



CITY of BRISBANE

Planning Commission Meeting Agenda

Thursday, October 23, 2025 at 7:30 PM • Hybrid Meeting
• Brisbane City Hall 50 Park Place, Brisbane CA

The public may observe/participate in Planning Commission meetings using remote public comment options or 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 on the agenda.

TO ADDRESS THE COMMISSION

In Person:

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

Masks are no longer required but are highly recommended in accordance with California Department of Health Guidelines. To maintain public health and safety, please do not attend in person if you are experiencing symptoms associated with COVID-19 or respiratory illness.

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 at youtube.com/brisbaneca, or on Comcast Channel 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.

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

Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting to jswiecki@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.

Zoom Webinar: (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 4 p.m. 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: Funke, Gooding, Lau, Patel, and Sayasane

CALL TO ORDER

ROLL CALL

ADOPTION OF 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 August 28, 2025](#)

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

WORKSHOP

- B. [Workshop – Discussion of proposed amendment to the General Plan Open Space Element](#)

ITEMS INITIATED BY STAFF

ITEMS INITIATED BY THE COMMISSION

ADJOURNMENT

C. Adjournment to the regular meeting of November 13, 2025.

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 415-508-2110.

File Attachments for Item:

A. Approval of draft meeting minutes of August 28, 2025

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of August 28, 2025
Hybrid Meeting

CALL TO ORDER

Chairperson Sayasane called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Funke, Gooding, Lau, and Sayasane
Absent: Commissioner Patel
Staff Present: Principal Planner Ayres and Associate Planner Robbins

ADOPTION OF AGENDA

A motion was made by Commissioner Gooding and seconded by Commissioner Lau to adopt the agenda. Motion approved 4-0.

CONSENT CALENDAR

There were none.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

There were none.

OLD BUSINESS

There were none.

NEW BUSINESS

- A. **PUBLIC HEARING: 99 South Hill Drive; Sign Program 2025-SR-01;** TC-1 Crocker Park Trade Commercial District; Amendment to an adopted Sign Program to allow installation of 94.6 sq ft of new building-mounted, non-illuminated signage, resulting in 286 sq ft of advertising signage on the property with a frontage of over 100 linear feet; and finding that this project is categorically exempt under CEQA Guidelines Sections 15311 (a) – this project fall within a class of project which the State has determined not to have a significant effect on the environment; the exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply; Stanley McCarthy, Sign City SF applicant; South Hill 99, LP, owner.

DRAFT
Brisbane Planning Commission Minutes
August 28, 2025
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Principal Planner Ayres presented the agenda report to the Commission and answered questions regarding sign size limits, whether any proposed signage had been installed ahead of the Commission's approval, whether the application was submitted due to any complaints on unauthorized installation, and zoning penalty fees.

Chair Sayasane opened the public hearing.

Staff stated that applicant was not present.

With no one else wishing to address the Commission, a motion by Commissioner Funke, seconded by Commissioner Gooding, to close the public hearing was approved 4-0.

After deliberation, a motion made by Commissioner Gooding and seconded by Commissioner Funke to approve the application via adoption of Resolution 2025-SR-01 with the modification to the conditions to increase the penalty to five times the application fee, was approved 4-0.

Chair Sayasane read the appeal procedure.

ITEMS INITIATED BY STAFF

Principal Planner Ayres introduced Planning Intern Daniel Garepis-Holland to the Commission; discussed calendar event invitations for Commission meetings; announced that the ADU ordinance is scheduled for the City Council meeting of September 4, 2025.

ITEMS INITIATED BY THE COMMISSION

Commissioner Gooding asked to reconsider the Planning Commission meeting starting time for a more convenient time for the Commissioners.

ADJOURNMENT

- B. Chairperson Sayasane adjourned to the next regular meeting of September 11, 2025 at approximately 8:08 p.m.

Attest:

Julia Ayres, Principal Planner

NOTE: A full video record of this meeting can be found on the City's YouTube channel at www.youtube.com/BrisbaneCA, on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.

File Attachments for Item:

B. Workshop – Discussion of proposed amendment to the General Plan Open Space Element



MEMORANDUM

DATE: October 23, 2025
 TO: Planning Commission
 FROM: Ken Johnson, Senior Planner
 SUBJECT: **Workshop - Discussion of proposed General Plan Open Space Element Amendment**

OBJECTIVE

The purpose of this workshop is to allow the Planning Commission to review and provide comments on the forthcoming proposed amendment to the Open Space Element. This is a follow up to the workshop of April 10th with proposed revisions to the goals, policies and programs along with a complete draft of the Open Space Element.

DISCUSSION

Since the workshop of April 10th, staff held workshops with the Parks & Recreation Commission, Open Space & Ecology Committee (OSEC), and Inclusion, Diversity, Equity & Accountability (IDEA) Committee. The draft Element that's attached to this memo generally reflects the comments received by these City bodies.

This draft retains the general organizational structure that was presented at the Planning Commission's April 10th meeting. However, in response to OSEC comments, more of the policies and programs from the adopted Element (1994) have been carried forward in the current draft. The policies and programs from the adopted Element are reorganized and many have been edited for clarity. Proposed goals, policies and programs that are new, compared to the adopted Element, are shown in red in the draft Element (Attachment 1). A comparison table of the proposed to previously adopted goals policies and programs is also provided (Attachment 2).

Note that staff also intends to include a focused update to the Land Use Element with this General Plan amendment. That will be to update the Land Use Map, to amend the designation of those parcels that have been acquired by the City in recent years for open space purposes. The amendment would change the land use designation on city acquired parcels from residential to open space. Staff will prepare a draft map reflecting the proposed revisions.

NEXT STEPS

Following the Planning Commission's input, next steps are as follows:

- Complete draft amendment to be made available to the public, OSEC, Parks & Recreation Commission, IDEA Committee and Planning Commission
- Planning Commission public hearing and recommendation to City Council - tentatively scheduled for November 13th
- City Council public hearing and adoption – tentatively scheduled for December 4th

ATTACHMENTS

1. Draft Open Space Element
2. Comparison of Draft Goals, Policies and Programs to the 1994 General Plan



Ken Johnson, Senior Planner

ATTACHMENT 1

DRAFT
OPEN SPACE ELEMENT
10/16/2025

Note: Due to the extensive reorganization from the previously adopted Open Space Element (1994 General Plan) this is not a redline/strikeout document. However, the goals, policies and programs are shown in red where newly proposed for this update. Where an existing or similar policy or program was provided in the previously adopted Open Space Element, that policy or program number is referenced next to the newly proposed number. Also, refer to the cross referencing table of staff's memorandum.

1. INTRODUCTION

This Open Space Element provides the policy framework for the management of open space throughout the City of Brisbane. It is one of the State's required general plan elements and legislative policy strongly favors the preservation of open spaces.¹ The Open Space Element identifies areas that provide value in an essentially undeveloped condition and provides a plan to preserve those areas.

While Brisbane is within an urbanized region and is bordered by San Francisco, Daly City and South San Francisco, Brisbane has a variety of open space resources, including wildland habitat open space lands, parks, trails, open areas and recreational facilities. The Open Space Element addresses the State-mandated requirements and is structured around those requirements. Closely related elements include the Conservation, Recreation, Land Use and Safety Elements.

