



City of Brisbane

Planning Commission Planning Commission Meeting Agenda

Thursday, May 14, 2026 at 7:30 PM • Hybrid Meeting • 50 Park Place, Brisbane, CA

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

To Address the Commission

In Person:

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

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, 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.

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 planningcommissioners@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, Sayasane, and Wodziak

Call to Order

Roll Call

Adoption of the Agenda

Consent Calendar

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

- A. Approval of draft meeting minutes of February 26, 2026

Oral Communications (Limited to a total of 15 minutes)

Written Communications

Old Business

None

New Business

- B. **PUBLIC HEARING: 128 Alvarado Street; 2026-UP-01-PE;** R-1 Zoning District; Use permit pursuant to BMC § 17.34.150 (I) to modify the parking regulations of the Brisbane Municipal Code to eliminate a required covered parking space by demolishing an existing carport and providing an uncovered parking space; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15301(I)(4); Madison Davis, applicant and owner.
- C. **PUBLIC HEARING: 10 Industrial Way; 2026-UP-01;** M-1 Manufacturing District; Use permit for an automobile repair facility, for CityDent, a paintless dent removal company, within the eastern half of the approximately 9,120 sq ft existing, single-story building; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301; Anthony Guerra, applicant; Ivana Panontin Trust and Dino & Marlene Belluomini Trust, owners.

- D. **PUBLIC HEARING: General Plan Amendment 2026-GPA-01;** Citywide; General Plan amendment to the Open Space Element, as required by Government Code Section 65565.5 to address access, climate resilience and other co-benefits of open space, and rewilding, through an update of the goals, policies and programs; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Sections 15307 and 15308; City of Brisbane, applicant.

Items Initiated by Staff

Items Initiated by the Commission

Adjournment

- E. Adjournment to the regular meeting of May 28, 2026.

Appeals Process

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

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of February 26, 2026
Hybrid Meeting

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Funke, Gooding, Sayasane, and Wodziak

Absent: Commissioners Lau

Staff Present: Acting Community Development Director Ayres, Senior Planner Johnson, and Senior Planner Robbins

ADOPTION OF AGENDA

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

CONSENT CALENDAR

A. Approval of draft meeting minutes of January 22, 2026

A motion by Commissioner Wodziak, seconded by Commissioner Gooding, to adopt the consent calendar was approved 4-0.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

There were none.

OLD BUSINESS

There were none.

NEW BUSINESS

- B. **PUBLIC HEARING: 320 Mendocino Street; 2025-UP-01-PE; R-1 Zoning District;** Use permit authorizing a modification to the parking regulations of the Brisbane Municipal Code to reduce the required number of off-street parking spaces from four to three and reduce the required number of covered parking spaces from two to one at an existing single-family dwelling to allow an approximately 73 square foot addition;

and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301 (a & e); Joe Kuhel, applicant; Price Jerome D Trust, owner.

Senior Planner Robbins presented the agenda report to the Commission and answered questions regarding the parking provisions of the Brisbane Municipal Code (BMC) pertaining to minimum parking requirements, the definition of tandem parking, exceptions for single-family dwellings, and findings for requests to modify parking requirements, and how staff reviews and monitors conformance with BMC parking provisions during permit plan checks.

Chair Sayasane opened the public hearing.

Applicant Kuhel provided the reason for enclosing the mostly shaded deck.

Remote caller Emily Wirowek, Mendocino Street resident and Complete Streets Committee Chair, spoke against the project. With no one else wishing to address the Commission, a motion by Commissioner Funke, seconded by Commissioner Wodziak, to close the public hearing was approved 4-0.

After deliberation, a motion made by Commissioner Gooding, and seconded by Commissioner Wodziak, to approve the application with findings via adoption of Resolution 2025-UP-01-PE, was approved 4-0.

Chair Sayasane read the appeal procedure.

ITEMS INITIATED BY STAFF

C. CEQA Training

Acting Director Ayres introduced Mark Teague of Placeworks who provided the training.

ITEMS INITIATED BY THE COMMISSION

There were none.

SELECTION OF PLANNING COMMISSION OFFICERS

A motion by Commissioner Sayasane, seconded by Commissioner Wodziak to nominate Commissioner Gooding as the new Chairperson was approved 4-0.

A motion by Commissioner Gooding, seconded by Commissioner Wodziak to nominate Commissioner Funke as the new Vice-Chair was approved 4-0.

ADJOURNMENT

- D. Chairperson Sayasane adjourned to the next regular meeting of March 12, 2026 at approximately 8:48 p.m.

Attest:

Julia Ayres, Acting Community Development Director

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.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 14, 2026

From: Jake Whitney, Associate Planner

Subject: **128 Alvarado Street; 2026-UP-01-PE;** R-1 Zoning District; Use permit authorizing a modification to the parking regulations of the Brisbane Municipal Code to eliminate a required covered parking space (by demolishing an existing carport) and providing an uncovered parking space in the same location; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301 (l)(4); Madison Davis, applicant; Madison Davis, owner.

REQUEST: The applicant requests approval of the above-referenced permit to demolish an existing carport on the property and provide an uncovered off street parking space in its place.

RECOMMENDATION: Approve 2026-UP-01-PE via adoption of Resolution 2026-UP-01-PE containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301(l)(4) - this project falls within a class of projects 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.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) [§17.34.050\(l\)](#) and [17.40.060](#) establish requirements for the Planning Commission's review of parking modifications required under [Chapter 17.34](#)

ANALYSIS AND FINDINGS:

Existing Conditions and Background

The approximately 2,200 square-foot lot is located in Central Brisbane and is zoned R-1 Residential District. It is developed with a 910 square-foot, 1-story single family residence with a single covered carport accommodating one parking space. Pursuant to Chapter 17.34.020 of the BMC, a single-family residence of 900 square-feet in floor area or more than one bedroom requires two off-street parking spaces, one of which shall be in a garage or carport. Due to the home being over 900 square feet it is considered legal non-conforming by providing only one covered off-street space on the property.

The carport is located on the eastern side of the property closest to Alvarado Street. Demolition of the carport would result in the existing covered space becoming an uncovered space. The trigger for the Use Permit in this case is due to the creation of a new non-conforming parking

condition on the site (loss of a required covered parking space), although the total number of off-street spaces would remain unchanged if approved.

Project Description

The proposed project would demolish the existing carport on the eastern side of the property and become an uncovered off-street parking space more amenable to parking larger modern vehicles. No net reduction in off-street parking spaces are proposed.

Analysis

The applicant's proposal to convert a carport to an uncovered parking space would not lead to a reduction in the total number of available off-street spaces and thus would not increase the degree of non-conformity at the subject site regarding the number of off-street parking spaces. Furthermore, the site is also over the established 40% limit for total allowable lot coverage for R-1 zoned properties pursuant to BMC 17.06.040 (E). If approved, the removal of the carport would reduce the excess lot coverage on site from approximately 49.05% down to approximately 40.73% and render the property more conforming to the lot coverage standard.

To grant a use permit for a modification to the parking regulations, the Commission must make the findings within BMC Section 17.40.060 and 17.34.050(l); they are summarized below. Detailed findings are included in Exhibit A to the draft Resolution (Attachment A).

1. *Consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.*

The project complies with this finding. The project would not change or intensify the existing use of the subject property. The subject property is located within the R-1 Residential Zoning district and is developed with a single-family dwelling. Adjacent uses on Alvarado Street are similarly low-density residential uses. The General Plan land use designation is Residential, which allows for low-to-medium density single- and multifamily uses.

2. *Determine whether or not the establishment, maintenance or operation of the use applied for will be detrimental to the health, safety, comfort and general welfare persons in the neighborhood, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.*

The project complies with this finding. The proposed project does not increase the footprint of the home, nor does it change the amount of available off-street parking. With the proposed carport demolition, the property will become more conforming with the zoning regulations of the R-1 zone by bringing the total lot coverage down from 49.05% to 40.73%.

3. *Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.*

The project complies with this finding. The proposed project will not change the present traffic and/or circulation conditions. The length of the driveway and location of the on-site parking space will remain as is, aside from the parking space becoming uncovered. Removal of the carport would not change traffic volume or circulation on the site.

4. *The granting of the use permit will not create or intensify a shortage of on-street parking spaces.*

The project complies with this finding. The request is to convert a covered parking space to an uncovered parking space with no net reductions in off-street parking. As such, no intensification of parking shortages would occur.

5. *Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints.*

The project complies with this finding. Full compliance via construction of a new or replacement covered parking space is not reasonably feasible due to the property's size and location of the home on the lot. There is not sufficient room to add another covered parking space within required minimum setbacks and lot coverage maximums.

ATTACHMENTS

- A. Draft Resolution **2026-UP-01-PE**
- B. Aerial vicinity map
- C. Applicant statement of findings
- D. Applicant's plans

Jake Whitney
Jake Whitney (May 8, 2026 12:06:22 PDT)

Jake Whitney, Associate Planner

Julia Ayres

Julia Ayres, Community Development Director

Draft
RESOLUTION 2026-UP-01-PE
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING 2026-UP-01-PE TO DEMOLISH A CARPORT AND CREATE AN
UNCOVERED PARKING SPACE IN ITS PLACE
AT 128 ALVARADO ST

WHEREAS, Madison Davis, the applicant, applied to the City of Brisbane for approval of a Use Permit at 128 Alvarado Street to allow demolition of an existing carport leaving an uncovered parking space in its place, creating a nonconforming condition on the property regarding the requirement of the Municipal Code to provide at least one covered off-street parking space; and

WHEREAS, on May 14, 2026, the Planning Commission conducted a public hearing on the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said applications, the applicant's plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15301 (I)(4) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Use Permit application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of May 14, 2026, did resolve as follows:

Use Permit 2026-UP-01-PE is approved per the findings and conditions of approval attached herein as Exhibit A.

ADOPTED this fourteenth day of May, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Douglas Gooding
Chairperson

ATTEST:

Julia Ayres, Community Development Director

Draft
EXHIBIT A

Action Taken: Conditionally approve 2026-UP-01-PE per the staff memorandum with attachments, via adoption of Resolution **2026-UP-01-PE**.

Findings:

1. *Consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.*

The project complies with this finding. The project would not change or intensify the existing use of the subject property. The subject property is located within the R-1 Residential Zoning district and is developed with a single-family dwelling. Adjacent uses on Alvarado Street are similarly low-density residential uses. The General Plan land use designation is Residential, which allows for low-to-medium density single- and multifamily uses. Furthermore, the proposed project and current use is consistent with applicable General Plan policies and programs, including, CB.5 – Keep the existing scale, character and intensity of use of residential districts and CB.7 (and LU.16) – encourage property owners to upgrade, rehabilitate, and improve the appearance, usability, and safety of existing structures. There is no specific plan for the area.

2. *Determine whether or not the establishment, maintenance or operation of the use applied for will be detrimental to the health, safety, comfort and general welfare persons in the neighborhood, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.*

The project complies with this finding. The proposed project does not increase the footprint of the home, nor does it change the amount of available off-street parking. With the proposed carport demolition, the property will become more conforming with the zoning regulations of the R-1 zone by bringing the total lot coverage down from 49.05% to 40.73%. The property would not become any more non-conforming to any other zoning regulation as a result of this demolition.

3. *Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.*

The project complies with this finding. The proposed project will not change the present traffic and/or circulation conditions. The length of the driveway and location of the on-site parking space will remain as is, aside from the parking space becoming uncovered. There is no anticipated change to traffic volume or circulation as the use, density, and number of bedrooms at the subject property will remain unchanged.

4. *The granting of the use permit will not create or intensify a shortage of on-street parking spaces.*

The project complies with this finding. The request is to convert a covered parking space to an uncovered parking space with no net reductions in off-street parking. As such, no intensification of parking shortages would occur. One parking space is located on the site currently, and one space would remain in the event of approval.

5. *Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints.*

The project complies with this finding. Full compliance is not reasonably feasible due to the property's size and location of the home on the lot. There is not sufficient room to add another covered parking space within the required minimum setbacks and lot coverage maximums.

Conditions of Approval:

Prior to Demolition:

1. The applicant shall obtain a building permit prior to proceeding with demolition. Plans submitted to the building division shall substantially conform to plans on file in the City of Brisbane Planning Department approved under Use Permit 2025-UP-01-PE.
2. The applicant shall obtain an encroachment permit for any work within the public right-of way or temporary closure of portions of the public right-of-way.

