



City of Brisbane

Planning Commission Meeting Agenda

Thursday, June 11, 2026 at 6:30 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 if remote participation is available.

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

Join Zoom Webinar: zoom.us (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 4pm 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, Wodziak

CALL TO ORDER

ROLL CALL

ADOPTION OF AGENDA

CONSENT CALENDAR

None

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

None

NEW BUSINESS

None

WORKSHOP

- A. **Baylands Specific Plan;** Environmental Review and Public Hearing Process

ITEMS INITIATED BY STAFF

ITEMS INITIATED BY THE COMMISSION

ADJOURNMENT

- B. Adjournment to the regular meeting of June 25, 2026, at 7:30 p.m.

APPEAL 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.



MEMORANDUM

DATE: June 11, 2026
TO: Planning Commission
FROM: Julia Ayres, Community Development Director and Jeremiah Robbins, Senior Planner
SUBJECT: **Brisbane Baylands Specific Plan: Environmental Review and Public Hearing Process**

Objective

The purpose of tonight’s workshop is to provide the Planning Commission with an overview of the Brisbane Baylands Specific Plan Final Environmental Impact Report (FEIR) and answer questions from Commissioners. The intent is to ensure the Commission and public have a working knowledge of the content contained within the FEIR ahead of the Commission’s June 25, 2026 public hearing on the Specific Plan and FEIR. At this workshop, staff and the City’s environmental and planning consultants will discuss the following aspects of the Baylands FEIR:

- Overview of the environmental review process under the California Environmental Quality Act;
- Summary of Brisbane Baylands Specific Plan FEIR contents and findings;
- Presentation on the Bayshore Mobility Plan; and
- Review of next steps

Background

Baylands Development Incorporated (BDI), the project applicant, submitted a draft Specific Plan for the Brisbane Baylands subarea in 2023. Shortly thereafter the City released a Notice of Preparation (NOP) announcing that the City was preparing a Draft Environmental Impact Report (DEIR) for the project and inviting the public to participate in the scoping process for the DEIR. During preparation of the DEIR, the applicant submitted revisions to its 2023 draft Specific Plan. In April 2025, the applicant’s Specific Plan revisions were published along with the DEIR, and a five-month public comment period for the DEIR commenced, concluding in September 2025. A public meeting on the DEIR was hosted by the Planning Commission on June 12, 2025 during the public review period.

Following closure of the public comment period on the DEIR, the City and its environmental and planning consultants Environmental Science Associates (ESA) compiled all comments received on

the DEIR, prepared responses to those comments, and completed revisions to the DEIR and Specific Plan based on the comments received and the City's responses to those comments.

On May 14, 2026, the City published the Final EIR (FEIR) and a revised 2026 version of the Specific Plan reflecting staff's recommended changes, along with related project materials required to implement the Specific Plan, including General Plan and zoning amendments. The FEIR contains all comments submitted on the DEIR as well as any changes to the DEIR based on those comments. All documents are available from the City's website at www.brisbaneca.gov/232 and are hyperlinked in the Attachments below. The Bayshore Mobility Plan, which calls for enhancing the mobility for Brisbane residents and businesses by reducing the number of travel lanes along Bayshore Boulevard from four lanes (two in each direction) to two lanes (one in each direction) south of Geneva Avenue, along with providing a median, turn pockets, and a multi-use pathway and bicycle facilities along the corridor within the City of Brisbane, is included in Appendix F – Transportation Technical Reports of the FEIR. Hard copies of the FEIR and the 2026 Specific Plan with staff's recommended changes are available at the Brisbane Library and Brisbane City Hall.

On May 28, 2026, the Planning Commission held a workshop that focused on the 2026 Staff Recommended Brisbane Baylands Specific Plan, including project background and history, how to read and understand the Specific Plan, and the key changes recommended by staff to the Specific Plan.

Next Steps

Following tonight's workshop, the Planning Commission will hold a public hearing on June 25, 2026. The Commission will be making recommendations to the City Council regarding adoption of the Specific Plan and associated project approvals, and certification of the FEIR.

Attachments

1. [2026 Staff Recommended Brisbane Baylands Specific Plan](#)
2. [2026 Final Environmental Impact Report for the Brisbane Baylands Specific Plan](#)
 - a. [Appendix F – including the Bayshore Mobility Plan](#) (starting on page 682)
3. [2025 Applicant's Specific Plan](#)
4. [2025 Draft Environmental Impact Report](#)
5. [Baylands project webpage](#)
6. [Baylands Specific Plan Zoning and General Plan Amendments](#)
7. [May 28, 2026 workshop presentation](#)

Julia Ayres

Julia Ayres, Community Development Director

Jeremiah Robbins

Jeremiah Robbins, Senior Planner