The last Open Space Element was adopted with the 1994 update to the General Plan. In 2001, City Council adopted the "Open Space Plan." While not part of the General Plan, the Open Space Plan references the General Plan policies and programs and serves as an implementation guide. It especially focuses on identification of existing and potential open space resources, procedures and criteria for open space acquisition and long-term preservation of open space. While much of the Open Space Plan's implementation framework remains relevant, the Open Space Plan will be updated following adoption of this amended Open Space Element, as provided in Section 2 of this element.

This Open Space Element contains the following sections:

1. Introduction
2. Comprehensive Open Space Planning
3. Inventories & Acquisitions
4. Open Space for Natural Resources & Rewilding

¹ *Gisler v. County of Madera* (1974) 38 Cal. App. 3d 303, 307; see also Cal. Const. art. XIII, § 8.

5. Open Space for Outdoor Recreation & Access for All
6. Health, Safety and Climate Resilience
7. Historic and Tribal Resources
8. Agriculture & Managed Resources for Production
9. Military

This introduction section outlines Brisbane's setting, existing open space resources and the goals of the Open Space Element. The goals are then repeated in the sections that follow, by topic area, along with the policies and programs to achieve those goals.

1.1 SETTING AND EXISTING RESOURCES

The City's open space resources generally fall under three main categories:

- Open space as wildlands or habitat
- Improved parks and trails
- Open areas on private property that serve both employees and the public.

See the glossary in Appendix A for further descriptions of these categories.

As required by State law, open space may serve other functions as well, such as, but not limited to, providing safety buffers from environmental hazards and preservation of cultural resources.

As indicated above, Brisbane borders the cities of San Francisco, Daly City and South San Francisco. It also has bayfront on its eastern edge and borders San Bruno Mountain State and County Park along much of its southern and western edges. There are a number of open space resources and parks located throughout the City.

A defining characteristic of Brisbane is its location between San Bruno Mountain and the San Francisco Bay. Brisbane was established as a city in 1961 in large part to protect upper portions of San Bruno Mountain from development that was being proposed by the County and Daly City at the time. The wild lands that border Brisbane to the south and west are now owned by the State and County and are preserved as San Bruno Mountain State and County Park. These lands are host to important plants and animal life, including endangered butterfly species.

In 1983, the San Bruno Mountain Habitat Conservation Plan (HCP) was established through the U.S. Fish & Wildlife Service for protection of endangered butterflies, consistent with the Endangered Species Act of 1972. The HCP extends across the lands of the State and County Park and down the mountain into portions of Brisbane that are privately owned. This includes the subareas of the Brisbane Acres, Southwest Bayshore, Northeast Ridge, Guadalupe Hills, the Marsh and portions of Northwest Bayshore. It also includes Owl and Buckeye Canyon and Quarry subareas, which are within Brisbane's sphere of influence.

U.S. Highway 101 lies along much of Brisbane's eastern edge, separating a significant portion of the City from the San Francisco Bay. However, the Sierra Point subarea, a closed landfill site (circa 1960s), that is now largely developed with research and development (R&D), hotels and the Brisbane Marina, connects the City's eastern edge to the San Francisco Bay. The subarea is encircled by the Bay Trail, located along the shoreline. The portion of the Bay Trail in Brisbane connects to the Bay Trail in South San Francisco, immediately to the south of Sierra Point, providing for bike and pedestrian access and recreational opportunities across city boundaries and to the larger region. To the north, the Bay Trail connects to a bikeway along Sierra Point Parkway. At the time of this writing, Brisbane is considering a proposed Specific Plan for the Baylands, to the north-northwest, which would provide for extension of the Bay Trail to the north, with further access to points north and west, to San Francisco and Daly City. With development of the Baylands more open space would be added to the City.

To the west, especially in the subareas of Central Brisbane, Brisbane Acres, Crocker Park and the Northeast Ridge, it's evident that Brisbane has committed significant resources to acquiring and preserving open space, including both improved parks and recreational trails and largely unimproved open space lands.

Some resources in Central Brisbane and Crocker Park include the Community Park, Skate Park and Basketball Courts, Dog Park, Crocker Park Recreational Trail, and Old Quarry Road Trail which were improved for recreational uses in the 1990's and 2000's. Other parks and open spaces are interspersed throughout the City, such as Firth Park and Costaños Canyon.

As a condition of development of the Northeast Ridge residential neighborhood, beginning in the 1990's significant acreage previously held by private parties has been dedicated to the City as open space, with some lands still in the process of dedication. The City also required the developer to provide for development of the Mission Blue Center, a recreational facility that includes a tennis court, baseball field and sand volleyball court.

In keeping with the intent of the HCP, the City has been acquiring lands for dedication to open space in the Brisbane Acres since the 1990's.

The future uses of vacant parcels within the Baylands subarea are subject to City Council's approval of a Specific Plan, expected in the spring of 2026, that will govern future open space uses and parcels in the subarea.

1.2 OPEN SPACE GOALS

The California Government Code includes a number of provisions that pertain to the contents of open space elements. The City's goals outlined in this section, and the policies and programs that follow are to address the State law topic areas pertaining the open space elements.

The City of Brisbane will be a place where...

- Open space planning is long range and comprehensive;
- Significant funding resources and other tools are made available to acquire and preserve open space;

- Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding;
- The public is educated and engaged in the value and importance of open space and respect and maintain the land and the waters for future generations;
- Open space provides for a variety of parks and open areas to meet the respite and recreational needs of the community and provides for educational opportunities;
- Open space is considered in concert with hazard mitigation;
- Open space planning is considered in concert with protection of cultural and historical artifacts, where applicable;
- Open space planning is considered in concert with protection of other resources (agriculture and managed production), where applicable.

2. COMPREHENSIVE OPEN SPACE PLANNING

With the ongoing pressures of urbanization, the City will continue to seek every opportunity to preserve open space, especially in environmentally sensitive areas, and to provide open space, parks and open areas within the developed areas of the City to provide respite and recreational opportunities to people who live, work and visit Brisbane. With that in mind, the first goal of this Element is that the City of Brisbane will be a place where open space planning is long range and comprehensive.

Also, the City is committed to ensuring that all people are served in its open space planning and implementation. This is further addressed in Section 5 - Open Space for Outdoor Recreation & Access for All.

Goal OS.1: Open space planning is long range and comprehensive.

Policy OS.1.A Continue long range and comprehensive planning for open space consistent with the City goals and with state and federal laws.

Program OS.1.A.1 Maintain communications on the status of open space programs and operations with other responsible agencies.

Program OS.1.A.2 (83d, 84f, 93d) Provide annual reports to City Council on open space and parks, outlining any new acquisitions, significant park development activities, and opportunities for parks and open space acquisitions.

Program OS.1.A.3 (93, 93e) Review and establish parks and open space priorities, including potential acquisitions and improvements, as part of the budget and Capital Improvement program development process.

Program OS.1.A.4 (93k) Continue the function of the Open Space & Ecology Committee to advise the City Council on open space and related environmental matters.