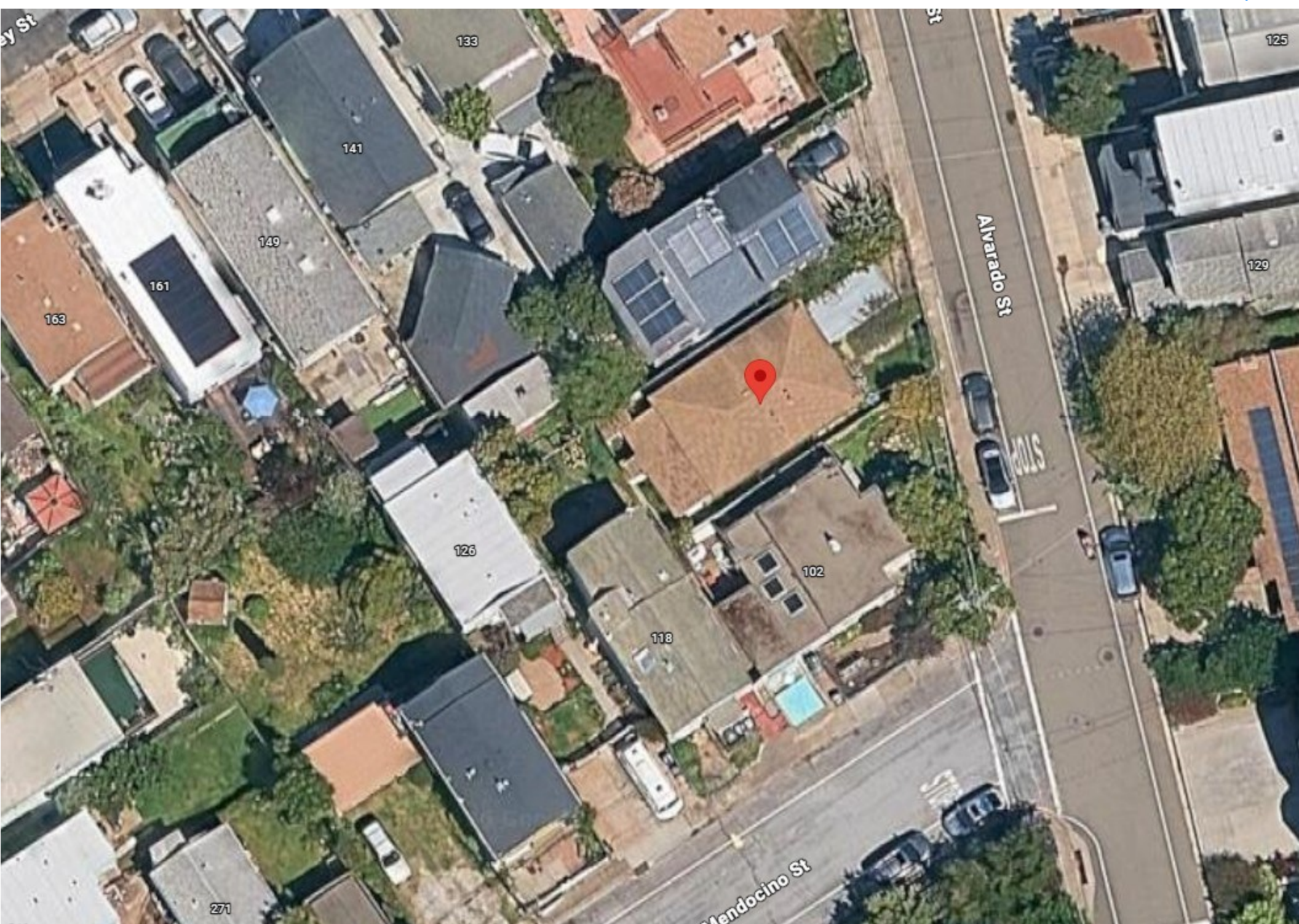
During Demolition:

3. Project construction activities shall comply with all Best Management Practices related to erosion control and stormwater management as outlined in the "Flows to Bay" Best Management Practices guidelines which shall be attached to the building permit plans. Project shall comply with all applicable California Fire Code and Brisbane's Fire Prevention Code requirements.

Other Conditions:

4. The required off-street parking space provided in the driveway and garage shall not be used or converted to any other use that would impair their basic use as parking for motor vehicles per Brisbane Municipal Code Chapter 17.34.
5. Approval of this application is to allow for the project as detailed in the Project Description contained in the Planning Commission staff report dated May 14, 2026, except where project parameters are modified expressly by this Resolution.

6. Material violation of any of the conditions, including material deviation from the approved project description, may be cause for revocation of this permit 2026-UP-01-PE and termination of all rights granted there under.
7. Minor modifications may be approved by the Community Development Director in conformance will all requirements of the Municipal Code.
8. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
9. Pursuant to Brisbane Municipal Code §17.48.010, the Use Permit approval shall become null and void two years from its effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project, or if the Building Permit, once issued, is allowed to expire prior to final inspection.



SUPPORTING STATEMENTS

Findings Required for Approval of All Use Permits

Brisbane Municipal Code §17.40.060

In order to approve any use permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.40, which are reproduced below.

Supplemental findings may also be required, depending on your specific project and the applicable zoning district, and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

1. **How has the project been designed and operated in order to be compatible with the nature and condition of all adjacent uses and structures, and with general and specific plans for the area in question?** The surrounding area consists primarily of single-family residential properties, and the project maintains this existing use without increasing intensity. The proposal removes a nonconforming and deteriorated accessory structure, reduces lot coverage, and maintains functional off-street parking. **See Cover page**
2. **How will the proposed use be designed and operated in order to not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood?** The project does not introduce new uses or structures. It allows the resident to park their truck on the property and eliminates the need for a large vehicle to occupy and compete for street space. Removing the deteriorated carport also improves the property's visual condition. **See Page A-2**
3. **How will the proposed use be designed and operated in order to not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city?** The project involves only the removal of a nonconforming, deteriorated carport, and no expansion of the residence, additional dwelling units, or other changes are proposed. Removing the carport reduces lot coverage and eliminates an obsolete accessory structure, improving the overall appearance and functionality of the property. By reducing the degree of nonconformity, the project enhances neighborhood character and is not injurious to surrounding properties or the general welfare of the city. **See Page A-2**

SUPPORTING STATEMENTS

Use Permits to Modify the Parking Regulations Brisbane Municipal Code §17.34.050

In addition to the findings of approval for use permits, the Planning Commission must also affirmatively make the special findings of approval located in the Brisbane Municipal Code Chapter 17.34, which are reproduced below.

- 1. Describe why strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.** The property contains a single-family residence on a 2,234-square-foot substandard lot, significantly smaller than the 5,000-square-foot standard lot size. The proposed project involves only removing an existing nonconforming carport, which will allow the resident to park their largest vehicle, a truck, on the property, reducing the likelihood that it will occupy on-street space. Because the project does not increase residential density, occupancy, or floor area, it will not increase traffic generation or circulation. **See Cover Page**
- 2. Describe how the granting of the use permit will not create or intensify a shortage of on-street parking spaces, given, for example, the availability of existing or improved on/off-street parking which may not fully meet the requirements of this chapter.** The project will not increase parking demand, as the property will continue to operate as a single-family residence with one off-street parking space available on the property. Removing the existing undersized and deteriorated carport will allow the driveway area to function as practical off-street parking. The goal behind this application is to preserve parking, albeit uncovered. **See Pages A-1 to A-2**
- 3. Describe why full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints. This finding shall not be required for residential units dedicated to be affordable to households with very-low, low, or moderate incomes or designed and dedicated for use by households with one or more members who are 62 years of age or older, subject to restrictions approved by the City and recorded with the County of San Mateo.** Full compliance is not reasonably feasible due to the property's size and the location of the existing home relative to the lot. It is infeasible to add another parking space, and building a garage would result in excess lot coverage. The property has only had one off-street parking space since its construction in 1955. The existing carport contributes to the property exceeding the maximum lot coverage of 40 percent (currently 49.05%). Removing the carport would reduce lot coverage to approximately 40.73 percent, minimizing the degree of nonconformity of the site, while providing functional off-street parking for a modern vehicle. **See Cover Page**

PROPOSAL FOR CARPORT DEMOLITION AND PARKING PROPOSAL

REQUIRED NUMBER OF PARKING SPACES IS 1 UNCOVERED AND 1 COVERED. THE LOT ONLY HAS THE CAPACITY FOR ONE VEHICLE TO PARK ON THE PROPERTY SO BLOCKING THE DRIVEWAY COULD BE A WAY TO SATISFY PARKING A SECOND VEHICLE.

