Impacts
- Jobs & Economic Impact
- Development and Construction Impacts
- Environmental & Health Impacts
- Community Benefits
- Land Use, Zoning, & Legal Process

Water & Sewer

Question: What type of water may be used in a data center? Could saline or recycled water be used versus potable? Does the recycled water have to be treated?

Data centers use water for cooling the heat generated by servers, which run constantly and produce substantial thermal loads. Cooling systems remove this heat either through evaporative cooling, where water absorbs heat and then evaporates, or through closed-loop systems, where water circulates in sealed pipes to transfer heat without being consumed. In some cases, centers also use recycled or reclaimed water, treated on-site to remove minerals and contaminants. Water is used to keep equipment from overheating and maintain reliable operations.

Potable water has traditionally been used for cooling but due to growing pressures on water demand and the growth of data centers the focus has increasingly been on recycled water. Typically, municipal treatment facilities process community wastewater to non-potable standards suitable for irrigation and general industrial use. The treated water is transported via “purple pipes” to the data center where it is often processed through an on-site Reverse Osmosis (RO) loop or micro-filtration setup to remove silica, residual magnesium, and suspended solids that could foul cooling tower pads or cause scaling on internal heat exchangers. The purified recycled water is typically cycled through several times until the mineral concentration gets too high, at which point it is discharged for final municipal recycling or treatment. Examples include a [Microsoft facility in Quincy, Washington](#) and [Amazon facilities](#) in Virginia and California with expansion efforts underway in Georgia and Mississippi.

Saline water can be used for data center cooling, but it requires highly specialized infrastructure to manage severe corrosion, mineral scaling, and heavy biofouling. Data centers generally use saline water in one of two ways: either directly via once-through ocean cooling or indirectly by treating brackish water with on-site desalination. Real-world saline water cooling examples such as the [Google Data Center in Hamina, Finland](#) and [Nautilus Data Technologies](#) which has floating deployments at Port of Stockton and Port of Los Angeles, seem to primarily be once-through systems in open water.

The recycled water used needs to be treated, but not necessarily to drinking-water standards. The treatment needed depends on the water source, cooling system and local reuse regulations, mainly to prevent scaling, corrosion, and biological fouling.

Closed-loop water systems recirculate the same water through a cooling cycle rather than consuming new water with each pass, significantly reducing overall water demand compared to traditional evaporative systems. These systems can operate using treated recycled water, which is repeatedly filtered to remove minerals and contaminants that would otherwise cause scaling

or corrosion, but they still require periodic discharge (“blowdown”) when mineral concentrations build up. The main advantages are dramatically lower water consumption, greater predictability of water needs, and reduced pressure on municipal supplies in water-stressed regions. However, closed-loop systems can involve higher energy use, increased treatment complexity, and chemical laden blowdown that must be managed carefully to avoid wastewater impacts. Overall, while closed-loop cooling helps mitigate the substantial water requirements of large data centers, there are trade-offs in energy demand, treatment needs, and wastewater management.

Question: How would a data center impact water costs for residents? What about sewer costs?

If recycled water is used, then resident potable water rates are unlikely to be affected. However, if potable water is used at scale, costs could be impacted if new infrastructure is required. If major pipeline upsizing, booster pumps, or storage are needed to supply peak cooling flows this could raise costs, however, under the Mitigation Fee Act (Government Code Sections 66000 *et seq.*) new developments could be required to pay for their proportional share of capital improvements.

Noise & Air Quality

Question: How would cities manage noise? What specific noise regulations are appropriate to data centers, what performance standards should apply- examples from other communities?

Many community ordinances use about 45 to 55 dBA at property line boundaries, with stricter nighttime limits near housing. A common approach is lower nighttime thresholds, such as 50 dBA at night in residential areas, because data-center noise is often 24/7. Potential ordinances may not rely only on overall dBA, but also tonality and low-frequency noise because a steady hum or tonal component can be more disturbing than decibel reading. Temporary noise from construction, test runs, and generator testing should have separate, time-limited standards.