Program OS.1.A.5 Update the 2001 Open Space Plan (implementation plan)

3. INVENTORIES & ACQUISITIONS

The State requires cities to maintain inventories for the potential acquisition of open space. In 2023, the State placed a requirement on cities to maintain an inventory of all unimproved (that is, vacant or undeveloped) lands within their jurisdictions. A particular parcel need not be completely vacant to be included in the inventory and, per the State, a plan should err on the side of inclusion. The inventory is intended to be a living document to provide a listing of potential sites that may be considered for acquisition for open space and is subject to updates over time. This chapter provides the policies and programs for keeping that inventory up to date and for acquisitions of new lands for preservation as open space.

Brisbane is also committed to meeting best practice standards related to providing parks. The not-for-profit organization, National Recreation and Park Association (NRPA) and the California Department of Parks & Recreation provide recommended standards for acres of parkland by population.

As of 2024, the NRPA standards included one park for every 2,411 residents served, with 10.2 acres of parkland per 1,000 residents. The California Department of Parks & Recreation has suggested a baseline ratio of 3 acres of parkland per 1,000 residents. According to the 2020 US Census in 2020, Brisbane had a population of 4,851 people. This would suggest a range of approximately 15.5 to 49.5 acres dedicated to parks. Brisbane's status relative to these standards will be monitored along with the inventory on an ongoing basis.

Goal OS.2: Significant funding resources and other tools are made available to acquire and preserve open space.

Policy OS.2.A Maintain an inventory of existing and potential open space and parks.

Program OS.2.A.1 (93h) Consistent with State law and the City's open space goals, the City will maintain an inventory, comprised of maps and tables, of all vacant or unimproved lands, park lands and open space lands within the City and its sphere of influence and shall update the inventory.

Policy OS.2.B (90 & 91) Maintain an open space acquisition program to aggressively seek the widest range of opportunities to acquire lands that are suitable for open space.

Program OS.2.B.2 (93e) Review and establish open space priorities annually as part of the budget and Capital Improvement program development process.

Program OS.2.B.3 (93f & 93g) Create and maintain an open space acquisition plan, considering the City's open space goals and current information on County, State and Federal open space plans and programs.

Program OS.2.B.5 Prioritize lands within the Priority Conservation Areas (PCAs) and Priority Preservation Areas (PPAs) for establishment as open space.

Program OS.2.B.1 (81) The City shall conduct an on-going effort to identify and preserve sites or portions of sites having particular value as open space for rewilding, especially for wildlife habitat, wetlands, or other environmental qualities. In such cases, the City shall explore the feasibility of acquisition of these sites by the City, or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.

Program OS.2.C.1 (91a, 93a) On an ongoing basis, explore and pursue funding sources, including, but not limited to, taxing and assessment districts, for acquisition of open space lands with habitat, recreational or other natural resource value, especially lands within the Priority Conservation Area (PCA) and Priority Preservation Area (PPA)..

Program OS.2.C.2 (91b) In conjunction with new development, where appropriate, require dedication of lands with habitat or other natural resource value to remain as open space in perpetuity and/or in-lieu fees for open space acquisition and dedication.

Program OS.2.C.3 (88c) In conjunction with new development, where appropriate, require in-lieu fees or exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities.

Program OS.2.C.4 (93c) Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.

Program OS.2.C.5 (93b) Continue to utilize the open space fund to consolidate in-lieu fees, donations, and grants to be ready to acquire open space as funds are sufficient and opportunities arise.

Program OS.2.C.6 (93l) On an annual basis, send out a letter, in multiple languages, to all owners of potential open space lands identified on the City's inventory, to outline options for the land to become public open space.

Program OS.2.C.7 Consistent with the Housing Element, consider expanding the density transfer zoning provisions to allow for dedication of lands that contain habitat value or other open space value in exchange for increased density within other residential or mixed use districts.

Program OS.2.C.8 At a minimum, the following criteria should be considered in the evaluation of potential open space lands. Note that depending on the intended use of the lands, certain criteria may be considered as positive or negative factors:

- Landform, including geologic setting, topography, hazards, etc.;
 - Location relative to San Bruno Mountain State and County Park or other open space resources;
 - Presence of intact native vegetation;
 - Presence of endangered butterfly habitat;
 - Presence of wetlands;
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- Inclusion of a portion of a significant watercourse;
 - Condition or status of adjacent and nearby parcels;
 - Connections to transportation network and trails;
 - Value for parks and recreational resources;
 - Access and the need for equitable distribution of resources throughout the community;
 - Value for safety buffers consistent with the Safety Element;
 - Other open space resource value, such as tribal resources and other historical resources.
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Policy OS.2.D Acquire, establish and maintain parks throughout Brisbane, to meet and exceed the standards provided by the National Recreation and Parks Association (NRPA) and the California Department of Parks and Recreation.

Program OS.2.D.1 Identify potential sites of various sizes throughout Brisbane for establishment of parks.

Program OS.2.D.2 Establish new parks with the development of the Baylands subarea pursuant to a Specific Plan adopted by the City Council.

Gov't Code Sections 65560(b), 65562(a), 65564, 65566, 65567 and 65910 address the requirements of cities to maintain inventories for the acquisition of open space. In 2023, the State placed a requirement on cities to maintain an inventory of all unimproved (that is, vacant or undeveloped) lands within their jurisdiction that are designated on any local, regional, or state open-space plan. The Governor's Office of Planning and Research (OPR)'s general plan guidance states that open space elements "must contain an inventory of specified categories of open space resources (Save El Toro Assn. v. Days (1977) 74 Cal.App.3d 64, 73).

The Governor's Office of Planning and Research (OPR)'s general plan guidance states that open space elements "must contain an inventory of specified categories of open space resources (Save El Toro Assn. v. Days (1977) 74 Cal.App.3d 64, 73). The inventory must include any parcel in one of the listed categories that is: (1) "essentially unimproved" and (2) designated on any local, regional or state open-space plan (Gov. Code § 65560(b)(1)).

4. OPEN SPACE FOR NATURAL RESOURCES & REWILDING

The State requires that open space element policies provide for areas for preservation of plant and animal life rewilding. Such policies must address opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, natural resources, and water management.

Regarding water resources, Brisbane includes a number of seeps, springs and seasonal streams, wetlands, marshlands, Visitacion Creek, the Brisbane Lagoon and San Francisco Bay waters and related tidal areas. While Brisbane does not rely on surface or groundwater resources for municipal water supply, continuation of these resources is vital to local plant and animal life, stormwater management and the character of Brisbane.

The State also calls for establishing coordinated mitigation of the impacts of new development, which may be through a "natural communities conservation plan". In the case of portions of Brisbane and the larger San Bruno Mountain area, the HCP functions as the equivalent to the natural

communities conservation plan, for protection of natural resources on San Bruno Mountain including endangered butterfly species.

The goals, policies and programs provided below provide for rewilding and preservation of natural resources.

Goal OS.3: Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding.

Policy OS.3.A (82) Encourage the preservation, conservation and restoration of open space to retain existing biotic communities, including rare and endangered species habitat, wetlands, watercourses and woodlands.

Program OS.3.A.1 (81) Utilizing the vacant lands and open space inventory, the City shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.

Program OS.3.A.2 (87.1) The City shall discourage and oppose any attempted conversion of city-owned property acquired for the purpose of establishing open space or lands already dedicated to open space to urban uses, and shall not authorize or approve the relinquishment, abandonment or release of any open space dedication unless there is a finding of a compelling and overriding public interest and public benefit to be served thereby.