PROPERTY LOCATION

128 ALVARADO STREET
BRISBANE, CA 94005

PROPERTY DETAILS

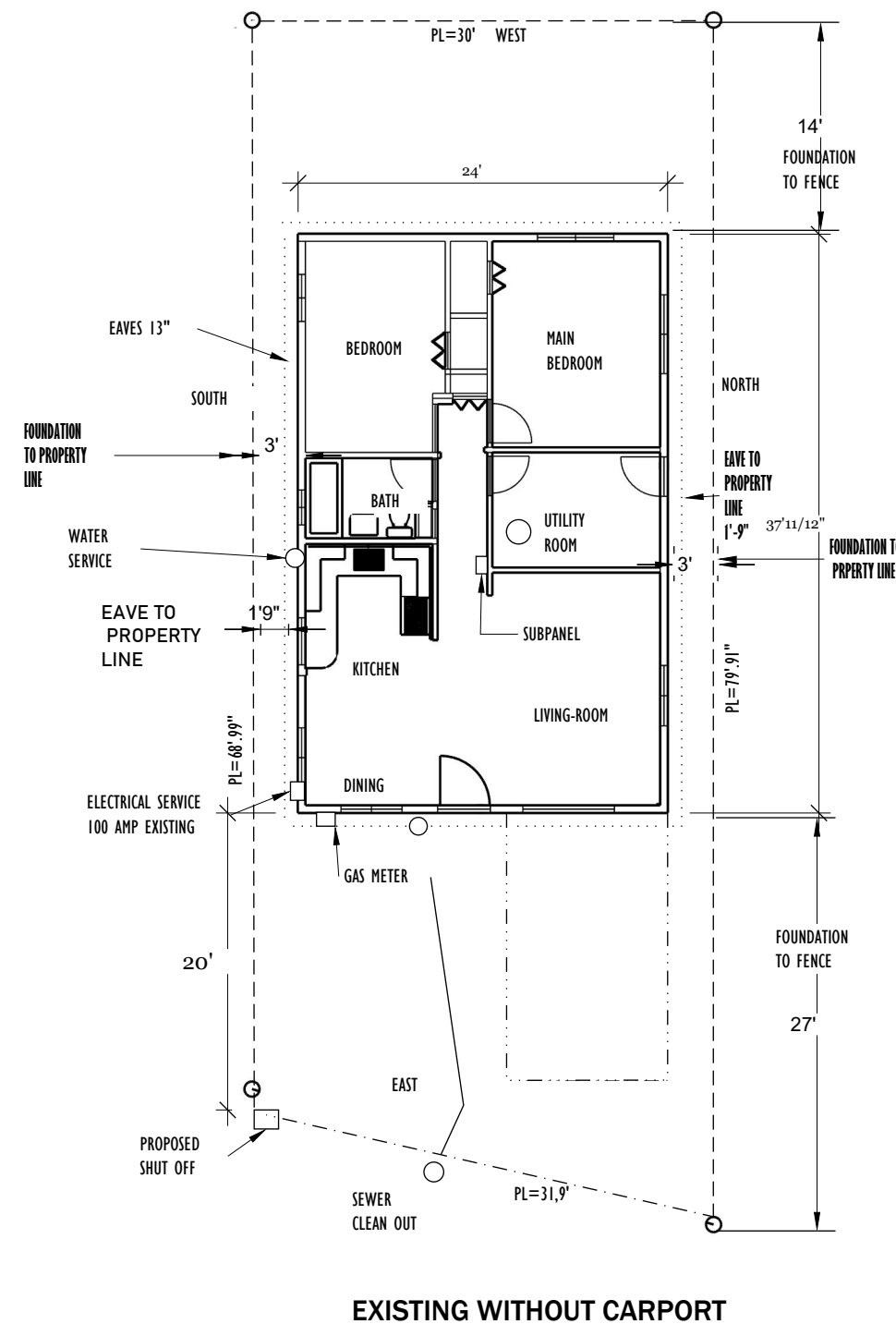
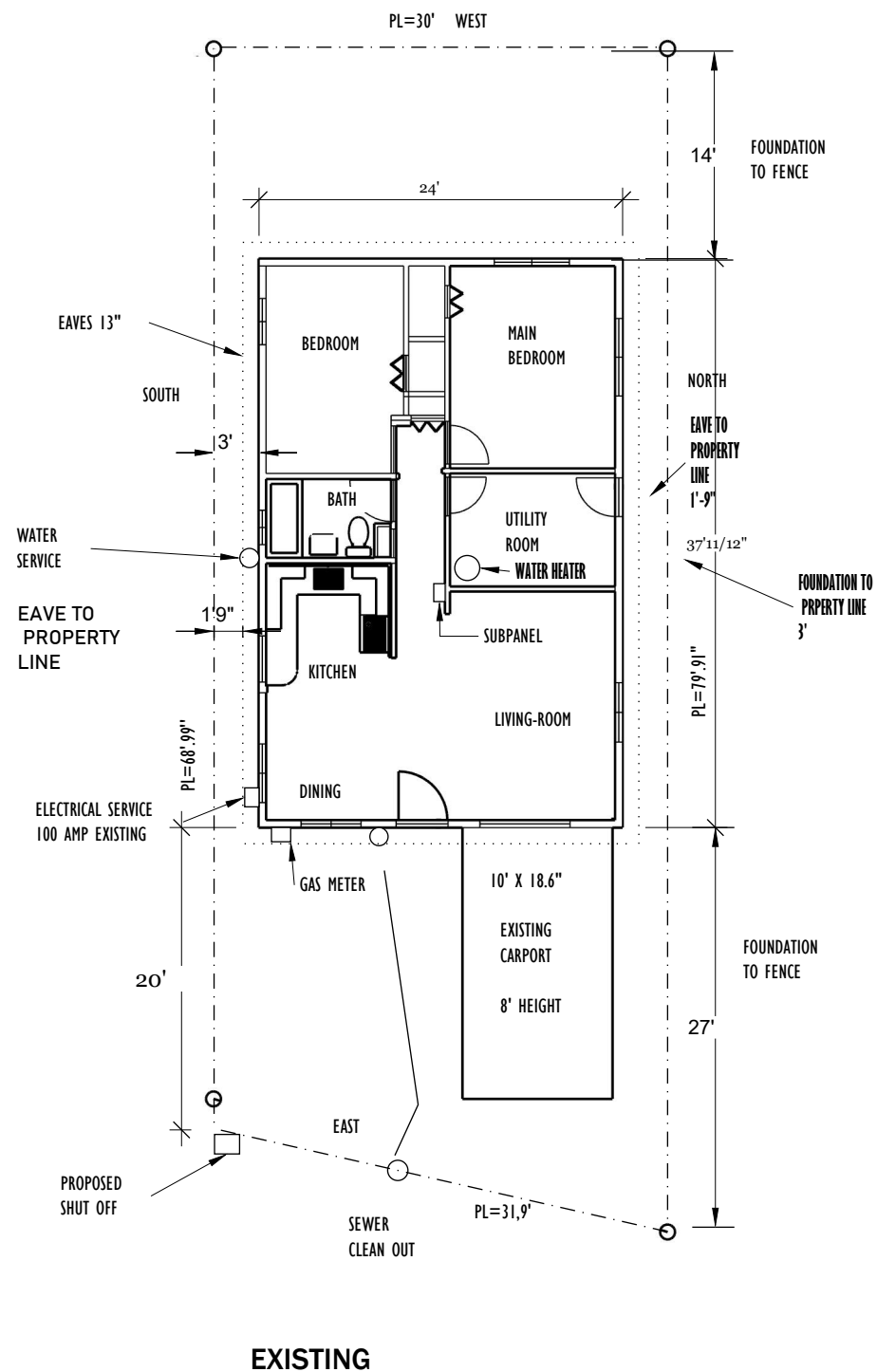
SINGLE FAMILY/1 STORY WOOD STRUCTURE
TYPE W-B: UNPROTECTED WOOD FRAME
APN:007291020
OCCUPANCY GROUP R-3;
LOT SQUARE FOOTAGE: 2,234
HOUSE SQUARE FOOTAGE: 910

TOTAL FLOOR AREA OF HOUSE : 910
FLOOR AREA RATIO: $910/2.234 = 40.73\%$

LOT COVERAGE RATIO:
HOUSE (910 sq ft) + CARPORT (186 sq ft)
 $= 1,096/2.234 = 49.05\%$

IF NECESSARY AFTER PROPOSAL REVIEW

OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY OR TEMPORARY CLOSURE OF PORTIONS OF PUBLIC RIGHT-OF- WAY. IF THE REVIEW OF THIS PROPOSAL REQUIRE ANY ADDITIONAL WORK.



CLIENTS
DAVIS AND MEAGHER
1(415) 706-5276

PROJECT
DRIVEWAY PROPOSAL

PROJECT MANAGER
MURPHY CONSTRUCTION
1(415) 786-3391

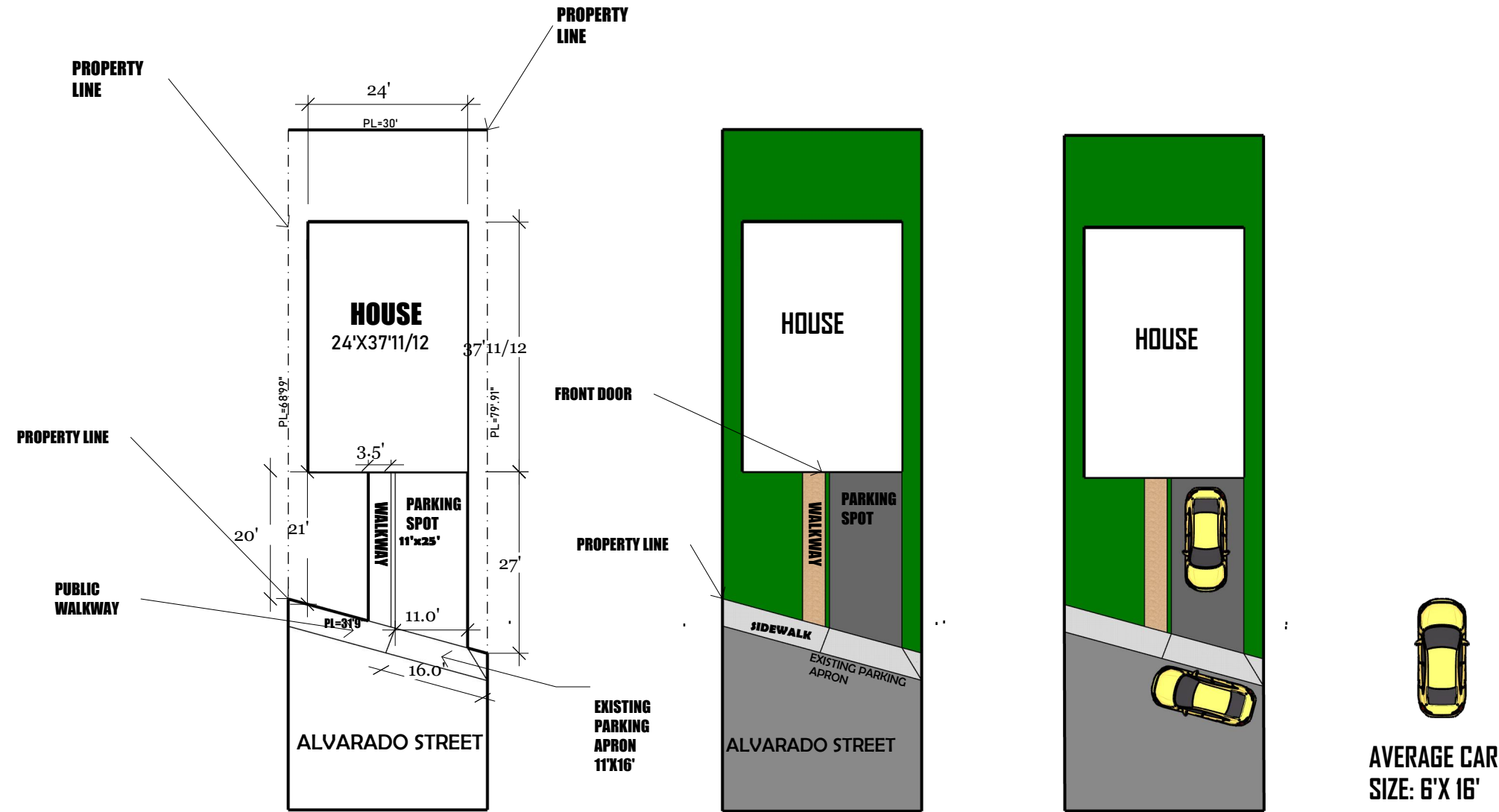
ISSUE
03/10/2026

NOTES:

COVER PAGE
PROPOSAL
DETAILS

A-0
A-1
A-2

POST CARPORT REMOVAL PARKING SPACE PROPOSAL



PROJECT DATA

128 ALVARADO STREET
BRISBANE, CA 94005
SINGLE FAMILY/ 1 STORY
WOOD STRUCTURE
TYPE V-B: UNPROTECTED
WOOD FRAME
APN:007291020
OCCUPANCY GROUP R-3;
LOT SQUARE FOOTAGE: 2,234
HOUSE SQUARE FOOTAGE: 910