Question: How might the City regulate noise given Brisbane's "parabolic bowl" effect- i.e., noise amplifying or carrying beyond the property plane and reflecting off the mountain to sensitive receptors (residents, schools)?

The City may consider implementing a discretionary conditional use permit process to determine compatibility with surrounding sensitive receptors, require site specific noise studies on a project-by-project basis, and facilitate opportunities for public input.

Question: How do we regulate and minimize emissions from diesel generators?

Diesel backup generators are regulated by the California Air Resources Board (CARB) and regional air quality management districts, in our case the Bay Area Air District. Any stationary

diesel emergency standby engine rated at 50 brake horsepower (bhp) or larger requires a local air district permit to operate. New and replacement engines must meet strict federal and state emission tiers (such as EPA Tier 4 Final), limiting particulate matter and nitrogen oxides (NOx). Routine testing and maintenance are typically restricted to 20 to 50 hours per year, depending on the specific air district rules and engine certification tier. True emergency operations, including unexpected grid failures and Public Safety Power Shutoff (PSPS) wildfire mitigation events—have no cap on running hours. Operators must maintain logbooks tracking all run times, specifying whether hours were for routine testing, maintenance, or actual emergency use.

While state and federal rules act as a baseline, cities and counties wield significant authority over local development and land use and can use building codes, zoning ordinances, and financial incentives to restrict diesel generators and accelerate clean energy alternatives.

Energy Demand & Grid Impacts

Question: What strategies have cities used or could use to require data centers to minimize reliance on the grid?

The grid serves an important role in balancing energy generation and demand and utilizing available grid capacity during times when demand is low could actually help to reduce electricity rates. The aim should be to minimize demand on the grid during peak hours and avoid the need for new fossil fuel generation or the extension of life of existing fossil fuel power plants that would otherwise be retired. At the same time, data centers should also be encouraged to develop on-site energy generation capacity that does not require use of fossil fuel generators for extended periods of time

To that end, the City may require that a data center builds, purchases or contracts for new clean energy on the same regional grid. If possible, they should match generation and consumption hourly (24/7 carbon-free energy) rather than relying on Renewable Energy Certificates (RECs) from existing clean sources.

Data Centers may also include on-site battery storage, participate in utility demand-response programs, and incorporate flexible and interruptible load capabilities into their operations to reduce strain on the grid during peak demand, extreme weather, and other contingency events.

Question: What strategies have cities used or could use to require data centers to fund grid Improvements (and other energy-related community benefits)?

Cities can require data centers to fund grid improvements and infrastructure needed to serve their projects and to provide related community energy benefits by using different strategies, including:

- Imposing land-use approval conditions requiring confirmation from PG&E or the CPUC that required upgrades, including new substations, feeders, and transmission-level work, will be funded by the applicant, along with reviews of peak-load and reliability impacts.
- Negotiating development agreements that secure funding for local reliability projects, solar and battery installations, home electrification, EV charging, and virtual power plant participation. The development agreements may also require data centers to procure new clean energy, install on site battery storage in excess of California Building Code requirements, and participate in demand response programs to reduce grid strain during peak periods and extreme events.

Question: Is it possible to pass on 100% of costs of grid improvements to a data center applicant so that residents don't bear the brunt?

Typically, grid improvements for new developments are paid for through a combination of direct developer-paid connection fees governed by California Public Utilities Commission (CPUC) rules and broader utility ratepayer cost-recovery mechanisms. PG&E has also handled requests from large transmission-level customers on a case-by-case basis which was slow and resource intensive. While not a data center, [here is a recent example of an “exceptional case” agreement for a Genentech project in South San Francisco.](#)

In July 2025, the [CPUC approved PG&E’s proposal for interim Electric Rule 30](#) which enables faster deployment when applicants agree to pay for necessary transmission infrastructure work upfront. There is a CPUC proceeding underway (Application 24-11-007) to determine the final rules. [This article](#) discusses some of the agreements adopted or under consideration under these rules.