Program OS.3.A.3 (83b) Ensure that development applications for privately owned land within the San Bruno Mountain Habitat Conservation Area comply with the provisions of the San Bruno Mountain Habitat Conservation Plan to protect endangered species habitat.

Program OS.3.A.4 (83c) Cooperate with public and private groups involved in rare plant protection, habitat restoration and maintenance of mountain ecosystems to preserve open space on San Bruno Mountain.

Program OS.3.A.5 (84c) Work with environmental and conservation groups, and State, County and Federal agencies to ensure the preservation and maintenance of San Bruno Mountain State and County Park.

Policy OS.3.B (85) Encourage the preservation and conservation of aquatic resources for habitat value, including the Lagoon, the Bayfront and the Marsh, in balance with its recreational value.

Program OS.3.B.1 (85b) Maintain provisions and, where appropriate, adopt new provisions in the Zoning Ordinance to protect the natural ecology of aquatic resources, such as use restrictions and setback requirements.

Program OS.3.B.2 (85d) Work with responsible agencies, property owners and environmental and conservation groups to preserve aquatic ecosystems.

Goal OS.4: The public is educated and engaged in the value and importance of open space and respect and maintain the land and the waters for future generations.

Policy OS.4.A (84) Promote programs and activities that educate the public regarding the habitat and wildlife of San Bruno Mountain.

Program OS.4.A.1 (82a, 84e) Educate the public and encourage citizens to respect the fragility of ecosystems of the continued threat of invasive species through the Brisbane Star, brochures, the City's website, electronic newsletters and notifications, and other means.

Program OS.4.A.2 (85c) Provide information to citizens on the ecosystems of the Bay, the Lagoon and the Wetland Marsh and how citizens can participate in respecting and conserving these resources.

Program OS.4.A.3 (84b) Coordinate with the public schools to encourage and promote San Bruno Mountain as an educational resource.

Program OS.4.A.4 (84a) Cooperate with the County and State to enhance San Bruno Mountain Park and adjacent lands in Brisbane by joint public information programs about the mountain and by encouraging supervised volunteers in protection and preservation efforts.

Program OS.4.A.5 Discourage the use of City-owned open space or park lands under certain circumstances, such as when the use of a trail threatens endangered species habitat, contributes to erosion on fragile slopes, or presents a public safety hazard.

5. OPEN SPACE FOR OUTDOOR RECREATION & ACCESS FOR ALL

State law requires that the City's Open Space Element provide for open space for outdoor recreation. This may include areas of outstanding scenic, historic and cultural value, and areas particularly suited for park and recreation purposes.

Open space elements are also to contain policies to ensure access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with an environmental justice element or environmental justice policies in the general plan, if applicable. While the Brisbane does not have communities that are considered disadvantaged under State law and therefore is not obligated to prepare an environmental justice element, as detailed in the 2023-2031 Housing Element, the City still has an obligation and desire to ensure that open space goals, policies and

programs allow for access to open space for all people. As new resources are added or recreational improvements are made, the City is also committed to considering how special needs populations may be served.

Goal OS.5: Open space provides for a variety of parks and open areas to meet the respite and recreational needs of the community and provides for educational opportunities.

Policy OS.5.A (81.1, 86) Preserve open space lands to protect the natural environment and to provide access to natural areas and outdoor educational and recreational opportunities consistent with the sensitivity of the resource.

Program OS.5.A.1 (86a) Consistent with the nature of the resource areas, maintain and, where appropriate, add to the network of bikeways, walkways and trails throughout the City to provide access to parks and open space and to link City trails with County and regional trail systems.

Program OS.5.A.2 (86b) Provide new connections and maintain existing connections between the bike and pedestrian network, the public transportation systems, to provide open space access for all to parks, open spaces and aquatic areas.

Program OS.5.A.3 (86c) Through development of the Baylands, provide connections to and through recreational resources within and outside the City limits.

Program OS.5.A.4 Work with landowners and the San Francisco Bay Conservation and Development Commission (BCDC) to maintain the existing portions of the Bay Trail in Brisbane and continue to add to it and its connections to other recreational resources.

Program OS.5.A.5 Provide maps and other informational resources on the City's website that show the City's outdoor recreation resources and connection points to the transportation network.

Policy OS.5.B (85) Encourage the preservation and conservation of aquatic resources and recreational uses as appropriate to the resource, including, but not limited to, the Lagoon, the Bayfront and the Marsh.

Program OS.5.B.1 (85a) Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.

Policy OS.5.C Encourage the use of parks and open space resources for active and passive recreation, as appropriate to the resource, in balance with its habitat value.

Program OS.5.C.1 Provide information to the public through various means, including the STAR, website and social media, regarding approved trail access throughout Brisbane's open space and park resources.

Program OS.5.C.2 (86a) Develop and maintain a network of trails and pathways throughout the City to provide appropriate access and wayfinding to open space and to link City trails with County and regional trail systems.

Program OS.5.C.3 (84d) Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.

Policy OS.5.D (87) In order to maximize active and passive recreational opportunities, maintain parks and open space to serve the community at or above national standards.

Program OS.5.D.1 (87.a) Maintain parks at, or above, the acreage/population standards set by the National Recreation and Parks Association.

Policy OS.5.E (88) Develop parks to maximize passive recreational opportunities.

Program OS.5.E.1 (88a) Encourage local businesses, citizens, and public and/or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities. (See also the policies and programs under Acquisitions)

Policy OS.5.F (89) Encourage the establishment and maintenance of outdoor open areas, undeveloped portions of privately owned property, that may be used for recreation by employees and residents.

Program OS.5.F.1 (89a) Examine the potential for obtaining funding, including open space, park, and recreational impact fees, to provide benefits for the non-resident population. Consider joint development of facilities.

Program OS.5.F.2 Consider zoning provisions to establish requirements for publicly accessible open areas within new nonresidential and residential developments.

Program OS.5.F.3 Consider requiring easements for public access through certain residential and nonresidential new development projects, where access to or through the property is in the public interest, such as to allow for mid-block trail or sidewalk connections.

6. HEALTH, SAFETY & CLIMATE RESILIENCE

The Government Code requires that the City's Open Space Element address climate resilience and other co-benefits of open space, correlated with the Safety Element. The Safety Element includes mapping of hazards and climate change vulnerability assessment and related technical studies. Additionally, the draft Specific Plan for the Baylands, under consideration and prior to adoption by City Council, will need to be found as providing the required details on hazards specific to the subarea and open space planning consistent with those hazards. The goal, policy and programs below provide an overall framework for coordination and consistency between the two General Plan elements and the pending Specific Plan.

Goal OS.6: Open space is considered in concert with hazard mitigation.

Policy OS.6.A Where reasonable and feasible, utilize open space to provide for safety buffers from existing and prospective hazards as identified in the Safety Element.

Program OS.6.A.1 Maintain open space and/or open areas to account for projected sea level rise.

Program OS.6.A.2 Long term planning for open space, to continue to meet the standards provided in Section 3 of this Element, will account for projected losses of land due to sea level rise.

Program OS.6.A.3 In conjunction with the Local Hazard Mitigation Plan (LHMP) and corresponding Safety Element updates review the hazards relative to existing and planned open space, parks and open areas, to determine if additional areas need to be designated as open space, parks or open area to provide for safety buffers.