PROJECT MANAGER

STEPHEN MURPHY
CONSTRUCTION

smurphcon@gmail.com
415-786-3391

PROPERTY OWNERS

DAVIS/MEAGHER
251 MENDOCINO
STREET
BRISBANE, CA 94005

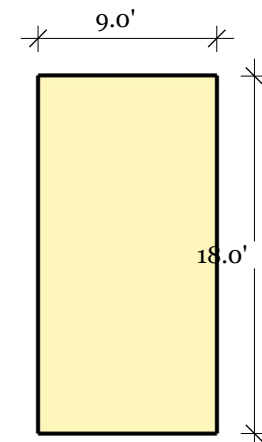
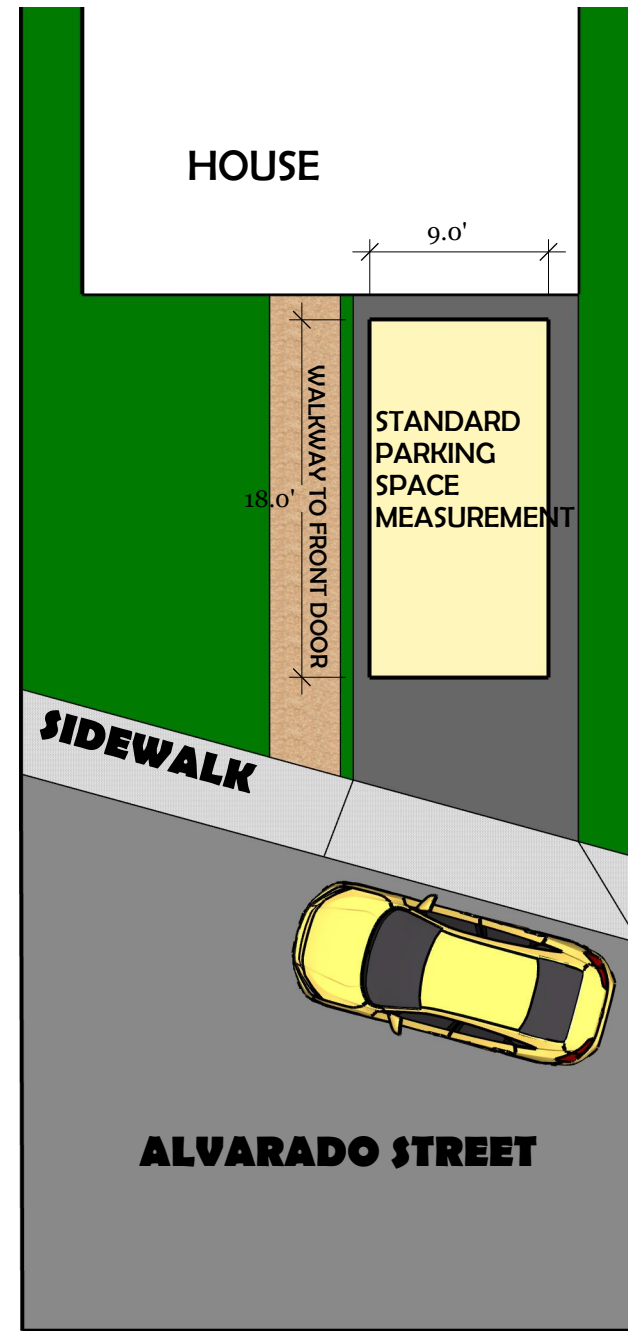
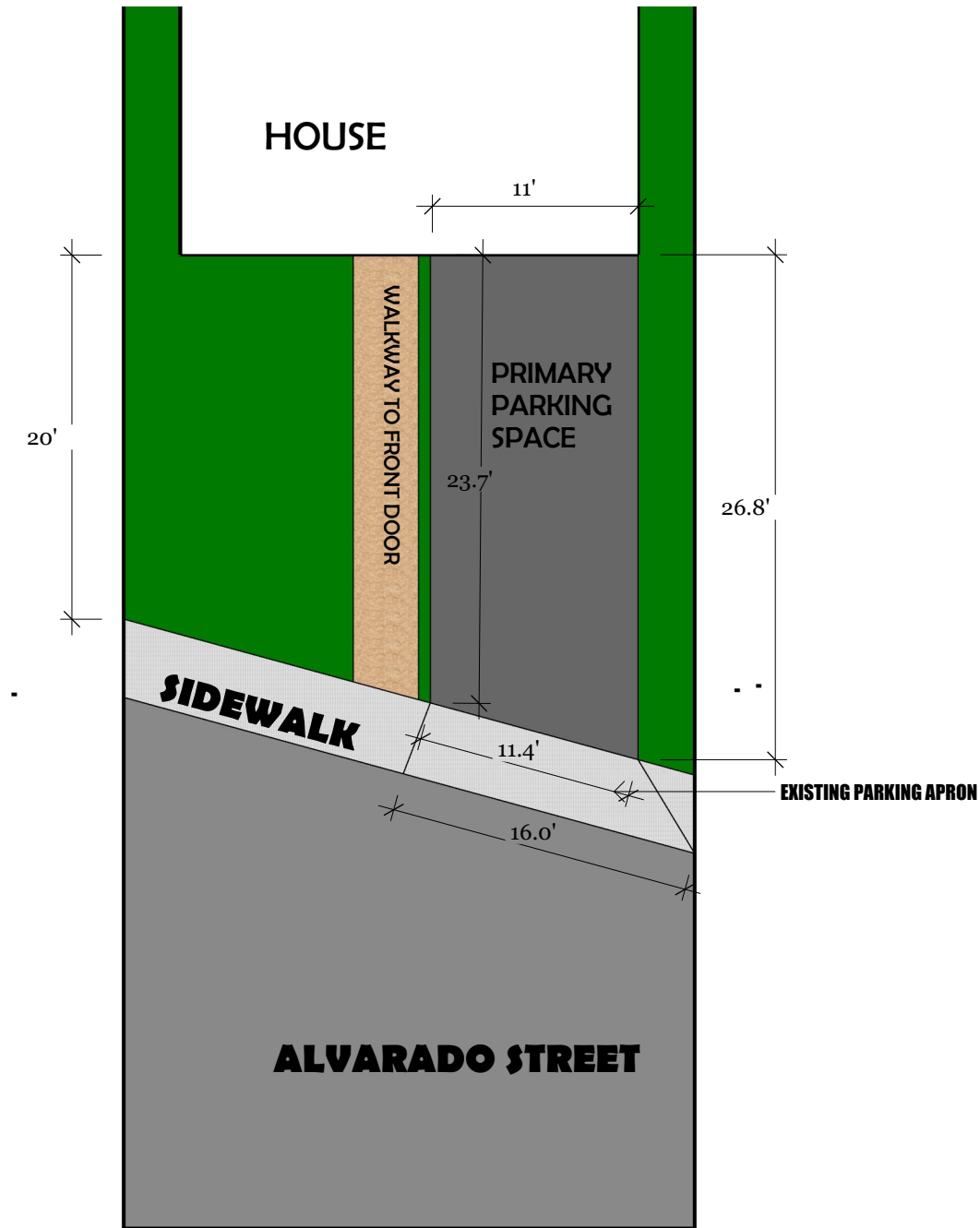
Parking proposal
A
01
1/2"=1'-0"

REQUIRE NUMBER OF PARKING SPACE IS 1 UNCOVERED AND 1 COVERED. THE LOT ONLY HAS THE CAPACITY FOR ONE VEHICLE TO PARK ON THE PROPERTY. BLOCKING THAT DRIVEWAY WOULD BE A WAY TO SATISFY THE PARKING REQUIREMENT FOR A SECOND VEHICLE.



ISSUE
03/10/2026

POST CARPORT REMOVAL PARKING SPACE PROPOSAL



STANDARD
PARKING
SPACE
MEASUREMENT

PROJECT DATA

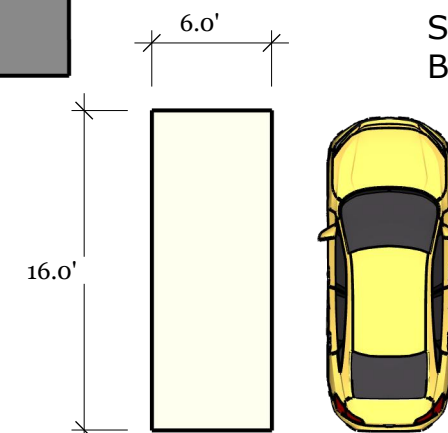
128 ALVARADO STREET
BRISBANE, CA 94005
SINGLE FAMILY/ 1 STORY
WOOD STRUCTURE
TYPE V-B: UNPROTECTED
WOOD FRAME
APN:007291020
OCCUPANCY GROUP R-3;
LOT SQUARE FOOTAGE: 2,234
HOUSE SQUARE FOOTAGE: 910

STEPHEN MURPHY
CONSTRUCTION

smurphcon@gmail.com
415-786-3391

PROPERTY OWNERS

DAVIS/MEAGHER
251 MENDOCINO
STREET
BRISBANE, CA 94005



AVERAGE CAR SIZE

PARKING CLOSE-UP



PROPOSAL CLOSE-UP

ISSUE
03/10/2026

A 2



PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 14, 2026

From: Ken Johnson, Senior Planner

Subject: 10 Industrial Way; 2026-UP-01; M-1 district; Use Permit for an automobile repair facility in the approximately 4,130 square foot, eastern portion of the single-story warehouse building; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15301; Anthony Guerra, applicant; Ivana Panontin Trust and Dino & Marlene Belluomini Trust, owners.

REQUEST: The applicant requests approval of a use permit to allow for an automobile repair facility for City Dent, a paintless dent removal company. The proposed use would occupy approximately 4,130 square feet of the eastern portion of the building at 10 Industrial Way.

RECOMMENDATION: Approve Use Permit application 2026-UP-01 via adoption of Resolution 2026-UP-01, containing the findings and conditions of approval (See Attachment A).

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 - this project falls within a class of projects 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.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) Section 17.20.020.D allows for automotive repair shops in the M-1 Manufacturing District, subject to the granting of a use permit. BMC Chapter 17.40 provides procedures, required findings and conditions for the approval of use permit applications.

BACKGROUND: The M-1 District extends south from the subject site at 10 Industrial Way along both sides to Industrial Way and is bordered by Bayshore Boulevard on its western edge and the Baylands, to the east, south and north. The district has a mix of warehouse and industrial uses. Historically, auto repair facilities were permitted by-right in the M-1 District as a type of light manufacturing and assembling use. However, in 2015, the permitted and conditional uses were updated for this district and heavy equipment repair and automobile repair, including fleet vehicles, were made conditional uses in the district. In so doing, existing vehicle repair facilities became legal nonconforming, which meant that existing uses could continue to operate. However, any new automobile repair facilities were required to apply for a conditional use permit.

In March of this year, the applicant submitted for a business license and occupied the existing warehouse space in the eastern half of the 10 Industrial Way building, unaware that a use permit was required for the use. The applicant was denied the business license application,

pending the granting of a use permit for automobile repair facilities. Soon thereafter, the applicant submitted for the use permit and has diligently pursued its completion.

Also, at approximately the same time, an allied but separate business entity that shares the same space, Peninsula PPF & Detail, applied for and was granted a business license. That business applies protective film (decals) to automobiles without conducting any bodywork or other vehicle repair. The business license was granted as a light manufacturing, assembling, processing use, per BMC Section 17.20.010.E.

DESCRIPTION OF THE SITE AND PROPOSED USE: A site vicinity map is provided with Attachment B. The site plan/floor plan is provided as Attachment C. The site was developed in the 1970's with an approximately 9,120 sq ft single-story, metal warehouse building, that is divided into two suites. The western side is the location of an administrative office and warehouse for Greyline Bus San Francisco, which also has a separate fenced parking area on the site. The proposed City Dent use would be within the approximately 4,130 square foot suite that makes up the east side of the building, sharing space with Peninsula PPF. All uses would be conducted inside the building.

City Dent is an owner/operator businesses, with no employees. City Dent performs minor, paintless dent repair on vehicles. As provided in the applicant's description, *"It is the art of removing a dent, without damaging or altering the existing paint. Repairs are completed using hand tools only. No heavy duty machines, equipment, chemicals, or solvents are used. No toxins are produced or stored. Dents are removed by using specially designed metal rods that allow access to the backside of the dent. The majority of the time no parts have to be removed in order to gain that access..... In situations where the dent does not have backside access of any kind, a hot glue system can sometimes be used... The average repair time is about 2 hours. The repairs are methodically scheduled in and out, based on the amount of the work that needs to be done. This allows the shop to be clutter free of cars that just sit around."* See Attachment 3 for the applicant's full description.

The are no repair bays proposed. The business owner would work on customers' vehicles on the floor of the warehouse space. The applicant has also proposed to provide long term storage of vehicles on two car stackers inside the building, as an ancillary warehouse use. The applicant has indicated that no hazardous materials would be stored at the site. As provided in the applicant's project description, the operational hours are proposed to be from 7 AM to 6:30 PM Monday through Friday and Saturday 8 AM to 5 PM.

Parking for the City Dent use would be located on the east side of the building, at the front of the site, between the front of the building and Industrial Way. Parking would be shared with Peninsula PPF. An off-street paved parking area exists at the front of the building and is currently used for up to five vehicles, although parking striping appears to have been worn off over time. The applicant has indicated that customer vehicles would be taken into the warehouse space via a roll up loading door, and the parking in front of the building would

primarily be for the two business owners and deliveries. Based on the descriptions of the two businesses, staff estimates a total vehicle trip count for this suite to be approximately 20 trips per day.

The sites bordering or near the subject site are industrial in nature or vacant lands. Uses to the south include a contractor's office/storage yard and a Bayshore Sanitary District pump station. Industrial Way borders the eastern edge of the site, with the closest uses across the street being roofing and flooring contractors and an autobody shop. To the north and northwest are contractors yards. Bayshore Boulevard borders the site on its western side. Across Bayshore Boulevard are the vacant lands of the Guadalupe Hills subarea, the Marsh and PG&E's Martin substation. The nearest residential uses are nearly a quarter mile to the west in Daly City, across Bayshore Boulevard.

ANALYSIS AND FINDINGS: Use Permit findings provided in BMC Section 17.40.060 indicate that in granting a use permit, the Planning Commission:

- shall consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question. And
- shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

The application would meet the required findings.

First, the zoning ordinance implements the general plan and allows for establishment of automotive repair shops in this district. There is no specific plan for this area of the City. The adjacent and nearby business include a variety of uses that are industrial in nature, within warehouse type buildings, and include other automotive repair facilities, both mechanical and auto-body repair, contractor's warehouses and contractor's yards. The site and the district are largely isolated from other non-industrial uses, with the nearest residential uses being nearly a quarter mile away, in Daly City, and across Bayshore Boulevard. In short, the use would be consistent with the character of the neighborhood.