The City could negotiate community benefits agreements that require developers to contribute to or fully finance grid upgrades that improve local reliability and support broader electrification goals, including solar PV and battery storage, heat pumps, home retrofits, and EV charging infrastructure, and participation in virtual power plants. Alternatively, the City could condition land use approval on: written confirmation from PG&E or the CPUC that required grid upgrades will be funded by the project under cost-causation principles and will not be recovered from other ratepayers; evaluation of the project’s impact on peak load, local reliability, distribution constraints; additional renewable procurement; on-site storage, flexible load and/or participation in demand response programs.

Question: Could facility run off on-site solar during day and battery at night? Is there sufficient on-site battery storage capacity to operate fully during outages?

Technically, yes, facilities may run off of on-site solar during the day and on-site battery at night. However, the energy demands and 99.999% uptime requirement of a large data center would require solar and battery storage installations at scales that may not be physically or financially feasible.

There can be sufficient on-site battery storage capacity to operate fully during outages for a limited duration. While an on-site solar-and-battery storage system can typically handle a 2 or 4-hour grid outage, it cannot reliably sustain a data center through an extended, multi-day blackout. This differs from utility scale renewable generation and battery storage projects, which have much greater capacity. A typical data center roof can only hold enough solar panels to power 5-10% of the peak server load. If a grid outage is caused by a massive winter storm, a hurricane, or prolonged wildfire smoke, solar production can drop by 80% to 90%. Because solar and batteries have a finite limit during extended emergencies, modern data centers do not rely on on-site solar energy and battery storage systems exclusively. Instead, they build hybrid microgrids that combine clean energy with traditional mechanical backups (i.e. gas or diesel generators) to achieve 100% reliability.

Question: Can on-site solar + battery fully power normal operations outside of outages?

As previously mentioned, the energy generation and storage capacity of on-site solar and battery systems is generally limited. Rather than going completely off-grid with just on-site solar and battery power, large tech companies are increasingly employing three alternative energy strategies to power data centers:

- Virtual 100% Green Model (Grid-Tied PPAs): This is the current industry standard. Hyperscalers build massive solar farms and battery storage banks tied directly into the public electrical grid via Power Purchase Agreements (PPAs). They pull stable power from the utility grid 24/7 but inject an equivalent amount of clean solar energy back into the wider grid during the day to offset their carbon footprint.
- Distributed Residential Micro-Compute: Companies like [Sunrun and NVIDIA are piloting "distributed data centers"](#). Instead of one giant building, small AI computing nodes are placed inside thousands of residential homes that already feature rooftop solar and home batteries.
- Diversified Clean Energy Microgrids: For true on-site, self-sufficient data center campuses, developers pair solar and batteries with a third, continuous clean energy source such as Small Modular Nuclear Reactors (SMRs), geothermal wells, or hydrogen fuel cells to provide 24/7 baseline power. (Note that many facilities are also doing hybrid energy microgrids with other base energy sources such as natural gas.)

Jobs & Economic Impact

Question: What data is there on job creation, both construction + operational/ongoing?

Jobs created by data centers are split into construction (temporary) and operations (permanent). Construction jobs range depends on the size of the build. The operating model also matters given the extent of the use of contractors for security, maintenance type jobs.

Data Center Building Size	Typical construction period	Peak Construction Jobs	Permanent Jobs once operating
100,000 SQ FT	18-30 months	500-1,000	50-75
150,000 SQ FT	18-30 months	750-1,500	75-100
250,000 SQ FT	24-30 months	1,250-2,500	100-150
500,000 SQ FT	24-36 months	2,500-4,000	200-300
800,000 SQ FT	24-36 months	4,000-5,000+	400-500

Question: What are some concerns of local businesses for data centers to potentially impact life, property, and financial health of citizens.