Program OS.6.A.4 Consider the co-benefits of improved air quality through the establishment of open space, parks and open areas, consistent with the Safety Element.

Gov't Code Section 65565.5 requires that the City's Open Space Element address climate resilience and other co-benefits of open space, correlated with the Safety Element

7. HISTORIC AND TRIBAL RESOURCES

The Government Code requires that the City's Open Space Element address "rewilding opportunities", that may include, among other things, opportunities to preserve and enhance historic and tribal resources. This section provides policies and programs to address these potential resources.

Goal OS.7: Open space planning and acquisition is considered in concert with protection of cultural and historical artifacts, where applicable.

Policy OS.7.A Maintain communication with responsible Native American tribal groups and representative agencies regarding Open Space plans and related issues.

Program OS.7.A.1 If tribal cultural resources are found on open space or park lands, notify responsible agencies and address the discovery consistent with state and federal laws.

Policy OS.7.B Consistent with state law preserve and enhance historical resources.

Program OS.7.B.1 Where reasonable and feasible enhance historic structures that have been significant in the City's for public use and/or education.

Government Code § 65565.5(b)(1) requires that the City's Open Space Element address "rewilding opportunities", that may include, among other things, opportunities to preserve and enhance historic and tribal resources.

8. AGRICULTURE & MANAGED PRODUCTION

Agriculture: The Government Code includes requirements for cities to provide open space planning for agricultural land in their open space element, or through a separate element. This includes identification and mapping, utilizing the designations in the Farmland Monitoring and Mapping Program or soil surveys conducted by the US Natural Resources Conservation Service.

The California Department of Conservation provides mapping of California Important Farmland and open space elements are to map and provide policies and programs to address such lands.

The latest mapping from 2020 shows that Brisbane does not have land with farming or agricultural designations as provided in the Government Code. The mapping available through the Department of Conservation indicated that Brisbane contains only land designated as “other land” and “urban and built-up land”. The “other land” is generally that undeveloped land within the Northeast Ridge, Brisbane Acres, and Baylands subareas within the City’s limits, and the unincorporated Quarry and Owl & Buckeye Canyon subareas within the City’s Sphere of Influence. The “urban or built-up land” included Brisbane’s developed areas, including Sierra Point, Central Brisbane, portions of the Brisbane Acres, Crocker Park, the Bayshore and Beatty subareas.

As provided in the program below, Brisbane will continue to monitor the State’s mapping and comply with applicable requirements as changes may occur, such as conversion of land to agricultural uses.

Managed Production: Government Code § 65560(h)(2) provides that open space lands include open space for managed production of resources. This may include forest lands, range lands, agricultural lands, areas required for recharge of groundwater basins, streams, etc., and areas of mineral deposits. Farmland and agricultural land and water resources are addressed below. Given Brisbane’s geographic setting its land use categories include “other land” and “urban and built-up land” and generally does not include land for production of resources.

One exception is the Guadalupe Quarry, which is located in unincorporated San Mateo County but within the City’s Sphere of Influence. The Guadalupe Quarry is located to the southwest of Crocker Park. Surface mining of construction aggregate materials has been ongoing at that location since 1895. At the time of this writing, it is operated by Evans Brothers, Inc under surface mining permit SMP 87-1 and reclamation plan (American Rock and Asphalt, Inc. 1994), prepared in conformance with the California Surface Mining and Reclamation Act (SMARA) and approved by the County. In 2020, an Interim Management Plan (IMP) was approved by the County. The IMP provides erosion control, revegetation, public safety, maintenance, and monitoring requirements.

At the time of this writing, the Guadalupe Quarry is the subject of development proposal by Orchard Partners, LLC to construct and operate an approximately 1.3 million square foot warehouse facility. Subject to approval by City Council, following the ongoing California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) process and associated discretionary permit applications, that proposal would result in 1) closure and reclamation of the quarry, 2) construction and operation of a warehouse facility, access routes and ancillary modifications, and 3) dedication and/or protection of the upper benches of the quarry and undeveloped areas as open space. The

area is within the San Bruno Mountain HCP area and is therefore subject to compliance with the HCP.

Goal OS.8: Open space planning is considered in concert with protection of other resources (agriculture and managed production), where applicable.

Policy OS.8.A Maintain compliance with state law regarding agricultural resources and open space.

Program OS.8.A.1 Monitor Department of Conservation mapping for changes to Farmland resources and update Open Space programs, if required for compliance with State law.

Government Code § 65565(a) includes requirements for cities to provide open space planning for agricultural land in their open space element, or through a separate element.

Farming or agricultural designations are provided in Government Code § 65565(1) (A) - (K).

Government Code § 65560(h)(2) provides that open space lands include open space for managed production of resources.

9. MILITARY

Government Code § 65560(h)(5) provides that open space may include lands in support of military installations, training routes and restricted airspace. Brisbane does not contain lands in use or restricted airspace for military purposes.

APPENDIX A - GLOSSARY

The following terms are included in this Element and described below.

Association of Bay Area Governments (ABAG): ABAG is part regional planning agency and part local government service provider for the nine Bay Area counties. Their stated mission is to advance shared local and regional priorities for transportation, housing and the environment. In some cases, ABAG has the authority to enact certain legislation on behalf of the Bay Area, for example the state-mandated Regional Housing Need Allocation, or RHNA. ABAG also operates as the state-designated clearinghouse for federal grant applications.

Open-space land: California Government Code Section 65560(h) defines open-space land as “any parcel or area of land or water that is devoted to an open-space use as defined in this section, and that is designated on a local, regional, or state open-space plan as any of the following:

- Open space for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes;

rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

- Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams that are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Open space for public health and safety, including, but not limited to, areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.
- Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.
- Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.997 of the Public Resources Code.”

Open Area(s): Open areas are parcels of land or portions thereof, primarily in private ownership, that serve to soften the impacts of urban development and otherwise provide primarily green areas and a feeling of openness to the development pattern. Typical open areas include, but are not limited to, setbacks and easements that are landscaped or characterized by vegetation. Open areas might also include private parks and recreation areas within private development. An open area may consist of a combination of hardscape and landscape, such as a plaza. Streets, conventional sidewalks, parking lots and similar improvements function as circulation facilities and do not qualify as open areas. For the purposes of this element, open areas are considered a subcategory of open space.

Park(s): Government Code Section 65560(H) in its definition of “open-space land” includes outdoor space for outdoor recreation, which includes “...areas suited for parks and recreation purposes, including access to lakeshores, beaches, and rivers and streams...” For the purposes of this element, parks are considered as a subcategory of open space that primarily serves recreational purposes. Parks often have improvements for public use.

Natural Communities Conservation Plan: A natural community conservation plan (NCCP) is the state counterpart to the federal habitat conservation plan (HCP). It provides a means of complying with the Natural Community Conservation Planning Act (NCCP Act) and securing take authorization at the State level. To be approved by the California Department of Fish and Wildlife (CDFW), an NCCP must provide for the conservation of species and protection and management of natural communities in perpetuity within the area covered by permits. At the time of this writing an NCCP has not been established in Brisbane.

