



City of Brisbane

City Council Meeting Agenda

Saturday, November 8, 2025 at 6:00 PM • Hybrid Meeting • 50 Park Place, Brisbane, CA

The public may observe/participate in City Council meetings using remote public comment options or by attending in person. The City Council may take action on any item listed in the agenda.

To Address the Council

In Person:

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

To address the City Council on any item – whether on the posted agenda or not – please fill out a Request to Speak Form located in the Community Meeting Room Lobby and submit it to the City Clerk, preferably before the start of the meeting. Speakers are not required to submit their name or address.

Remote Participation:

Members of the public may observe/participate in the City Council meeting by logging into the Zoom Webinar listed below. City Council 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 at least 72 hours prior to a Regular Meeting, and at least 24 hours prior to a Special Meeting.

Remote Public Comments:

Remote meeting participants may address the City Council via Zoom Webinar. Aside from commenting personally while in the Zoom Webinar, you can also use the call in number. The public comments received will be noted for the record during Oral Communications 1 and 2 or during an agenda item. We encourage you to email comments in advance of the meeting to ipadilla@brisbaneca.org. That email address, however, 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 City Council during the meeting.

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

Webinar ID: 991 9362 8666

Call In Number: 1 (669) 900-9128

Note: Callers dial *9 to "raise hand" and dial *6 to mute/unmute.

Special Assistance:

If you need special assistance to participate in this meeting, please contact the City Clerk at (415) 508- 2113. 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

Any writings that are received after the agenda has been posted but before 4pm of the day of the meeting will be available for public inspection at the front lobby in City Hall and on the internet (brisbaneca.org/meetings). Any writings that are received after 4pm of the day of the meeting will be distributed to the Council and made available for public inspection at the front lobby and on the internet the day after the meeting (brisbaneca.org/meetings).

Call to Order – Pledge of Allegiance

Roll Call

Adoption of Agenda

Awards and Presentations

Oral Communications No. 1

Consent Calendar

- A. Approve the minutes of the October 31, 2025 Super Spooky Halloween Meeting

Continued Public Hearings

Public Hearing

Old Business

New Business

- B. Julia's Demo Agenda Item

Staff Reports

- C. Caroline's Demo Item for User Training

Mayor and Council Matters

Oral Communications No. 2

Adjournment



City Council Staff Report

Meeting Date: November 8, 2025

From: Julia Ayres, Principal Planner

Subject: Julia's Demo Agenda Item

Recommendation

Recommendation text

Background

Background text. Background text. Background text. Background text. Background text. Background text. Background text.

Discussion

Discussion text. Discussion text. Discussion text. Discussion text. Discussion text. Discussion text.

Fiscal Impact

None

Measure of Success

Attachments

1. Attachment_Workshop2Summary

City Manager Approval

Jeremy Dennis, City
Manager

Julia's Demo Agenda Item



70 Old County Road Planning Program

Concert in the Park Pop-Up – July 25, 2025

Event Summary

The City of Brisbane hosted a Pop-Up booth at the Concert in the Park event on July 25, 2025, as part of the ongoing community engagement effort for the 70 Old County Road Community Visioning project. The purpose of the Pop-Up was to share project updates, present preliminary land use concepts, present survey results and collect community feedback to help refine land use options for the site.



The event was promoted through several City communication channels, including:

- The STAR publication
- City message boards
- Weekly BLAST email updates
- The City's project e-notification subscription list
- City social media platforms

Despite broad outreach, adverse weather conditions—including high winds and cold temperatures—contributed to a low turnout at both the concert and the project booth. Twelve attendees engaged with City staff and project consultants during the two-hour event.



The Pop-Up featured informational displays highlighting:

- General Information
- Purpose and Timeline
- Survey Results
- Top Picks
- What do you think?
- Next Steps

The presentation boards and the feedback received are summarized below.



Presentation Boards

The first two boards provided background on the 70 Old County Road property and provided an overview of the planning initiative.

brisbaneca.org/70OldCounty

[f](#) [@cityofbrisbaneca](#)

70 Old County Road

In 2022, the City acquired 70 Old County Road (the former Bank of America site). This strategic purchase allows the community to control and proactively plan for redevelopment of this site at a key entrance to Brisbane.