The creation of data centers may have negative impacts on local businesses as it relates to construction impacts such as traffic, road closures, noise, dust, parking impacts, utility work, and reduced visibility or access. Data centers may also consume large parcels of land and may drive up rents. This may in turn lead to higher rents and displacement of local businesses. Also, as previously discussed, data centers also provide limited permanent employment opportunities. A large facility may occupy a large parcel but employ relatively few people once operations. Relatedly, data centers generate minimal foot-traffic for purposes of stimulating commercial activity and attracting customers for neighboring businesses. The economic benefit per acre may be significantly less than mixed use commercial development.

Development and Construction Impacts

Question: What type of construction impacts are associated with data centers?

Data center construction impacts are more intense than standard commercial warehouse construction in several ways. The high energy demand can require dedicated electrical substations or high voltage transmission lines, and high-density conduits deep underground may be needed to route power and fiber to the building. The “speed-to-market” models many developers operate under can lead to 24/7 construction schedules and an influx of specialized contractors with resulting traffic impacts. The dense heavy equipment requires thick, heavily reinforced building foundations and specialized cargo deliveries with oversized equipment which can accelerate roadway degradation. The commissioning phase, where engineers must

simulate peak computing heat and stress and test failure scenarios, can take months and spike air and noise pollution.

Question: If the Cow Palace is a potential data center, how could it impact Brisbane?

Any large development at the Cow Palace site regardless of its use will impact Brisbane as it relates to traffic and congestion; potential contamination; water use and infrastructure pressure; transportation network and noise, lighting, and visual impacts. Assuming a discretionary permit process, a data center in a neighboring jurisdiction would likely trigger preparation of an environmental document of some kind under the California Environmental Quality Act which would study physical impacts of a project. If an Environmental Impact Report was prepared, the City and members of the public would have the opportunity to participate in project scoping (sharing feedback on what impacts should be studied in the EIR) and in reviewing and commenting on any environmental documents.

Environmental Health Impacts

Question: What are some potential environmental health impacts associated with data centers?

Reports and independent analysis have shown that data centers can contribute to significant environmental health impacts, including air pollution from diesel backup generators that emit particulate matter linked to asthma and cardiovascular disease, substantial water consumption and wastewater discharge from cooling systems that can strain local supplies, continuous noise from mechanical equipment that can disrupt sleep and affect heart health, thermal pollution and heat island effects caused by high waste heat output, and hazardous byproducts such as e-waste, PFAS chemicals, refrigerant leaks, and chemically concentrated cooling tower blowdown all of which collectively pose risks to community wellbeing and disproportionately affect already burdened areas.

Community Benefits

Question: What are some potential benefits to cities that allow data centers in their communities?

Data centers can offer economic benefits, including significant local tax revenue for cities, as seen in places like San Jose and Santa Clara where individual facilities generate millions annually. Data centers may mean modest job creation primarily, through large temporary construction employment. Cities may also see infrastructure investment, such as upgraded substations, grid improvements, and water or wastewater system enhancements, which may be financed directly by developers. Additionally, data centers can bring community benefits

through negotiated agreements that fund local workforce programs, residential energy upgrades, and other community priorities.

Land Use, Zoning, & Legal Process

Question: Describe process to deny a Use Permit with findings required.

If the zoning ordinance were amended to allow data centers in specified districts as a conditional use subject to a Use Permit, the City would retain significant discretion to deny or approve a data center project, and to regulate any approved data center project with conditions of approval, on a project- and site-specific basis.

A Use Permit is administrative permission for uses not allowed as a matter of right in a zone, but which may be permitted subject to approval by the planning commission. Approval of a Use Permit is a discretionary action, not a right, that is considered in accordance with the procedures and review standards set forth in the municipal code. Local ordinances typically provide standards to guide and limit the exercise of discretion in issuance of Use Permits, however California courts have held that very general and subjective zoning standards (e.g., “consistent with the general health, safety, and welfare”) may be sufficient for evaluating use permit approvals, except in cases involving First Amendment rights (in which case standards must be narrowly tailored), or in cases of housing developments and residential uses where discretionary review is limited by state law.