Habitat Conservation Plan: A Habitat Conservation Plan (HCP) is a plan approved by the United States Fish and Wildlife Service pursuant to the federal Endangered Species Act. An HCP “is a planning document designed to accommodate economic development to the extent possible by authorizing the limited and unintentional take of [federally] listed species when it occurs incidental to otherwise lawful activities. The plan is designed not only to help landowners and communities but also to provide long-term benefits to species and their habitats. HCPs describe the anticipated effects of the proposed taking, how those impacts will be minimized and mitigated, and how the conservation measures included in the plan will be funded. If the Service finds an HCP meets the specified criteria, it issues an incidental take permit. This allows the permit holder to proceed with an activity that could otherwise result in the unlawful take of a listed species.”

A significant amount of land within the Brisbane City limits and its sphere of influence is within the San Bruno Mountain Habitat Conservation Plan area. That was established as the nation’s first HCP in 1982.

Priority Conservation Areas (PCAs): PCAs are regionally significant areas to be protected and improved. PCAs include natural habitats, recreation areas, urban green spaces and locations that can help fight the effects of climate change. PCAs are nominated by local jurisdictions with land use authority (such as open space districts, city and county parks and recreation departments, and other local entities) and adopted by ABAG. (Note: See the ABAG website for further details.)

Priority Preservation Area (PPA): The PPA is the mapped area within the upper Brisbane Acres with likely significant biological resources, originally established in the 2001 Brisbane Open Space Plan, and as amended and expanded.

Attachment 2

Comparison to Existing Goals, Policies & Programs
for update to the Open Space Element of the General Plan

10/16/2025

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
1. Introduction	ELEMENT GOALS (All Chapters): The City of Brisbane will be a place where... - Open space planning is long range and comprehensive; - Significant funding resources and other tools are made available to acquire and preserve open space; - Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding; - The public is educated and engaged in the value and importance of open space and respect and maintain the land and the waters for future generations; - Open space provides for a variety of parks and open areas to meet the respite and recreational needs of the community and provides for educational opportunities; - Open space is considered in concert with hazard mitigation; - Open space planning is considered in concert with protection of cultural and historical artifacts, where applicable; - Open space planning is considered in concert with protection of other resources (agriculture and managed production), where applicable.	GOALS: The City of Brisbane will be a place... Where open space lands have been set aside to protect the natural environment; Where outdoor areas provide recreational open space and educational opportunities; Where open space and natural areas provide respite to both residents and businesses; and Where residents reciprocate by respecting and maintaining the land and the waters for future generations.
2. Comprehensive Open Space Planning	Goal 1: Open space planning is long range and comprehensive.	
	Policy OS.1.A Continue long range and comprehensive planning for open space consistent with the City goals and with state and federal laws.	
	Program OS.1.A.1 Maintain communications on the status of open space programs and operations with other responsible agencies.	

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.1.A.2 (83d, 84f, 93d) Provide annual reports to City Council on open space and parks, outlining any new acquisitions, significant park development activities, and opportunities for parks and open space acquisitions	Program 83d: Provide an annual report to the City Council on Federal, State and private opportunities for open space acquisition on San Bruno Mountain and elsewhere in the City. Program 84f: Provide an annual report to the City Council and the community of all activities pertaining to the acquisition, preservation and appreciation of San Bruno Mountain, including information from the HCP manager. Program 93d: Provide an annual report to the City Council on the state of the open space resources in the community, the amount and type of open space land, the needs for operating and maintaining existing lands, and new acquisitions and funding sources.
	Program OS.1.A.3 (93, 93e) Review and establish parks and open space priorities, including potential acquisitions and improvements, as part of the budget and Capital Improvement program development process.	Policy 93: Establish an implementation program for open space acquisition. Program 93e: Review and establish open space priorities annually as part of the budget and Capital Improvement program development process. (See programs in Chapter 2 also)
	Program OS.1.A.4 (93k) Continue the function of the Open Space & Ecology Committee to advise the City Council on open space and related environmental matters.	Program 93k: Consider establishing an environmental commission of local citizens to help advise the City Council on open space acquisitions and environmental matters in general.
	Program OS.1.A.5 Update the 2001 Open Space Plan (implementation plan)	
3. Inventories & Acquisitions	Goal OS.2: Significant funding resources and other tools are made available to acquire and preserve open space.	
	Policy OS.2.A Maintain an inventory of existing and potential open space and park lands.	
	Program OS.2.A.1 (93h) Consistent with State law and the City's open space goals, the City will maintain an inventory, comprised of maps and tables, of all vacant or unimproved lands, park lands and open space lands within the City and its sphere of influence and shall update the inventory	Program 93h: For reference and assistance in establishing open space priorities, prepare a comprehensive map of vacant lands in the planning area and update the map annually.
	Policy OS.2.B (90 & 91) Maintain an open space acquisition program to aggressively seek the widest range of opportunities to acquire lands that are suitable for open space.	Policy 90 On an ongoing basis, aggressively seek opportunities to preserve open space. Policy 91 Explore the widest range of options for preserving open space lands, including acquisition, dedication, and exactions on development projects.
	Program OS.2.B.2 (93e) Review and establish open space priorities annually as part of the budget and Capital Improvement program development process.	Program 93e: Review and establish open space priorities annually as part of the budget and Capital Improvement program development process.

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.2.B.3 (93f & 93g) Create and maintain an open space acquisition plan, considering the City's open space goals and current information on County, State and Federal open space plans and programs	Program 93f: As a part of the open space acquisition plan, provide updated information on County, State and Federal open space plans and programs. Program 93g: In setting priorities and programs for open space acquisition, review proposals for conformance with the County, State and Federal plans.
	Program OS.2.B.5 Prioritize lands within the Priority Conservation Areas (PCAs) and Priority Preservation Areas (PPAs) for establishment as open space.	
	Program OS.2.B.1 (81) The City shall conduct an on-going effort to identify and preserve sites or portions of sites having particular value as open space for rewilding, especially for wildlife habitat, wetlands, or other environmental qualities. In such cases, the City shall explore the feasibility of acquisition of these sites by the City, or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.	Policy 81 The City Shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.
	Program OS.2.C.1 (91a, 93a) On an ongoing basis, explore and pursue funding sources, including, but not limited to, taxing and assessment districts, for acquisition of open space lands with habitat, recreational or other natural resource value, especially lands within the Priority Conservation Area (PCA) and Priority Preservation Area (PPA).	Program 91a: On an ongoing basis, explore and pursue funding sources for acquisition of open space lands with habitat, recreational or other natural resource value. Program 93a: Consider legally available means of funding open space acquisition, such as taxing, assessment districts and other funding mechanisms
	Program OS.2.C.2 (91b) In conjunction with new development, where appropriate, require dedication of lands with habitat or other natural resource value to remain as open space and/or in-lieu fees for open space acquisition.	Program 91b: In conjunction with all new development and the redevelopment of existing uses, where appropriate, require dedication of lands with habitat or other natural resource value to remain as open space and/or in-lieu fees for open space acquisition.
	Program OS.2.C.3 (88c) In conjunction with new development, where appropriate, require in-lieu fees or exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities.	Program 88c Require impact fees or exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities in conjunction with the mitigation requirements for development projects.
	Program OS.2.C.4 (93c) Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.	Program 93c: Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.
	Program OS.2.C.5 (93b) Continue to utilize the open space fund to consolidate in-lieu fees, donations, and grants to be ready to acquire open space as funds are sufficient and opportunities arise.	Program 93b: Establish an open space fund to consolidate in-lieu fees, donations, and grants so as to be ready to acquire open space as funds are sufficient and opportunities arise.
	Program OS.2.C.6 (93l) On an annual basis, send out a letter, in multiple languages, to all owners of potential open space lands identified on the City's inventory, to outline options for the land to become public open space.	Program 93l: On an annual basis, send out a letter to all property owners of potential open space, to see if they would like to donate it to the public.
	Program OS.2.C.7 Consistent with the Housing Element, consider expanding the density transfer zoning provisions to allow for dedication of lands that contain habitat value or other open space value in exchange for increased density within other residential or mixed use districts	