City of
BRISBANE
CALIFORNIA



The question of “how can this property benefit the community” was included on the second board. Possible ideas at the initiation were housing, stores and restaurants, or community uses.

brisbaneca.org/70OldCounty

[f](#) [ig](#) @cityofbrisbaneca

70 Old County Road

How can this property be used to benefit the community? Options could include housing, stores and restaurants, and other community uses.



Project Time Line / Milestones



Sign up for updates at brisbaneca.org/portal



City of
BRISBANE
CALIFORNIA



The third board provided an overview of the community survey, and the purpose of finding the top picks from community input. There were 233 responses to the survey, with respondents evaluating six vision concepts that had been developed from earlier engagement processes such as the Open House in March and the Farmers' Market Pop-Up in May. Participants in the survey were asked to pick their top three favorite Vision Concepts, and were invited to explain their choices.

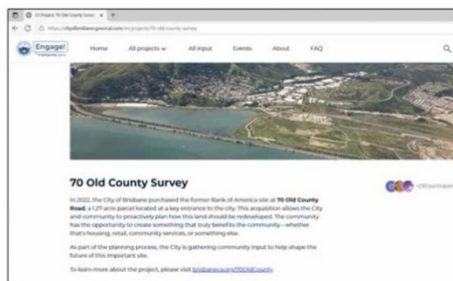
brisbaneca.org/70OldCounty

  @cityofbrisbaneca

Community Survey

A survey was conducted from May 14 – June 30, 2025 to obtain feedback from the community on potential uses of the 70 Old County Road property.

The survey was publicized through the STAR, City message boards, weekly BLAST email notifications, the City's project e-notification subscription list, and the City's social media channels. The survey was offered in both online and hard copy formats. 233 responses were received.



The survey provided an overview of the project site along with six distinct land use "visions" for the property. The concepts were shaped by input from the March 8, 2025, community open house and were designed to represent a range of options considered feasible based on the site's physical characteristics and market potential. Survey participants were asked to rank their **top three preferences** among the six visions and were invited to explain their choices and identify key considerations for each.



City of
BRISBANE
CALIFORNIA



The next board included excerpts from survey responses. The intention was to highlight a range of opinions.

brisbaneca.org/70OldCounty

@cityofbrisbaneca

What they're saying

Sample of survey comments

I think commercial attraction is a must for the space having multiple small shops would be fantastic. Residential is a bonus if it can be achieved efficiently.

A community center for Brisbane residents is our first and only choice. The other choices only invite more traffic/congestion for which we already lack parking areas.

We already have a local retail center that can barely stay rented, so more retail is out of the question.

Affordable housing is critical to our community.

Housing would be an eyesore and cause traffic issues. Not a great spot for living.

Brisbane needs more housing, but also more places for residents to dine and hang out (which will also generate tax revenue for the city).

I like the "The Hangar (Scotts Valley)" style of small commercial, not the generic strip mall. Something quaint to match our small town.

I believe it would be useful if Brisbane had access to a good quality grocery store that could make food shopping more easy and accessible for those in town, or a small store like Walgreens for good and affordable items.



City of
BRISBANE
CALIFORNIA





The next board highlighted the three Vision Concepts that received the most support from the survey. Some visitors confirmed they had taken the survey, and they were interested in the results. A few people place dots on the “Top Picks” board to further affirm the vote they had cast. Others took a survey summary handout and quickly moved along.

The dots counts were:

- Mixed-Use Retail: three dots
- Small Commercial Center: four dots
- Community Center: three dots

Some of the participants came to the booth and placed a dot on the option they thought best. Others put dots on particular photos, indicating they liked the designs shown in the photos.

brisbaneca.org/70OldCounty   @cityofbrisbaneca

Top Picks

Mixed-Use Retail + Housing (Vision Concept #4)

A mixed-use development with retail spaces or community spaces on the ground floor and residential units above.

Rankings:

#1	73 choices
#2	44 choices
#3	48 choices

Concept Sketch

Local and Regional Examples:




Small Commercial Center (Vision Concept #1)

A small commercial center designed with good roadway visibility, marketable retail spaces, and convenient parking.

Rankings:

#1	63 choices
#2	60 choices
#3	54 choices

Concept Sketch

Local and Regional Examples:




Community Center (Vision Concept #5)

A community building with space for meetings, events, performances, and/or recreation.

