



## CITY COUNCIL AGENDA REPORT

**Meeting Date: March 4, 2021**

**From: John Swiecki, Community Development Director**

**Subject: 2020 Annual General Plan and Housing Element Progress Reports**

### **Community Goal/Result**

Community Building

### **Purpose**

To comply with reporting requirements of State law.

### **Recommendation**

Direct staff to submit the 2020 General Plan and Housing Element Annual Progress Reports to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

### **Background/Discussion**

Per Government Code Section 65400(a)(2)(A) the City is required to prepare an annual report to the State on the City's progress in implementing the General Plan. The State-mandated General Plan (GP) Annual Progress Report (APR) provides information regarding the City's progress in meeting the community's goals through implementation of the GP.

The City is also required to prepare an annual report to the State on the City's progress in implementing the Housing Element (which was adopted April 2, 2015), using the format adopted by HCD. Government Code Section 65400(a)(2)(B) requires that the City hold a public meeting on the report before submitting it to HCD and OPR by the April 1st deadline.

### General Plan APR

Unlike the Housing Element APR, the State does not prescribe a specific report format and cities are advised to highlighting measures associated with the implementation of the GP, such as GP and Zoning Ordinance amendments, policy actions by the City Council, Citywide initiatives, and City-initiated projects.

As detailed in the attached report, in 2020 the City initiated a number of actions implementing the General Plan that include:

- General Plan updates concerning the Baylands
- Zoning Ordinance amendments regarding short term rentals and accessory dwelling unit regulations
- Approval of projects or programs related to commercial building sustainability, recreational improvements, and financial housing assistance

- Held community meetings involving the master planning of Crocker Trail
- Completed or began civic improvements to existing infrastructure

Of the 185 GP programs (excluding Housing Element programs that are reported under the Housing Element APR), 155 have been implemented or are ongoing programs implemented on a continuous basis. Another 25 programs are either partially complete or currently underway, while five programs have not commenced.

### Housing Element APR

Historically, State-mandated Housing Element annual reports have tracked the number of building permits issued for housing units in a given calendar year towards Brisbane's Regional Housing Needs Allocation (RHNA), as well as an update on the implementation status of each Housing Element program. Changes in State housing law require the City to submit additional data not required in past years, including Local Early Action Planning (LEAP) Reporting and a list of locally owned or controlled lands declared surplus or identified as excess pursuant to Government Code sections 54221 and 50569, respectively. Thus, the attached report contains more information than in previous years in accordance with the provisions of State law.

As detailed in the attached report, in 2020 the City approved planning permits for six moderate income units, building permits were issued for two moderate income units and one above moderate income unit, and 94% of the Housing Element programs have been completed or are implemented on a continuous basis. The City is six years into the eight-year (2015- 2022) Housing Element planning period and has met 46% of its RHNA, with all production within the moderate or above moderate income categories. No building permits have been issued for low or very low income units during the current Housing Element planning period.

### **Fiscal Impact**

None.

### **Measure of Success**

Submittal of the 2020 General Plan and Housing Element Annual Progress Reports to HCD and OPR within the deadline prescribed by State law.

### **Attachments**

1. Annual General Plan Progress Report
  - General Plan Program Implementation Status ([Appendix A](#))
  - Housing Element Annual Progress Report ([Appendix B](#))

  
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John Swiecki, Community Development Director

  
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Clay Holstine, City Manager

## Introduction

Government Code Section 65300 requires every city and county to prepare and adopt a comprehensive, long term general plan for the physical development of the community. The Government Code also requires that these plans include seven mandatory elements: Land Use, Circulation, Noise, Open Space, Conservation, Safety, and Housing. Each of these elements contains a set of goals, objectives, policies, and programs.

The broad purpose of the General Plan (GP) is to “establish both a database and a policy basis that can be updated and maintained over time and that accurately expresses the character, desires, and needs of Brisbane in the text and policies so that residents can say, ‘Yes, that is who we are,’ and, ‘Yes, that is who we want to be.’” (*The General Plan City of Brisbane*. Chapter 1, page I-21, 1994.)

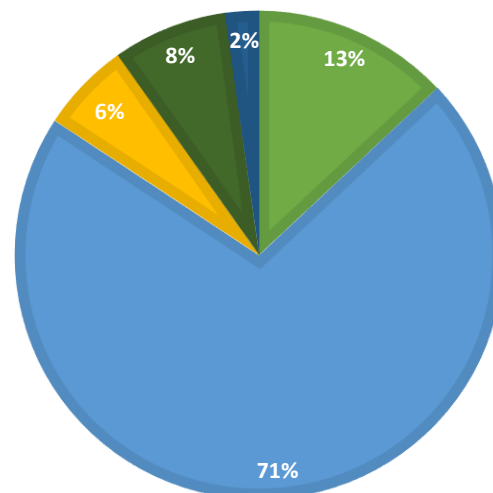
## Background

The General Plan Annual Progress Report is intended to meet State requirements for reporting the City’s progress toward meeting GP goals and objectives. The following report summarizes key Citywide actions in the calendar year 2020 that relate to the GP, including specific tasks undertaken by City departments, the Planning Commission, and City Council. This report is not intended to be a comprehensive audit of all of the City’s GP implementation programs, but includes the priorities and opportunities important to the community. Topics recommended by the California Office of Planning and Research (OPR) are briefly discussed below. In addition, staff has highlighted Council actions as well as several key City projects and programs undertaken in 2020 that support the goals and objectives identified in the GP.