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.2.C.8 At a minimum, the following criteria should be considered in the evaluation of potential open space lands. Note that depending on the intended use of the lands, certain criteria may be considered as positive or negative factors: • Landform, including geologic setting, topography, hazards, etc.; • Location relative to San Bruno Mountain State and County Park or other open space resources; • Presence of intact native vegetation; • Presence of endangered butterfly habitat; • Presence of wetlands; • Inclusion of a portion of a significant watercourse; • Condition or status of adjacent and nearby parcels; • Connections to transportation network and trails; • Value for parks and recreational resources; • Access and the need for equitable distribution of resources throughout the community; • Value for safety buffers consistent with the Safety Element; • Other open space resource value, such as tribal resources and other historical resources.	
	Policy OS.2.D Acquire, establish and maintain parks throughout Brisbane, to meet and exceed the standards provided by the National Recreation and Parks Association (NRPA) and the California Department of Parks and Recreation.	
	Program OS.2.D.1 Identify potential sites of various sizes throughout Brisbane for establishment of parks.	
	Program OS.2.D.2 Establish new parks with the development of the Baylands subarea pursuant to a Specific Plan adopted by the City Council.	
4. OpenSpace for Natural Resources & Rewilding	Goal OS.3: Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding.	Goal: Where open space lands have been set aside to protect the natural environment.
	Policy OS.3.A (82) Encourage the preservation, conservation and restoration of open space to retain existing biotic communities, including rare and endangered species habitat, wetlands, watercourses and woodlands.	Policy 82 Encourage the preservation, conservation and restoration of open space to retain existing biotic communities, including rare and endangered species habitat, wetlands, watercourses and woodlands.

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.3.A.1 (81) Utilizing the vacant lands and open space inventory, the City shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.	Policy 81 The City Shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.
	Program OS.3.A.2 (87.1) The City shall discourage and oppose any attempted conversion of city-owned property acquired for the purpose of establishing open space or lands already dedicated to open space to urban uses, and shall not authorize or approve the relinquishment, abandonment or release of any open space dedication unless there is a finding of a compelling and overriding public interest and public benefit to be served thereby.	Policy 87.1 Publicly dedicated open space both in and around the City shall be preserved. The City shall therefore discourage and oppose any attempted conversion of such dedicated open space to urban uses, and shall not authorize or approve the relinquishment, abandonment or release of any open space dedication unless there is a finding of a compelling and overriding public interest and public benefit to be served thereby.
	Program OS.3.A.3 (83b) Ensure that development applications for privately owned land within the San Bruno Mountain Habitat Conservation Area comply with the provisions of the San Bruno Mountain Habitat Conservation Plan to protect endangered species habitat.	Program 83b: Comply with the provisions of the Habitat Conservation Plan to protect endangered species habitat.
	Program OS.3.A.4 (83c) Cooperate with public and private groups involved in rare plant protection, habitat restoration and maintenance of mountain ecosystems to preserve open space on San Bruno Mountain.	Program 83c: Cooperate with public and private groups involved in rare plant protection, habitat restoration and maintenance of mountain eco-systems to preserve open space on San Bruno Mountain.
	Program OS.3.A.5 (84c) Work with environmental and conservation groups, and State, County and Federal agencies to ensure the preservation and maintenance of San Bruno Mountain State and County Park.	Program 84c: Lobby and work with environmental and conservation groups, and State, County and Federal agencies to ensure the preservation and maintenance of San Bruno Mountain State and County Park.
	Policy OS.3.B (85) Encourage the preservation and conservation of aquatic resources for habitat value, including the Lagoon, the Bayfront and the Marsh, in balance with its recreational value.	Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane, including the Lagoon, the Bayfront and the Marsh.
	Program OS.3.B.1 (85b) Maintain provisions and, where appropriate, adopt new provisions in the Zoning Ordinance to protect the natural ecology of aquatic resources, such as use restrictions and setback requirements.	Program 85b: Develop provisions in the Zoning Ordinance, including setback requirements, to protect the natural ecology of aquatic resources.
	Program OS.3.B.2 (85d) Work with responsible agencies, property owners and environmental and conservation groups to preserve aquatic ecosystems.	Program 85d Work with responsible agencies, property owners and environmental and conservation groups to ensure preservation of aquatic eco-systems
	Goal OS.4: The public is educated and engaged in the value and importance of open space and respect and maintain the land and the waters for future generations.	Goal: Where residents reciprocate by respecting and maintaining the land and the waters for future generations.
	Policy OS.4.A (84) Promote programs and activities that educate the public regarding the habitat and wildlife of San Bruno Mountain.	Policy 84 Strengthen and broaden the public's commitment and knowledge regarding San Bruno Mountain and its wildlife and habitat.
	Program OS.4.A.1 (82a, 84e) Educate the public and encourage citizens to respect the fragility of ecosystems of the continued threat of invasive species through the Brisbane Star, brochures, the City's website, electronic newsletters and notifications, and other means.	Program 82a Educate the public of the continued threat of invasive species through the Brisbane Star. Program 84e: Provide information on the natural ecology of the Canyons through publications and presentations, and encourage citizens to respect the fragility of these eco-systems.