On the second finding, the use would not be detrimental to the health, safety, comfort or general welfare of persons residing or working in the neighborhood, nor would it be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City. This finding goes together with the first finding regarding consistency with the nature of adjacent uses. The business utilizes low impact methods to work small dents out of vehicles and would not result in noise, odor, or other impacts to neighboring businesses.

The use would be conducted entirely inside the building and no hazardous materials are proposed to be stored on site.

Traffic for this use is expected to be low, approximately 20 trips per day, given the anticipated number of vehicles to be serviced each day. Space for parking already exists and it would be required to be striped under a building permit to meet the standards provided in BMC Chapter 17.34 - Off-street Parking. Given the nature of both businesses within the space, the warehousing/light fabrication parking standard of 1 space per 1,000 is applied, which rounds up to five spaces total. One of these would be required to be an accessible space. Parking striping is required, subject to a building permit, per the conditions of approval.

Finally, this application was provided to the North County Fire Authority, Dept of Public Works, Police Dept, and Building Dept for review and comment. None of the departments raised objections to the proposed use. Since the applicant had applied for a business license, North County Fire Authority has already conducted a safety inspection while the businesses were in operation and indicated that no concerns were raised.

ATTACHMENTS:

- A. Draft Resolution 2026-UP-1
- B. Site Vicinity Map
- C. Site Plan/Floor Plan
- D. Applicant's Project Description & Photos
- E. Photo by Staff, with Parking Area

Ken Johnson

Ken Johnson, Senior Planner

Julia Ayres

Julia Ayres, Community Development Director

Draft

RESOLUTION 2026-UP-01

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING USE PERMIT 2026-UP-01 FOR
AN AUTOMOTIVE REPAIR FACILITY
AT 10 INDUSTRIAL WAY

WHEREAS, Anthony Guerra, the applicant, applied to the City of Brisbane for Conditional Use Permit 2026-UP-01 for an automobile repair facility, for City Dent, within the eastern half of the approximately 9,120 square foot building at 10 Industrial Way; and

WHEREAS, Brisbane Municipal Code (BMC) Section 17.20.020.D allows for Planning Commission approval of a conditional use permit for automotive repair; and

WHEREAS, on May 14, 2026, the Planning Commission conducted a public hearing on the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 & 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, the applicant's plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15301 of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of May 14, 2026, did resolve as follows:

Use Permit 2026-UP-01 is approved, per the findings and conditions of approval contained in Exhibit A to this resolution.

ADOPTED this fourteenth day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

Douglas Gooding
Chairperson

ATTEST:

JULIA AYRES, Community Development Director

Draft
EXHIBIT A

Action Taken: Conditionally approve 2026-UP-01 per the staff memorandum with attachments, via adoption of Resolution 2026-UP-01.

Findings:

1. Per Brisbane Municipal Code (BMC) Section 17.40.060.A, the Planning Commission has considered and given due regard to the nature and condition of all adjacent uses and structures; and
2. The automotive repair facility use is consistent with the City's General Plan, which is expressed through the M-1 District zoning provided in BMC Chapter 17.20 allowing for automobile repair facilities by conditional use permit, and there is no specific plan for this area of Brisbane.
3. Per BMC Section 17.40.060.B, the establishment, maintenance and operation of the use applied for will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.
4. The proposed interim use is CEQA categorically exempt, as detailed in the agenda report and resolution, and the use will not create any significant unmitigated adverse environmental impacts.

CONDITIONS OF APPROVAL:

Other Required Permits and Business License

- A. The applicant, or applicant's agent, shall obtain building permit(s) that shall address the following items to the satisfaction of the Community Development Director:
 - I. Parking lot striping at the front of the building, serving the subject suite, to provide for 5 parking spaces, including any required accessible parking. The building permit application shall be submitted within 30 days of the effective date of this permit and the applicant shall diligently pursue the application to completion.
 - II. Any other tenant improvements, as may be applicable.
- B. Advertising signage shall be subject to a sign review permit and, if applicable, a building permit.
- C. A business license shall be obtained through the Finance Dept.

Operational Conditions

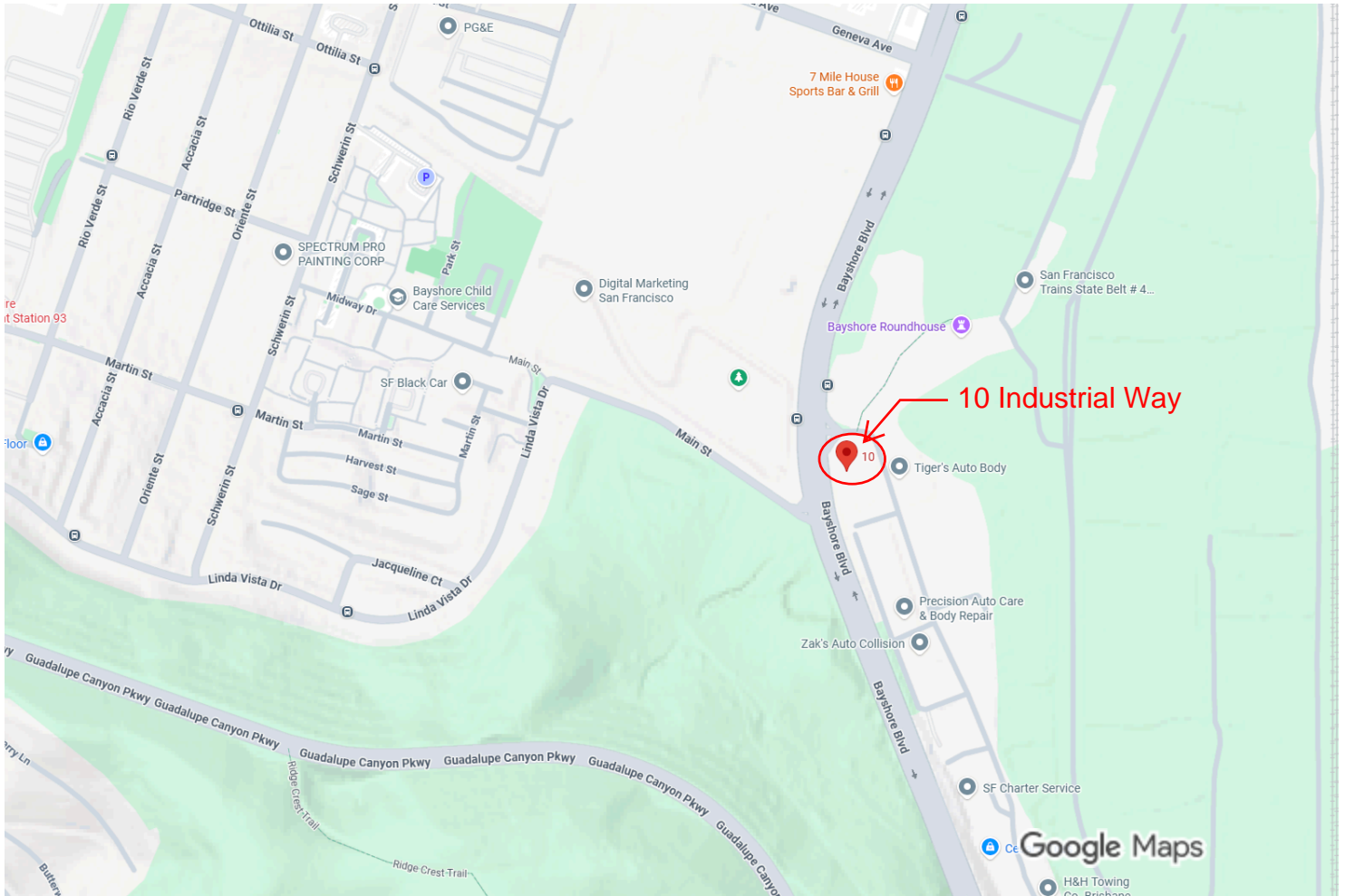
- B. The business shall operate in a safe, clean and quiet manner.
- C. Hours of operation are to be from 7 AM to 6:30 PM Monday through Friday and Saturdays 8 AM to 5 PM, except if modified following a written request and subject to approval of the Community Development Director.
- D. The site shall be maintained free of trash and debris.
- E. Noise shall be confined to the building suite.
- F. The required parking shall be maintained on the site for use by this business.

Other Conditions

- G. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
- H. The use permit shall be effective on the seventh (7th) day after Planning Commission approval, unless the action is appealed to City Council, in which case the permit shall not be effective until a final decision on the appeal has been made by the City Council.
- I. Material violation of any of the Conditions, including material deviations from the approved project description, may be cause for revocation of this permit and termination of all rights granted there under.
- J. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48 - Revocation of Use Permit or Variance.



10 Industrial Way



Imagery ©2026, Map data ©2026 Google 200 ft



10 Industrial Way



Directions



Save



Nearby



Send to
phone

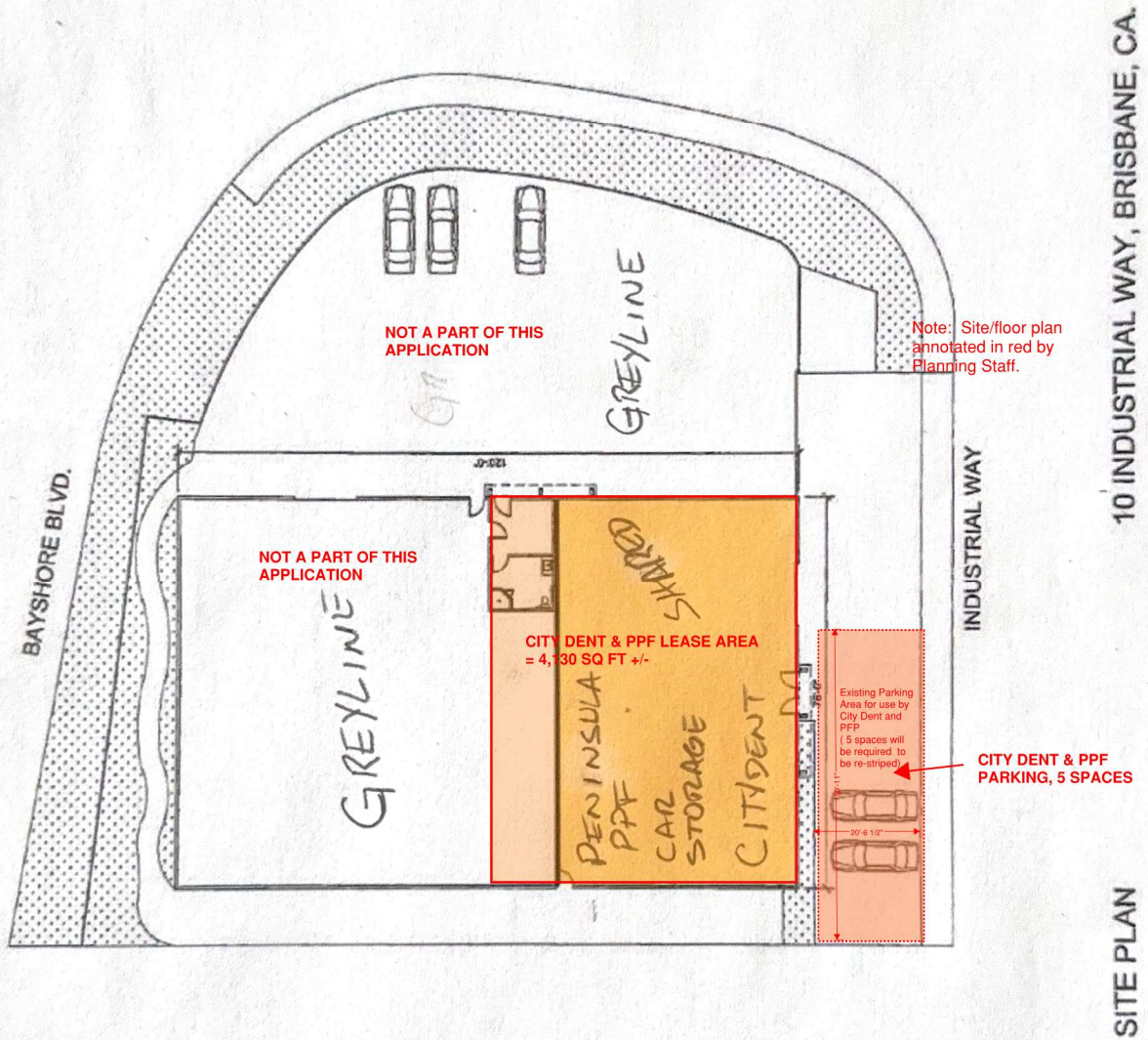


Share

ATTACHMENT C
SITE PLAN/FLOOR PLAN

EXHIBIT A

SITE PLAN / SUBLEASED AREA



Highlighted (yellow) area indicates the portion of the Premises to be subleased.