BMC Section 17.40.060 requires the Planning Commission to make the following findings before issuing a Use Permit:

- (1) establishment, maintenance or operation of the use applied for will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use; and
- (2) the proposed use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

The Planning Commission shall also consider and give due regard to (i) the nature and condition of all adjacent uses and structures, and (ii) consistency with the general planning and any specific plan applicable to the area in question. See BMC Section 17.40.060(A).

These broad and subjective use permit standards provide the City considerable discretion to determine whether a proposed conditional use does or does not satisfy the required findings for approval. The zoning ordinance also expressly requires the Planning Commission to consider the consistency of the proposed use with surrounding uses and the general plan and zoning for the property as further bases for approval or denial.

Question: If a City adopts performance standards, are there any State or Federal laws that would prevent us from adopting such standards? That is, is there a floor or ceiling established that we could not exceed or go below?

There are federal and state legislative proposals to impose new regulatory restrictions and reporting requirements on data centers, particularly regarding energy usage, but none of these proposals would expressly preempt local performance standards from being imposed on data centers as land use and zoning regulations. Federal and state levels generally establish a floor rather than a ceiling regarding the regulatory restrictions imposed on a project, beyond which a local jurisdiction may impose more restrictive land use requirements.

Question: Can the City prohibit all data center development? Are there legal risks associated with banning data centers?

Yes, the City could ban data centers from being developed in the city by amending the City's zoning ordinance. The legislative amendments could remove data centers as a permitted use within TC-2 and M-1 zones (the only two zones which presently allow data centers), or the City could go further by adding a new provision to establish data centers as an expressly prohibited use throughout the city. Both approaches would have the effect of no longer permitting data center use within any zoning district of the city.

Even if the City were to adopt a data center ban after receiving a project application, the legal challenge to that ban would be unlikely to prevail unless the ban deprives the property of all its economically beneficial use, or the project applicant acquires vested rights in its data center project. Generally, vested rights for development projects may be obtained in one of three ways: (1) executing a development agreement with the City; (2) submitting a complete application for a vesting tentative map; or (3) receiving final permit approvals for a data center project and incurring costs in reliance of such approvals. To date, no data centers currently exist in the City, nor have any project applicants acquired vested rights in data center development projects.

The City has expansive legal authority to change zoning and land use regulations in ways that impact future property uses throughout its jurisdiction. A data center ban in Brisbane is not likely to deprive any property of its entire economic value or implicate any vested rights in a data center project at this time, and therefore, the risk of legal challenges is relatively low.

Question: What is the City's authority to regulate land use and make land use decisions?

As discussed, cities have broad authority to regulate land use under their police powers to protect public health, safety, and welfare. For data centers, that authority can support allowing them by right, requiring discretionary approval with conditions, limiting them to specified districts, imposing performance standards, and prohibiting new facilities in some or all areas of

the city. The decisions generally must be grounded in written planning findings, follow required public hearing and noticing procedures, and remain consistent with state law.

Question: Could a data center be permitted in a zoning district where data centers are not allowed if it is proposed under a different name or classification?

Data centers are not allowed in any districts other than those which expressly allow data centers as a permitted use. The zoning ordinance is permissive, meaning that if a use is not explicitly listed as permitted or conditionally permitted it is considered disallowed or prohibited (See BMC Section 17.01.080). Data centers are currently listed as allowed uses by-right in the TC-2 (Southeast Bayshore) and M-1 (Manufacturing) zoning districts. They are not permitted in any other district.

Question: What mechanisms does the City have in place to ban data centers in the City?

There are two primary methods for amending the zoning ordinance to ban data centers across the City: either by legislative action of the City Council to amend the zoning ordinance, or by the electorate's approval of a data center ban by voter initiative. Chapter 17.50 of the Brisbane Municipal Code establishes the legislative process for zoning text amendments enacted by the City Council. Under Chapter 17.50, a zoning text amendment may be initiated by resolution of the City Council or the Planning Commission, or by a petition submitted by affected property owners or their authorized agents on the City's required form and accompanied by the applicable fee. Once a petition or resolution initiating the amendment is received, the Planning Commission must schedule a public hearing within 60 days and provide public notice in accordance with Chapter 17.54 of the Municipal Code.