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.4.A.2 (85c) Provide information to citizens on the ecosystems of the Bay, the Lagoon and the Wetland Marsh and how citizens can participate in respecting and conserving these resources.	Program 85c: Provide information to citizens on the eco-systems of the Bay, the Lagoon and the Wetland Marsh and how citizens can participate in respecting and conserving these resources.
	Program OS.4.A.3 (84b) Coordinate with the public schools to encourage and promote San Bruno Mountain as an educational resource.	Program 84b: Through public school programs, encourage and promote San Bruno Mountain as an educational resource.
	Program OS.4.A.4 (84a) Cooperate with the County and State to enhance San Bruno Mountain Park and adjacent lands in Brisbane by joint public information programs about the mountain and by encouraging supervised volunteers in protection and preservation efforts.	Program 84a: Cooperate with the County and State to enhance San Bruno Mountain Park and adjacent lands in Brisbane by joint public information programs about the Mountain and by encouraging supervised volunteers in protection and preservation efforts.
	Program OS.4.A.5 Discourage the use of City-owned open space or park lands under certain circumstances, such as when the use of a trail threatens endangered species habitat, contributes to erosion on fragile slopes, or presents a public safety hazard.	
5. Open Space and Parks for Outdoor Recreation & Access for All	Goal OS.5: Open space provides for a variety of parks and open areas to meet the respite and recreational needs of the community and provides for educational opportunities.	Goal: Where outdoor areas provide recreational open space and educational opportunities.
	Policy OS.5.A (81.1, 86) Preserve open space lands to protect the natural environment and to provide access to natural areas and outdoor educational and recreational opportunities consistent with the sensitivity of the resource.	Policy 81.1 Work to preserve open space lands to protect the natural environment and to provide outdoor educational and recreational opportunities consistent with the sensitivity of the resource. Policy 86: Provide access to natural areas consistent with the nature of the resource.
	Program OS.5.A.1 (86a) Consistent with the nature of the resource areas, maintain and, where appropriate, add to the network of bikeways, walkways and trails throughout the City to provide access to parks and open space and to link City trails with County and regional trail systems.	Program 86a: Develop and maintain a network of trails and pathways throughout the City to provide appropriate access to open space and to link City trails with County and regional trail systems.
	Program OS.5.A.2 (86b) Provide new connections and maintain existing connections between the bike and pedestrian network, the public transportation systems, to provide open space access for all to parks, open spaces and aquatic areas.	Program 86b: Extend the trail system to include aquatic areas and provide access to public transportation systems.
	Program OS.5.A.3 (86c) Through development of the Baylands, provide connections to and through recreational resources within and outside the City limits.	Program 86c: Examine the potential to extend a pedestrian and bicycle trail between Sierra Point and the Candlestick Recreation Area along the Bay to the east of Highway 101 in cooperation with regional efforts to obtain the same objective.
	Program OS.5.A.4 Work with landowners and the San Francisco Bay Conservation and Development Commission (BCDC) to maintain the existing portions of the Bay Trail in Brisbane and continue to add to it and its connections to other recreational resources.	
	Program OS.5.A.5 Provide maps and other informational resources on the City's website that show the City's outdoor recreation resources and connection points to the transportation network.	
	Policy OS.5.B (85) Encourage the preservation and conservation of aquatic resources and recreational uses as appropriate to the resource, including, but not limited to, the Lagoon, the Bayfront and the Marsh.	Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane: the Lagoon, the Bayfront and the Marsh.

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	Program OS.5.B.1 (85a) Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.	Program 85a: Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.
	Policy OS.5.C Encourage the use of parks and open space resources for active and passive recreation, as appropriate to the resource, in balance with its habitat value.	
	Program OS.5.C.1 Provide information to the public through various means, including the STAR, website and social media, regarding approved trail access throughout Brisbane’s open space and park resources.	
	Program OS.5.C.2 (86a) Develop and maintain a network of trails and pathways throughout the City to provide appropriate access and wayfinding to open space and to link City trails with County and regional trail systems.	Program 86a: Develop and maintain a network of trails and pathways throughout the City to provide appropriate access to open space and to link City trails with County and regional trail systems.
	Program OS.5.C.3 (84d) Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.	Program 84d. Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.
	Policy OS.5.D (87) In order to maximize active and passive recreational opportunities, maintain parks and open space to serve the community at or above national standards.	Policy 87 Maintain parks and open space to serve the community equivalent to or greater than the acreage/population standards set by the National Recreation and Parks Association.
	Program OS.5.D.1 (87.a) Maintain parks at, or above, the acreage/population standards set by the National Recreation and Parks Association.	Program 87a Use the standards in Table 6 as guidelines for the provision of parks and open space for the community
	Policy OS.5.E (88) Develop parks to maximize passive recreational opportunities.	Policy 88 Develop parks to maximize passive recreational opportunities.
	Program OS.6.E.1 (88a) Encourage local businesses, citizens, and public and/or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities. (See also the policies and programs under Acquisitions)	Program 88a Encourage local businesses, citizens, and public and/or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities.
	Policy OS.5.F (89) Encourage the establishment and maintenance of outdoor open areas, undeveloped portions of privately owned property, that may be used for recreation by employees and residents.	Policy 89 Work with local employers to preserve open space and to develop outdoor open areas that would benefit employees as well as residents during and after the work day.
	Program OS.5.F.1 (89a) Examine the potential for obtaining funding, including open space, park, and recreational impact fees, to provide benefits for the non-resident population. Consider joint development of facilities.	Program 89a: Examine the potential for obtaining funding, including open space, park, and recreational impact fees, to provide benefits for the non-resident population. Consider joint development of facilities.
	Program OS.5.F.2 Consider zoning provisions to establish requirements for publicly accessible open areas within new nonresidential and residential developments	
	Program OS.5.F.3 Consider requiring easements for public access through certain residential and nonresidential new development projects, where access to or through the property is in the public	

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	interest, such as to allow for mid-block trail or sidewalk connections.	
6. Health, Safety and Climate Resilience	Goal OS.6: Open space is considered in concert with hazard mitigation.	
	Policy OS.6.A Where reasonable and feasible, utilize open space to provide for safety buffers from existing and prospective hazards as identified in the Safety Element.	
	Program OS.6.A.1 Maintain open space and/or open areas to account for projected sea level rise.	
	Program OS.6.A.2 Long term planning for open space, to continue to meet the standards provided in Section 3 of this Element, will account for projected losses of land due to sea level rise.	
	Program OS.6.A.3 In conjunction with the Local Hazard Mitigation Plan (LHMP) and corresponding Safety Element updates review the hazards relative to existing and planned open space, parks and open areas, to determine if additional areas need to be designated as open space, parks or open area to provide for safety buffers.	
	Program OS.6.A.4 Consider the co-benefits of improved air quality through the establishment of open space, parks and open areas, consistent with the Safety Element.	
7. HISTORIC AND TRIBAL RESOURCES	Goal OS.7: Open space planning and acquisition is considered in concert with protection of cultural and historical artifacts, where applicable	
	Policy OS.7.A Maintain communication with responsible Native American tribal groups and representative agencies regarding Open Space plans and related issues.	
	Program OS.7.A.1 If tribal cultural resources are found on open space or park lands, notify responsible agencies and address the discovery consistent with state and federal laws.	
	Policy OS.7.B Consistent with state law preserve and enhance historical resources.	
	Program OS.7.B.1 Where reasonable and feasible enhance historic structures that have been significant in the City's for public use and/or education.	
8. AGRICULTURE & MANAGED PRODUCTION	Goal OS.8: Open space planning is considered in concert with protection of other resources (agriculture and managed production), where applicable.	
	Policy OS.8.A Maintain compliance with state law regarding agricultural resources and open space.	
	Program OS.8.A.1 Monitor Department of Conservation mapping for changes to Farmland resources and update Open Space programs, if required for compliance with State law.	
	Remaining from 1994 adopted Element. Otherwise covered, completed or out of date.	Policy 83: Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres. (adopted ridgeline ordinance) Program 83a: In the official actions of the City, including resolutions and ordinances, recognize the importance of maintaining and preserving the natural eco-system and beauty of San Bruno Mountain. (See also Program 3.B.4) Program 88b: Continue to work with citizens to plan and develop a community park on the Old County Road site. - completed

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		Policy 92 Follow the priorities indicated by citizens in the General Plan survey for the acquisition of open space for preservation of natural areas and recreational potential.
		Program 93j: Investigate the possible benefits and disadvantages of an expansion of the Golden Gate National Recreation Area into the eastern and northern peninsula of San Mateo County.
		Program 93i: Investigate establishing or joining special open space acquisition districts.