30'-0"
Approximate Scale

Note: Annotated in red by City staff.

ATTACHMENT D APPLICANT'S DESCRIPTION & PHOTOS

CityDent, 10 Industrial Way

Applicant's Description for Application 2026-UP-01, 3/24/2026

There is no (development) project. This is simply my company, CityDent, which will move into the existing partitioned warehouse where Greyline Bus Company leases. The warehouse has been split in two by Greyline. They will use one side, while CityDent & Peninsula PPF will share the other side. Other than adding some lighting and painting the interior, no construction or alterations of the building will be needed.

CityDent is Paintless Dent Removal Company. No painting of any kind is performed. It is the art of removing a dent, without damaging or altering the existing paint. Repairs are completed using hand tools only. No heavy duty machines, equipment, chemicals, or solvents are used. No toxins are produced or stored. Dents are removed by using specially designed metal rods that allow access to the backside of the dent. The majority of the time no parts have to be removed in order to gain that access. In some cases, some minimal parts will be carefully be removed, and reinstalled after repairs are completed. Once the special rod is placed behind the dent, we will slowly push/massage the dent back into place. Sometimes the dent will need to be pushed hundreds of times in order to gently move the metal back into its original position. In situations where the dent does not have backside access of any kind, a hot glue system can sometimes be used. Specialized hot glue is put onto a reusable plastic tab. These tabs range in size anywhere from 5mm to a couple inches. Once the glue is on the tab, it is then placed into the dent. After it has cured (which takes seconds), it can be pulled out, by either using a slide hammer, or a spring loaded tension puller. The glue is released with one or two sprays of Isopropyl alcohol. Repairs can take anywhere from 15 minutes to a couple days, depending on severity and if there's multiple dents. The average repair time is about 2 hours. The repairs are methodically scheduled in and out, based on the amount of the work that needs to be done. This allows the shop to be clutter free of cars that just sit around.

CityDent has no employees. I am the owner/operator and handle all operations of the company. The products stored in the location would be some Isopropyl alcohol, a few common detail products like glass cleaner, rubbing compound and some waxes. Also some general cleaners, like Simple Green. None more than 1 gallon in size.

The only potential noise generator would be a 60 Gallon air compressor, which is rarely used.

One additional service I will be offering to is to store up to 6 cars on a monthly basis. The

clients will not have access to the building. They will need to notify me 24 hours in advance if they need to pick up their vehicle. They would have to pick up during normal business hours or schedule to pick up at a specific time.

Please let me know if there's any additional information needed in order to move forward. I'm also open to a live demonstration of how my work is performed if needed.

Hours of operation would be:

M-F: 7am-6:30pm

Sat : 8am-5pm

Building Front - Entry for CityDent & Peninsula PPF



Parking stalls for CityDent & Peninsula PPF



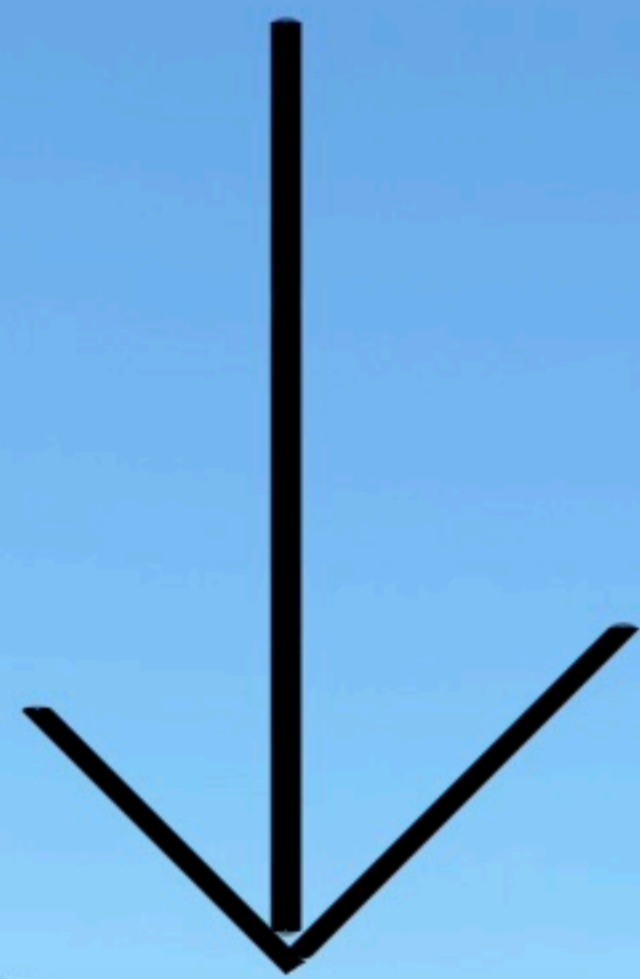
1

2

3

CityDent & Peninsula PPF

Greyline Bus





CityDent & Peninsula PPF Warehouse



Car Storage

Dedicated CityDent Work Area

Dedicated Peninsula PPF Work Area



Dedicated CityDent work area



Car storage

Dedicated work area Peninsula PPF



Future client waiting area / break area



Wall Art





Car storage



Area of Proposed
Parking for City Dent
and Peninsula PPF
(5 Spaces)

Entries to City Dent
and Peninsula PPF

INDUSTRIAL WAY



PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 14, 2026

From: Ken Johnson, Senior Planner

Subject: Open Space Element; General Plan Amendment 2026-GPA-01; Proposal of the City of Brisbane to amend the Open Space Element of the General Plan to address access, climate resilience and other co-benefits of open space, and rewilding; City of Brisbane, applicant; citywide.

REQUEST: The proposed General Plan Amendment would update the Open Space Element (Element), one of the seven State mandated elements of the city's general plan in order to comply with Government Code Section 65565.5, which requires jurisdictions statewide to update their general plans, to address open space access, climate resilience and other co-benefits of open space, and rewilding.

RECOMMENDATION: Approve Permit application 2026-GPA-01 via adoption of Resolution 2026-GPA-01, containing the findings and conditions of approval (See Attachment A).

ENVIRONMENTAL DETERMINATION: The amendment is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15307 and 15308, as actions for protection of natural resources and for protection of the environment. The exceptions to these categorical exemptions referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Section 65565.5 of the Government Code requires Open Space Elements to address open space access, climate resilience and other co-benefits of open space, and rewilding. Additionally, the broader Government Code Sections pertaining to open space elements are provided in Sections 65560 - 65570.

BACKGROUND: The last update to the City's Open Space Element was done with the adoption of the General Plan as a whole in 1994. Since that time, State law pertaining to open space elements has been advanced, which has necessitated this update to the Element.

Government Code:

In 2022, the State passed Senate Bill (SB) 1425, which is codified as Government Code § 65565.5 and requires that every city and county review and update its Open Space Element. The update was due by January 1, 2026, but due to necessary review timelines, the City's update process has extended beyond that due date. SB 1425 requires the Open Space Element to address the following:

- Access to open space for all residents in a manner that considers social, economic, and racial equity.
- Climate resilience and other co-benefits of open space, correlated with the safety element.
- Rewilding opportunities, correlated with the land use element. Rewilding opportunities may include, but are not limited to, opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.

The Government Code further detailing the required contents of an Open Space Element is provided in Government Code Sections 65560 to 65570. The City’s Open Space Element already complies with these requirements and no updates are proposed relative to those Government Code Sections.

Element Update Workshops:

The process of updating Brisbane’s Open Space Element began in the spring of 2025 with a series of workshops with the following City Council appointed bodies:

- Planning Commission (4/10/25 & 10/23/25)
- Parks and Recreation Commission (5/8/25)
- Open Space and Ecology Committee (5/16/25 & 9/18/25)
- Inclusion, Diversity, Equity & Accountability (IDEA) Committee (6/11/25)

These workshops provided an opportunity for the commissions and committees to review preliminarily proposed updates to the Element. As part of those reviews, a comparison table between the existing and proposed draft revisions to the Element’s goals, policies and programs was provided. The draft Open Space Element is provided as an attachment to the proposed Resolution 2026-GPA-01 (Attachment A) and the latest comparison table (Attachment B) reflects the input of the commissions’ and committees’ review.

Other General Plan Elements:

Staff also reviewed the other elements of the General Plan, to ensure consistency between the elements, as described further below. No amendments are proposed to other Elements of the General Plan at this time.

DISCUSSION: As indicated above, the last update to the City’s Open Space Element was done with the adoption of the 1994 General Plan. While most of the 1994 Element’s goals, policies and programs remain relevant today, the update to the Element provided an opportunity to restructure the policies and programs to more clearly address State law requirements. This report provides a brief discussion of the Element’s new structure and highlights a few areas of interest. For further details of the proposed update, please refer to the draft Element

(Attachment A), the goals, policies and programs comparison table (Attachment B), and the 1994 Open Space Element (Attachment D).

Contents and Structure:

The draft Element provides the goals, policies and programs that the City will undertake for compliance with State law requirements as provided in Government Code Sections 65560 to 65570. The proposed structure of the Element has been aligned with State law requirements and this is reflected in the proposed table of contents, as follows:

1. Introduction
2. Comprehensive Open Space Planning
3. Inventories, Acquisitions & Preservation
4. Open Space for Natural Resources & Rewilding
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
- A. Appendix A: Glossary

With the exceptions of the Introduction and Military chapters, each chapter has at least one overarching City goal, and one or more policy under the goal and likewise one or more implementing program for each policy. An example that shows this hierarchy is as follows:

“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 as needed to reflect changes in land characteristics and acquisitions.”

Note that the number “93h” listed in the program above is a reference to the 1994 Open Space Element numbering and is provided for tracking purposes only.

While the structure of the element has been updated in its entirety, the policies and programs that implement the City’s goals have been largely carried forward to this draft and reorganized and updated from those adopted in 1994, along with some edits for clarity and additions to address state law.

Implementation Plan and Annual Reporting:

Program OS.1.A.5 in the draft Element commits the City to *“Update the open space implementation plan as needed to reflect changes in environmental conditions or City priorities and activities. (Reference: 2001 Open Space Plan).”* The 2001 Open Space Plan was adopted by City Council as an implementation plan and in large part referenced the adopted 1994 Open Space Element. While some of the contents of that 2001 plan, such as the criteria for considering potential open space lands, has been brought forward to this draft Element (see new proposed program, OS.2.B.10), the intent was not to update the implementation plan at this time. The future implementation plan update would include assignment of timelines and responsible departments, commissions or committees.

Also, as indicated in the Program OS.2.A.1 above, the City will be maintaining an inventory of maps and tables, consistent with State law, to track all vacant or unimproved lands, as required by State law. To more readily update the maps and tables, these will be maintained as separate documents from the Element and would be key parts of staff’s annual reporting to City Council described below.

The 1994 Open Space Element included a few programs on reporting the status of open space acquisitions to City Council. These have been consolidated under a new goal that, *“Open space planning is long range and comprehensive”*, as Program OS.1.A.2:

“Provide an annual report to the City Council on the following:

- a. (93d) 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.*
- b. (84f) Activities pertaining to acquisition, preservation and appreciation of open space and San Bruno Mountain.*
- c. (83d) Federal, State and private opportunities for open space acquisition on San Bruno Mountain and elsewhere in the City.”*

Consistency with Other Elements:

State law requires that general plans must be internally consistent and the proposed draft Open Space Element is consistent with the other elements. The City’s General Plan contains the following elements:

- Community Character
- Local Economic Development
- Land Use
- Circulation
- Open Space
- Recreation and Community Services

- Conservation
- Community Health and Safety
- Housing
- Policies and Programs by Subarea

A link to all chapters of the General Plan is provided (Attachment C) and a brief discussion of the most closely related elements is provided below.