Following the public hearing, the Planning Commission is required to prepare findings and a recommendation regarding the proposed amendment. The Commission's report must include a summary of the evidence and testimony presented, a list of people who testified, the Commission's findings, and any supporting maps, documents, or other materials submitted in connection with the amendment. The report and recommendation must be transmitted to the City Council within 90 days after the first notice of hearing, unless an extension is agreed to by the City Council or the applicant. If the Planning Commission does not submit its report within the required period, the amendment is deemed approved by the Commission. Any recommendation of the Planning Commission must be approved by a majority vote of its voting members.

Upon receipt of the Planning Commission's recommendation, or upon expiration of its 90-day review period, the City Council must conduct its own public hearing with notice provided pursuant to Chapter 17.54. Following the hearing, the City Council may adopt the proposed zoning text amendment, or any portion of it, by ordinance within one year. If the City Council

proposes modifications that were not previously considered by the Planning Commission, those changes must first be referred back to the Planning Commission for review and recommendation, although an additional Planning Commission public hearing is not required. The Planning Commission has 40 days, or a longer period established by the City Council, to report on the proposed modifications; failure to do so is deemed approval of the modifications. The City Council may then proceed with final adoption of the amendment by ordinance.

Alternatively, amendments to the zoning ordinance by voter initiative must follow the procedures set forth in Sections 9200 through 9226 of the Elections Code. A zoning amendment may be proposed through the voter initiative process in the Elections Code by filing a notice of intent and the text of the proposed ordinance with the city elections official, obtaining a ballot title and summary, and then circulating petitions to collect the required number of voter signatures. The initiative petition must be signed by a sufficient number of registered voters within the city and submitted for verification by the elections official. Once the signatures are certified as sufficient, the proposed ordinance is transmitted to the city council for consideration.

After receiving a certified initiative petition, the city council generally must either adopt the proposed ordinance without alteration or submit it to the voters at a municipal election. The council may first direct staff to prepare a report analyzing the measure's effects, but this review does not prevent the initiative from ultimately being adopted by the council or placed on the ballot. If submitted to the electorate, the proposed zoning amendment becomes law upon approval by a majority of voters. Unlike the standard zoning amendment process under Chapter 17.50, the voter initiative procedure allows a zoning ordinance to be enacted directly through the electoral process rather than through the Planning Commission recommendation and City Council hearing process ordinarily applicable to zoning amendments.

Question: If Brisbane bans data centers, could we change our mind in the future?

Yes. If the City wished to change its mind it would need to amend the zoning ordinance via the same process by which the ban was originally enacted. In other words, if the data center prohibition was enacted by the City Council, a legislative reversal of the ban would follow the process set forth in Chapter 17.50 of the Brisbane Municipal Code. If the data center ban was enacted by voter initiative, any repeal or amendment to the ban would require the electorate's approval again by following the same initiative process set forth in the Elections Code as outlined above.

Next Steps

Staff recommend the Planning Issues Subcommittee receive a report on data centers and provide direction to staff regarding whether to return to the Planning Issues Subcommittee for

further study of this issue or to proceed to Council with no recommendation or with a potential ordinance regulating data centers.

A moratorium is an interim urgency ordinance authorized by State law which allows a city to prohibit land uses that may conflict with a contemplated general, specific plan, or zoning proposal that the City is studying within a reasonable time. Adoption of a moratorium requires four-fifths vote of the City Council and requires findings that it is necessary to address a current and immediate threat to public health, safety, or welfare. A moratorium is initially effective for 45 days from adoption; however, it may be extended up to an additional 22 months and 15 days.

Fiscal Impact

There is no fiscal impact to receiving this report.

Attachments

None



Jeremy Dennis, City Manager