Rankings:

#1	43 choices
#2	25 choices
#3	42 choices

Concept Sketch

Local and Regional Examples:





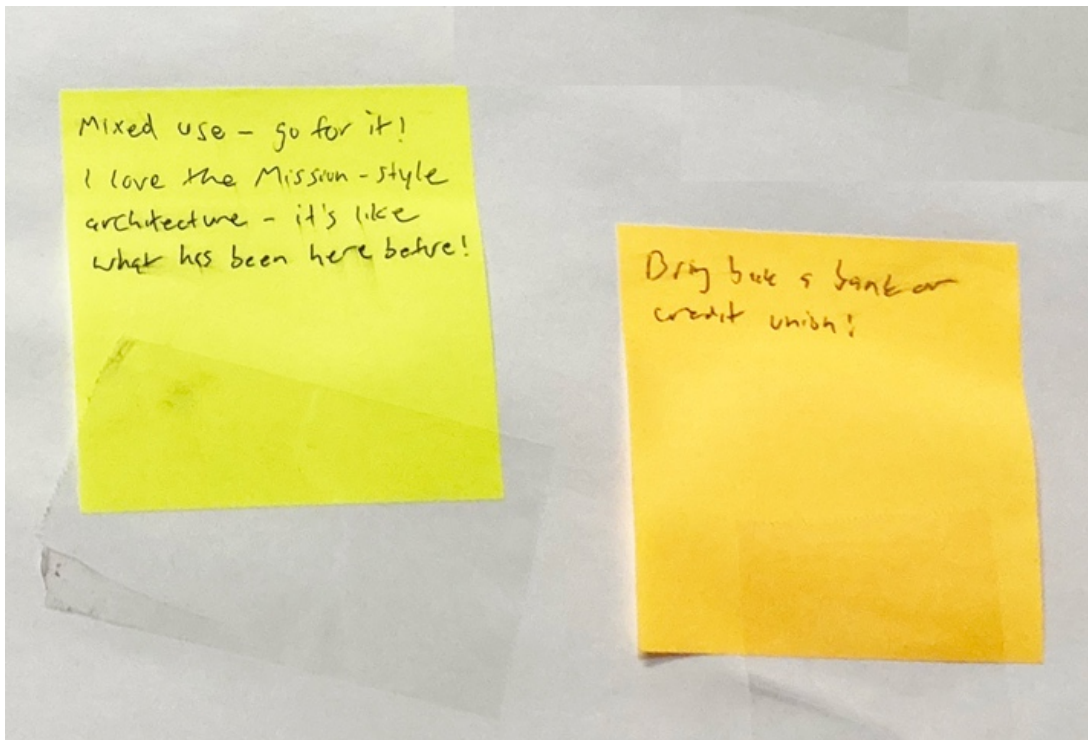
City of BRISBANE
 CALIFORNIA





The next board was titled "What do you think?" Attendees were invited to respond to the material using Post-it notes. Due to limited attendance, written feedback was limited. Most visitors opted to provide feedback through informal conversation rather than written input, so only two written comments were submitted on the board:

- *Mixed Use- go for it! I love the Mission Style Architecture. It's like what has been here before!*
- *Bring back a bank or a credit union.*



brisbaneca.org/70OldCounty

  @cityofbrisbaneca

What do you think?

Tell us what you think

Good idea - to get the
I love the 70s - 80s
vibrations - it's nice
change has been long overdue!

Bring back a band or
music genre!



City of
BRISBANE
CALIFORNIA



A "Next Steps" board was also provided to outline the remaining phases of the planning process and upcoming opportunities for community involvement.

brisbaneca.org/70OldCounty @cityofbrisbaneca

Next Steps



Concert in the Park 



Schematic Concept Plans
Three schematic concept plans reflecting the community vision for City Council consideration, including site plan, parking layouts, building section diagrams, and massing diagrams.



Feasibility Evaluations
High-level evaluation of the concepts against the market and other considerations at to test feasibility.



Development Plan
Preferred concept further refined into a development plan that is sufficient to allow for completion of project level environmental review.



CEQA Clearance
Environmental review clearance per the California Environmental Quality Act (CEQA).



Implementation Strategy
A roadmap/strategy to implement the 70 Old County Road project, based on the approved development plan.



Planning Commission & City Council Meetings



City of
BRISBANE
CALIFORNIA





Conclusion

Although attendance was limited, the feedback received was generally consistent with the survey results and the earlier Farmers' Market pop-up. In conversations with the project team, most attendees reaffirmed their own choices and explained the reasons behind them.