Conservation Element: The Conservation Element is a closely related element and provides mapping, policies and programs for conservation of various environmental resources. Perhaps the most notable is biological resources related to endangered butterfly species located on San Bruno Mountain, which is the subject of the San Bruno Mountain Habitat Conservation Plan (HCP). The draft Open Space Element includes a number of references to the HCP. One of these is provided in Program OS.3.A.3, *“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.”* Other resource areas included in the Conservation Element which have connection to the draft Open Space Element are soils, surface and groundwater, minerals and cultural resources. While no conflict exists between the elements, the Conservation Element will also soon be due for an update. As with the General Plan as a whole, it’s envisioned that that would be initiated following adoption of the Baylands Specific Plan. Note also that California Assembly Bill 1889 (2024) requires cities to update their conservation elements upon the next general plan revision on or after January 1, 2028.

Recreation and Community Services Element: The Recreation and Community Services Element is an optional element under State law. Although optional, it is of no less importance than other elements. It covers recreational and educational facilities and recreational programs for various age groups, especially children and seniors and those with special needs. The draft Open Space Element addresses recreation in the programs under Policy OS.2.C, *“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” (Chapter 3)* and the various goals policies and programs in Chapter 5 - Open Space for Outdoor Recreation & Access for All. There are no conflicts between the draft proposed Element and the Recreation and Community Services Element.

Safety Element: The Safety Element addresses a number of community health and safety topics, including such things as flood, fire hazards, slope stability, etc. This includes, by reference, the County-wide Hazard Mitigation Plan, as required by the Disaster Mitigation Act of 2000. The Hazard Mitigation Plan has been prepared through a coalition of San Mateo County cities and special districts, to pool resources and create a uniform and coordinated hazard mitigation strategy across the county. The Hazard Mitigation Plan is updated on a 5-year basis, with the next update scheduled for later this year. The Programs provided in the

Open Space Plan cross reference the Safety Element to ensure that open space planning accounts for safety hazards and provides for safety buffers. See the programs provided under Goal OS.6 *“Open space is considered in concert with hazard mitigation”*.

Land Use Element: The Land Use Element designates land uses throughout the City and contains the Land Use Diagram that shows the areas designated as OS- Open Space. At the workshops, referenced above, there was discussion of possibly processing an amendment to the General Plan Land Use Map and Zoning Districts Map, to designate certain lands that the City has obtained over the last 30 years +/- in the upper Brisbane Acres as open space. However, upon further consideration and in consultation with the City Attorney, it was determined that such an amendment should be postponed to evaluate potential conflicts under State housing law related to downzoning of residentially zoned property.

Leaving these parcels designated as they are does not reduce the protection of the City-owned properties as open space, nor is it in conflict with the draft Open Space Element. Note that in early 2025, the City recorded a Declaration of Restrictions at the County Recorder’s Office on all Brisbane Acres properties owned by the City. The declaration was recorded for the purposes of *“restricting the use of the properties in perpetuity solely for habitat preservation or open space purposes”* (excerpt from recorded declaration).

Outreach & Review:

In addition to the commissions and committees indicated above, whose feedback has been used to prepare the draft Element that’s before the Commission tonight, the draft Element was also provided to the following departments, agencies or organizations.

- CA Department of Conservation
- Native American Tribes (various)
- San Bruno Mountain Watch
- San Mateo County Parks
- US Fish & Wildlife Service
- CA Department of Fish & Wildlife
- North County Fire Authority
- City Engineer/Director of Public Works
- City Manager’s Office
- City Clerk
- Parks & Recreation Director
- City Attorney

In addition to the required notice of public hearing, over the course of the update process, staff provided outreach to the Brisbane community through STAR articles, the latest being the May 2026 edition, and the City’s other social media platforms. Information on the update was also

provided at the Community Development Department’s information booth at the Day-in-the-Park event in 2025.

As of the time of this writing, no comments have been received on the contents of the draft Element that have not already been incorporated into the Element or individually addressed. Comments received after the agenda report is published will be provided to the Planning Commission as written correspondence.

ATTACHMENTS:

- A. Draft Resolution 2026-GPA-01 (including the Draft Open Space Element, dated 4/6/2026)
- B. Goals, Policies and Programs Comparison Table, 1994 to Current Draft
- C. The Brisbane General Plan – all elements weblink (as adopted in 1994 and amended) <https://www.brisbaneca.gov/339/The-Brisbane-General-Plan>
- D. Open Space Element – specific element weblink (as adopted in 1994) <https://www.brisbaneca.gov/DocumentCenter/View/612/Chapter-VII-Open-Space-PDF>

Ken Johnson

Ken Johnson, Senior Planner

Julia Ayres

Julia Ayres, Community Development Director

Draft

RESOLUTION 2026-GPA-01

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF BRISBANE
RECOMMENDING THAT THE CITY COUNCIL
AMEND THE OPEN SPACE ELEMENT
OF THE 1994 GENERAL PLAN

WHEREAS, Government Code Section 65565.5 requires jurisdictions statewide to update the Open Space Element of the general plan to address open space access for all, climate resilience and other co-benefits of open space, rewilding, and where applicable coordination with regional conservation plans coordination; and

WHEREAS, pursuant to this State law requirement from April 10, 2025 to October 23, 2025 the City Council-appointed Planning Commission, Parks and Recreation Commission, Open Space and Ecology Committee, and Inclusion, Diversity, Equity & Accountability (IDEA) Committee held workshops and reviewed preliminary drafts of revisions to the Open Space Element's goals, policies and programs and provided recommendations; and

WHEREAS, following the above-mentioned workshops, on October 30, 2025, pursuant to Government Code § 65352.3, notice and a copy of the draft Open Space Element was provided to California Native American tribes and no request for consultation was received; and

WHEREAS, the draft Open Space Element component pertaining to agricultural resources was provided to the CA Department of Conservation, pursuant to Government Code § 65565(c)(1); and

WHEREAS, the draft Open Space Element was provided to responsible City departments and outside agencies with responsibility over the San Bruno Mountain Habitat Conservation Plan, including, but not limited to, San Mateo County Parks Department, US Fish and Wildlife Service, CA Department of Fish and Wildlife; and

WHEREAS, a public hearing on amendments to the Open Space Element of the General Plan was held on May 14, 2026, duly noticed on May 1, 2026 at the City's designated public notice locations, provided in Brisbane Municipal Code Section 1.12.010, and on the City's website; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said General Plan Amendment application, and the written and oral evidence presented to the Planning Commission; and

WHEREAS, the Planning Commission's recommended update to the 1994 Open Space Element and the minutes of the Planning Commission meeting of May 14, 2026 are attached and incorporated by reference as part of this resolution; and

WHEREAS, the Planning Commission finds that the amendment is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15307 and 15308, as actions for protection of natural resources and for protection of the environment, and the exceptions to these categorical exemptions referenced in Section 15300.2 of the CEQA Guidelines do not apply; and

NOW, THEREFORE, based upon the evidence presented, both written and oral, the Planning Commission of the City of Brisbane hereby RECOMMENDS that the City Council adopt the attached update to the Open Space Element of the General Plan.

ADOPTED this fourteenth day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

DOUGLAS GOODING
Chairperson

ATTEST:

JULIA AYRES, Community Development Director

DRAFT (5/14/2026) OPEN SPACE ELEMENT

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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. Brisbane has and will continue to dedicate significant funding to the acquisition, improvement and maintenance of open space, as further addressed in this element.

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.

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

The last Open Space Element was adopted with the 1994 update to the General Plan. In 2001, City Council adopted an “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:

- Introduction
- Comprehensive Open Space Planning
- Inventories, Acquisitions & Preservation
- Open Space for Natural Resources & Rewilding
- Open Space for Outdoor Recreation & Access for All
- Health, Safety and Climate Resilience
- Historic and Tribal Resources
- Agriculture & Managed Resources for Production
- Military

A glossary of terms is also provided at the end of this element as Appendix A.

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 OPEN SPACE LAND

The City’s open space land generally falls under three main categories:

- Open space as wildlands or habitat
- Improved parks and trails
- Open areas on private property that serve 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 preserving cultural resources.

Brisbane borders the cities of San Francisco, Daly City and South San Francisco, as well as portions of unincorporated San Mateo County. It 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 City of Daly City at the time. The undeveloped 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 host 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 located in unincorporated San Mateo County but are within Brisbane’s sphere of influence (See Land Use Element).

Brisbane also contains priority conservation areas (PCAs). PCAs are those areas adopted by the Association of Bay Area Governments, following nomination by the local jurisdiction, as regionally significant areas to be protected and improved. PCAs include natural habitats, farms and ranchlands, recreation areas, urban green spaces and locations that can help fight the effects of climate change. These areas are mapped on the Metropolitan Transportation Commission’s (MTC) website and include San Bruno Mountain State and County Park, portions of the Brisbane Acres, Crocker Park, Quarry, Northeast Ridge, Sierra Point, Guadalupe Hills, Marsh-Lagoon-Bayfront, and Baylands subareas. Brisbane’s 2001 Open Space Plan also designated Priority Preservation Areas (PPA) as the mapped area within the upper Brisbane Acres with likely significant biological resources. These locally-designated PPA’s are overlapped with portions of the PCA areas. Both PCAs and PPAs are referenced in the Glossary of this Element.

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. The proposed Baylands Specific Plan would also establish significant acreages of new open space and recreational areas. The future uses of vacant parcels within the Baylands subarea are subject to City Council’s approval of a Specific Plan, expected in 2026.

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.

The Guadalupe Quarry is located southwest of Crocker Park in unincorporated San Mateo County but within the City's Sphere of Influence. At the time of this writing, a proposal has been submitted to the City for annexation and redevelopment to advance manufacturing uses, with 36 acres of the annexed area proposed to be protected from development in perpetuity by a conservation easement, and an additional 46 acres proposed to be offered for dedication to the County as public open space. The Quarry subarea is further described in Section 8, Agriculture and Managed Resources for Production.

Open space lands of note 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 approval for development of the Northeast Ridge residential neighborhoods, beginning in the 1990's significant acreage previously held by private parties was dedicated to the County as open space. 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 a 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 with a combination of grant and general funds.

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 address the State law topic areas pertaining to open space elements. The goals, policies and programs are numbered. Where a policy or program was carried forward from the previously adopted Open Space Element, those prior numbers are shown in brackets. The goals are outlined below and repeated along with the policies and programs in the sections that follow.

The Open Space goals are that the City of Brisbane will be a place where...

1. Open space planning is long range and comprehensive;
2. Significant funding resources and other tools are made available to acquire and preserve open space;
3. Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding;
4. The public is educated and engaged in the value and importance of open space and in respecting and maintaining the land and the waters for future generations;
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;

6. Open space is considered in concert with hazard mitigation;
7. Open space planning is considered in concert with protection of cultural and historical artifacts, where applicable;
8. 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.

The City is committed to ensuring that all people are served in its open space planning and implementation efforts. 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 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 appropriate outside agencies.

Program OS.1.A.2: Provide an annual report to the City Council on the following:

- a. (93d) 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.
 - b. (84f) Activities pertaining to acquisition, preservation and appreciation of open space and San Bruno Mountain.
 - c. (83d) Federal, State and private opportunities for open space acquisition on San Bruno Mountain and elsewhere in the City.
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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. (See also, goals, policies and programs in Section 3.)

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 open space implementation plan as needed to reflect changes in environmental conditions or City priorities and activities. (Reference: 2001 Open Space Plan).

3. INVENTORIES, ACQUISITIONS & PRESERVATION

The State requires cities to maintain inventories of land that could be potentially acquired for 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, the inventory 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 section 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, Brisbane had a population of 4,851 people. This would suggest a range of approximately 15.5 to 49.5 acres dedicated to parks based on the City's present population. Future development of the Baylands subarea that would increase the City's population would similarly increase the baseline ratio of parkland needed to serve the new population. 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 as needed to reflect changes in land characteristics and acquisitions.

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 and to dedicate and preserve the acquired open space lands.

Program OS.2.B.1: (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.2: Prioritize lands within the Priority Conservation Areas (PCAs) and Priority Preservation Area (PPA) for establishment as open space.

