



CITY *of* BRISBANE

Sierra Point Parkway Parks & Open Space Subcommittee Agenda

Wednesday January 7th, 2025 at 5:30PM • Hybrid Meeting
Brisbane Annex City Hall, Annex Conference Room, 25 Park Place, Brisbane, CA

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

JOIN IN PERSON

Location: Annex Conference Room, Brisbane Annex City Hall, 25 Park Place, Brisbane, CA 94005

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.

JOIN VIRTUALLY

Join Zoom Webinar (please use the latest version: zoom.us/download):
<https://us06web.zoom.us/j/82109203916>

Meeting ID: 821 0920 3916

Call In Number: 1 (669) 900-9128

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

The agenda materials may be viewed online at www.brisbaneca.org at least 72 hours prior to a Meeting. Please be advised that if there are technological difficulties, the meeting will nevertheless continue.

TO ADDRESS THE SUBCOMMITTEE

IN PERSON PARTICIPATION

To address the Subcommittee on any item on or not on the posted agenda, please wait until Public Comments are being accepted.

REMOTE PARTICIPATION

Members of the public may observe/participate during the Subcommittee meeting by logging into the Zoom Webinar. Public comments received one hour prior to the meeting via email will be noted for the record. Written comments after that time will not be responded to or brought to the attention of the Subcommittee during the meeting. **Email:** aibarra@brisbaneca.org

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact Angel Ibarra at (415) 508-2109. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

SUBCOMMITTEE MEMBERS:

Councilmember Kern, Councilmember Lentz, Park & Recreation Commission Chair Trudi Davis and Vice-Chair Tom Seawell

ROLL CALL

- A. Consider any request of a City Councilmember to attend the meeting remotely under the “Emergency Circumstances” of AB 2449

PUBLIC COMMENT**PRESENTATIONS AND DISCUSSION ITEMS**

- B. Discuss City Owned Land in the Sierra Point Parkway District that Enhances Open Space and Public Amenities

PUBLIC COMMENT**ADJOURNMENT**

File Attachments for Item:

A. Discuss City Owned Land in the Sierra Point Parkway District that Enhances Open Space and Public Amenities

Project website: <https://www.brisbaneca.org/community/project/sierra-point-open-space-and-parks-master-plan>

Parcel R

Schedule outline:

- Starting 11/19 - CMG coordination with staff on proposal for amendment
- First City Council mtg in January (1/15) CMG Contract Amendment for fund allocation
- 1/14 - Parks & Rec Commission Introduction
 - *Frank and Cliff in attendance*
- 2/11 - Parks & Rec Commission input & recommendation
- Feb/March Council Subcommittee Meeting
 - *65% from CMG due 2/25*
- 4/16 – Council Subcommittee Meeting
 - *95% from CMG due 4/9, with cost estimation*
- 5/7 – Formal Recommendation to full City Council
 - *4/23 - Staff Report Due*
- 6/30 - Intent letter due to HealthPeak (legal needed to advise prior)

General Overview of Parcel R

What is Parcel R and where is it located?

Parcel R is a city-owned 1.5-acre site at 400 Sierra Point Parkway at the end of Sierra Point Parkway adjacent to the Bay Trail and marina.

Why was Parcel R acquired?

Parcel R was acquired by the City of Brisbane through a 2017 agreement with Sierra Point LLC that released the developer's leasehold interest in the site, enabling the City to take full control of the land. As part of the agreement, the developer paid a one-time fee of \$300,000 for park development and committed to an additional fee of \$0.50 per square foot at building permit issuance, expected to generate another \$225,000. Separately, Healthpeak paid a \$1.5 million park development fee in exchange for additional construction rights at its Shore project. Altogether, these transactions provided the City with over \$2 million to initiate park improvements at Sierra Point.

How much funding is available for Parcel R?

The City holds \$1.9 million in mitigation and impact funds for park planning and related Sierra Point improvements and some of the funds may be used to improve the Parcel R site.

What work is completed to date?

The City hired firm CMG to begin a Sierra Point Parkway master planning process in 2022 and completed a sea level rise study. The City also made picnic area improvements on a small embankment and completed backflow device installation on Parcel R; further work has not been authorized by the City Council.

What kinds of amenities are realistic for a 1.5-acre Parcel R?

Comparable waterfront examples show 2–3 features are typical on similar parcels: small lawns, picnic areas, overlooks, planting for ecological demonstration, a playground or plaza, and limited circulation or seating elements. Designs could include ecological planting to adapt to sea level rise and use existing mounding to shelter users from wind.

Potential amenities and improvements that could work on Parcel R are: multi-purpose lawn or plaza, amphitheater, overlooks, picnic/bbq, iconic features such as a wind and shade canopy, gardens, earthwork, playground, dog park, or improved access and esplanade.

What are the Next Steps for the City?

The City Council directed staff to convene the Sierra Point Park, Parkway & Open Space Subcommittee to engage the public and develop recommendations. The subcommittee will then return to Council for public review and decision once they have formulated a recommendation for the Council to consider.

EXISTING ON-SITE PARKING

- **808** Parking Spots
- **580** Marina Berths
- **0.60** regular parking stalls for every berth
- **348 parking stalls required** for marina per CA Division of Boating and Waterways' 2005 *Marina Berthing Facilities – Design Guidelines*