Program OS.2.B.3: (81) 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.B.4: (91a, 93a) On an ongoing basis, explore and pursue funding sources, including, but not limited to, taxing and assessment districts and grants, for acquisition, maintenance and preservation of open space lands with habitat, recreational or other natural resource value, especially lands within the Priority Conservation Area (PCA) and/or Priority Preservation Area (PPA).

Program OS.2.B.5: (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.B.6: (88c) In conjunction with new development, where appropriate, require in-lieu fees or exactions as contributions to the acquisition, development and maintenance of open space, including park and recreation facilities.

Program OS.2.B.7: (93c) Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.

Program OS.2.B.8: (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.B.9: (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.B.10: 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.B.11: At a minimum, the following criteria should be considered in the evaluation of potential open space lands. 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.
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Policy OS.2.C: 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.C.1: Identify potential sites of various sizes throughout Brisbane for establishment of parks.

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

4. OPEN SPACE FOR NATURAL RESOURCES & REWILDING

The State requires that open space element policies provide 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.

Brisbane’s water resources include 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. Additionally, the specific policies and programs provided below, in concert with California Environmental Quality Act (CEQA) requirements, provide for mitigation of impacts of new development.

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: The City will facilitate establishment, restoration and maintenance of open space for its natural resource value and rewilding. (See related policies and programs under Goal OS.2)

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 their 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 in 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.

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 parklands 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 must also 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 Brisbane 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 and California Department of Parks & Recreation.

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

Program OS.5.E.1: In open space planning and development, provide for a variety of user activities, especially allowing for passive uses that allow for relaxation, such as walking, sitting, picnicking and viewing nature or other sights. Passive uses may be planned as dedicated amenities or included adjacent to active recreation uses, such as sports fields or courts.

Program OS.5.E.2: (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 Goal OS.2)

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 a 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. Similarly, the relationship between hazard mitigation and open space for other specific development sites, such as the Quarry, are to be

considered on a case-by-case basis through the CEQA environmental review process for the project. 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" (see Glossary in Appendix A) 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 sites and artifacts, where applicable.

Policy OS.7.A: Maintain communication with responsible Native American tribal groups and representative agencies regarding Open Space plans, private development applications and related policy initiatives.

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 in open space lands.

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 requires cities to provide open space planning for agricultural land in the Open Space Element, or through a separate element. This includes identification and mapping of agricultural land, 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.

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. In Brisbane, the only area designated for management production is the Guadalupe Quarry, which is located to the southwest of Crocker Park in unincorporated San Mateo County but within the City’s Sphere of Influence. Surface mining of construction aggregate materials has been ongoing at the Guadalupe Quarry since 1895. As of 2026, 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.

As of 2026, the Guadalupe Quarry was the subject of development proposal by Orchard Partners, LLC to construct and operate an approximately 895,000 square foot advanced manufacturing 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 an advanced manufacturing facility, access routes and ancillary site 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.

ABAG and MTC: The Association of Bay Area Governments (ABAG) is the comprehensive regional planning agency and council of governments for the nine counties and 101 cities and towns of the San Francisco Bay region.

ABAG was formed by local government leaders in 1961 who recognized the need to address common issues from a regional perspective, and formed the first council of governments in California. From this perspective, ABAG continues to work in regional land use, environmental stewardship, energy efficiency and water resource protection.

ABAG’s 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.

Today, ABAG and the Metropolitan Transportation Commission (MTC) continue to share joint responsibility for Plan Bay Area, now with a single staff, serving both the ABAG Executive Board and the MTC Commission.

Metropolitan Transportation Commission (MTC) was created by the California Legislature in 1970 to plan, finance and coordinate the Bay Area’s transportation system. The Commission’s scope over the years has expanded to address other regional issues, including housing and development.

MTC’s website has stated that its mission is to provide planning, funding, coordination and technical assistance to cities, counties, transit agencies and other partners to bring the region together — to make life better for residents and make the Bay Area’s transportation system more resilient to future challenges.

Habitat Conservation Plan (HCP): 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.

Natural Communities Conservation Plan (NCCP): Fish and Game Code Section 2805 defines a “natural community conservation plan” as *“a planning agreement entered into in accordance with Section 2810. The plan shall identify and provide for those measures necessary to conserve and manage natural biological diversity within the plan area while allowing compatible and appropriate economic development, growth, and other human uses.”*

The aim is to promote coordination and cooperation among public agencies, landowners, and other private interests, to provide a mechanism by which landowners and development proponents can effectively address cumulative impact concerns, promote conservation of unfragmented habitat areas, promote multispecies and multihabitat management and conservation.

An 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.

Open Area(s): Open areas are defined in the Land Use Element as *“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. Open areas include, but are not limited to, setbacks and easements that are landscaped or characterized by native vegetation, gardens and landscaped vegetation. Open areas might also include golf courses, private parks and recreation areas within private developments. An open area may consist of a combination of hardscape and V-22 landscape, typical of plazas, sculpture gardens and gathering places. Streets, sidewalks, parking lots and similar improvements, although not covered by structures, do not qualify as open areas.”*

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 Space Plan or Local Open-space Plan: California Government Code Section 65560(g) defines “Local open-space plan” as *“the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.”*

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.

Priority Conservation Area (PCA): 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.)

Per the Metropolitan Transportation Commission (MTC), PCAs are those areas adopted by the Association of Bay Area Governments (ABAG), following nomination by the local jurisdiction, as *“regionally significant areas to be protected and improved. PCAs include natural habitats, farms and ranchlands, recreation areas, urban green spaces and locations that can help fight the effects of climate change.”*

There are five types of PCAs, that intended to recognize the vitality of the Bay Area’s natural systems, rural economy and the health of all residents:

- Natural Lands
- Agricultural & Working lands
- Urban Greening
- Recreation
- Climate Adaptation

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. These areas are generally within the PCA.

Recreation, Active Recreation and Passive Recreation:

Active Recreation: Active recreation involves activities that require physical exertion and often focus on improving fitness, building strength, and enhancing the overall health of the participants. These activities frequently involve movement, energy, and outdoor adventures.

Examples of Active Recreation:

- Playing sports, such as basketball, tennis, or soccer
- Running or jogging
- Swimming
- Cycling or skating
- Participating in fitness classes
- Engaging in obstacle courses or adventure-based activities.

Passive Recreation: Passive recreation, on the other hand, involves low-energy activities that are more sedentary and focus on relaxation, peace, and mental rejuvenation. These are pursuits that allow you to unwind and recharge while enjoying your environment and engaging with leisurely activities.

Examples of Passive Recreation:

- Walking through a park or nature trail
- Bird watching or photography
- Reading books or enjoying a podcast outdoors
- Picnicking with family or friends
- Relaxing by a lake or engaging in fishing.

Rewilding: Per Government Code 65565.5(b)(1) “rewilding opportunities may include, but are not limited to, the following:

- Opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.
- Establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.”

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

5/14/2026

Draft Open Space Element Chapter	2026 Draft – Goals, Policies & Programs <small>(Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)</small>	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
1. Introduction	<p>ELEMENT GOALS (All Chapters):</p> <p>The City of Brisbane will be a place where...</p> <ol style="list-style-type: none"> 1. Open space planning is long range and comprehensive; 2. Significant funding resources and other tools are made available to acquire and preserve open space; 3. Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding; 4. The public is educated and engaged in the value and importance of open space and in respecting and maintaining the land and the waters for future generations; 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; 6. Open space is considered in concert with hazard mitigation; 7. Open space planning is considered in concert with protection of cultural and historical artifacts, where applicable; 8. Open space planning is considered in concert with protection of other resources (agriculture and managed production), where applicable. 	<p>GOALS:</p> <p>The City of Brisbane will be a place...</p> <ul style="list-style-type: none"> 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 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 appropriate outside agencies.	

Draft Open Space Element Chapter	2026 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
	<p>Program OS.1.A.2: Provide an annual report to the City Council on the following:</p> <ul style="list-style-type: none"> a. (93d) 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. b. (84f) Activities pertaining to acquisition, preservation and appreciation of open space and San Bruno Mountain. c. (83d) Federal, State and private opportunities for open space acquisition on San Bruno Mountain and elsewhere in the City. 	<p>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.</p> <p>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.</p> <p>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.</p>
	<p>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.</p>	<p>Policy 93: Establish an implementation program for open space acquisition.</p> <p>Program 93e: Review and establish open space priorities annually as part of the budget and Capital Improvement program development process.</p> <p>(See programs in Chapter 2 also)</p>
	<p>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.</p>	<p>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.</p>
	<p>Program OS.1.A.5 Update the open space implementation plan as needed to reflect changes in environmental conditions or City priorities and activities. (Reference: 2001 Open Space Plan)</p>	
<p>3. Inventories, Acquisitions & Preservation</p>	<p>Goal OS.2: Significant funding resources and other tools are made available to acquire and preserve open space.</p>	
	<p>Policy OS.2.A Maintain an inventory of existing and potential open space and parks.</p>	
	<p>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 as needed to reflect changes in land characteristics and acquisitions.</p>	<p>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.</p>
	<p>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 and to dedicate and preserve the acquired open space lands.</p>	<p>Policy 90 On an ongoing basis, aggressively seek opportunities to preserve open space.</p> <p>Policy 91 Explore the widest range of options for preserving open space lands, including acquisition, dedication, and exactions on development projects.</p>

Draft Open Space Element Chapter	2026 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.1 (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.2 Prioritize lands within the Priority Conservation Areas (PCAs) for establishment as open space.	
	Program OS.2.B.3 (81) 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.B.4 (91a, 93a) On an ongoing basis, explore and pursue funding sources, including, but not limited to, taxing and assessment districts and grants, for acquisition, maintenance and preservation of open space lands with habitat, recreational or other natural resource value, especially lands within the Priority Conservation Area (PCA) and/or 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.B.5 (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 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.B.6 (88c) In conjunction with new development, where appropriate, require in-lieu fees or exactions [AJ4.1]as contributions to the acquisition, development and maintenance of open space, including 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.B.7 (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.B.8 (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.B.9 (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.B.10 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.	

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	<p>Program OS.2.B.11 At a minimum, the following criteria should be considered in the evaluation of potential open space lands. Depending on the intended use of the lands, certain criteria may be considered as positive or negative factors:</p> <ul style="list-style-type: none"> • 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. 	(Note: Taken from 2001 Open Space Plan.)
4. Open Space 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.
	Program OS.3.A.1 The City will facilitate establishment, restoration and maintenance of open space for its natural resource value and rewilding.	

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	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.
	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.

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	<p>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.</p> <p>Program OS.4.A.5 Discourage the use of City-owned open space or parklands 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.</p>	<p>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.</p>
<p>5. Open Space and Parks for Outdoor Recreation & Access for All</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Program OS.5.A.3 (86c) Through development of the Baylands, provide connections to and through recreational resources within and outside the City limits.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Program OS.5.B.1 (85a) Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.</p> <p>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.</p>	<p>Goal: Where outdoor areas provide recreational open space and educational opportunities.</p> <p>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.</p> <p>Policy 86: Provide access to natural areas consistent with the nature of the resource.</p> <p>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.</p> <p>Program 86b: Extend the trail system to include aquatic areas and provide access to public transportation systems.</p> <p>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.</p> <p>Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane: the Lagoon, the Bayfront and the Marsh.</p> <p>Program 85a: Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.</p>

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	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 and California Department of Parks & Recreation.	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.5.E.1 : In open space planning and development, provide for a variety of user activities, especially allowing for passive uses that allow for relaxation, such as walking, sitting, picnicking and viewing nature or other sights. Passive uses may be planned as dedicated amenities or included adjacent to active recreation uses, such as sports fields or courts.	
	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 interest, such as to allow for mid-block trail or sidewalk connections.	

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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 sites and artifacts, where applicable	
	Policy OS.7.A Maintain communication with responsible Native American tribal groups and representative agencies regarding Open Space plans, private development applications and related policy initiatives.	
	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 in open space lands.	
	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.	<p>Policy 83: Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres. (adopted ridgeline ordinance)</p> <p>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)</p> <p>Program 88b: Continue to work with citizens to plan and develop a community park on the Old County Road site. - completed</p>

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		<p>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.</p> <p>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.</p> <p>Program 93i: Investigate establishing or joining special open space acquisition districts.</p>