Overall progress continues with the implementation of GP programs. The 2015 – 2022 Housing Element contains 79 programs, many of which are implemented or ongoing. Of the remaining 185 GP programs, 155 have been implemented or are ongoing programs implemented on a continuous basis. Another 25 programs are either partially complete or currently underway. An additional four programs have not been started and one program is on hold. Appendix A summarizes the Implementation efforts of the General Plan programs while Table 1 and Figure 1 provide a summary of the implementation

**FIGURE 1: GENERAL PLAN IMPLEMENTATION PROGRAM STATUS (2020)**

■ Complete ■ Ongoing ■ Partially complete ■ Underway ■ Not started



progress for the General Plan, excluding Housing Element programs. Implementation of Housing Element programs must be reported on separately in the Housing Element Annual Progress Report and are provided in [Appendix B](#).

**Table 1: General Plan Implementation Progress 2020**

Program Status	Total Number	% of Total
Complete	24	13%
Ongoing	131	71%
Partially Complete	11	6%
Underway	14	8%
Not Started	4	2%
On Hold	1	1%
<b>Total</b>	<b>185</b>	<b>100%</b>

### General Plan Updates

As part of the ongoing Baylands planning process the City Council certified the November 2018 voter-approval of GP amendment GP-1-18 (Measure JJ) in January 2019 that allows up to 2,200 housing units and up to 7 million square feet of commercial development in the Baylands subarea. In September 2019, the Planning Commission recommended City Council approval of GP amendment GP-1-19 for factual and consistency updates to multiple GP elements in order to implement GP amendment GP-1-18. On January 16, 2020, the amendment was approved by the City Council via adoption of Resolution No. 2020-01.

### Zoning Ordinance Amendments

The Planning Commission recommended City Council approval for two Zoning Ordinance amendments in 2020, both of which were adopted by the City Council in 2020:

- RZ-2-19, February 27, 2020, Short Term Rental Regulation: Zoning text amendments to allow for and regulate rentals of residential property for periods of less than 30 days. The City Council adopted Ordinance No. 655, to regulate short term residential rentals, on September 3, 2020.
  - ❖ *How this Project Implements the General Plan: Chapter V, Land Use Policies LU.4 and LU.6 and Chapter XI, Housing Policies H.B.1 and H.B.2*
- RZ-1-20, May 14, 2020, Accessory Dwelling Unit (ADU) Amendment: Zoning text amendments to the existing ADU ordinance to permit ADUs in any residential zoning district in compliance with recently passed state legislation. The City Council adopted Ordinance No. 653, to regulate ADUs, on October 15, 2020.
  - ❖ *How this Project Implements the General Plan: Chapter III, Community Character Policies 4 and 5 and Chapter XI, Housing Policies H.B.1, H.B.2, H.D.2, and H.I.1*

### City Council Actions:

The City Council acted upon the following items that contribute to the implementation of the General Plan in 2020:

- Approved the Brisbane Building Efficiency Program (BBEP) Implementation Contract with The Energy Coalition, February 20, 2020: The BBEP was created via adoption of Ordinance No. 644 in 2019 to reduce the environmental impact of existing commercial buildings through annual energy and water benchmarking, auditing, retro-commissioning and/or retrofits. Mandatory benchmarking starts in spring 2021.

❖ *How this Project Implements the General Plan: Chapter IV, Local Economic Development Policy 10, Chapter VII, Open Space Policies 81 and 81.1, and Chapter XII, Subarea Policies Central Brisbane Policy CB.18*

- Approved funding for resurfacing the City's Dog Park, November 5, 2020: Earlier in the year, the Recreation Facilities Subcommittee and City Council Parks & Recreation Liaisons met with residents and stakeholders to gather input regarding their overall preferences at the park which ultimately resulted in conversations about resurfacing the dog park. The selected design will replace the existing lawn with decomposed granite and an approximately 2,000 sq. ft. artificial turf area that is both environmentally and dog friendly.



**Proposed Dog Park Resurfacing**

- ❖ *How this Project Implements the General Plan: Chapter V, Land Use Policies LU.18 and LU.19, Chapter VII, Open Space Policy 87, and Chapter VIII, Recreation and Community Service Policies 94, 95, and 98*
- Allocated \$100,000 from the City's Housing Authority Low Income Funds to set-up a program of rental assistance for lower-income households, December 10, 2020: The program will be administered by the Samaritan House and aid residents who have missed or deferred rental payments due to COVID-19 related issues.
- ❖ *How this Project Implements the General Plan: Chapter IV, Local Economic Development Policy 8 and Chapter XI, Housing Goal H.B and Housing Policies H.A.1 and H.B.2*

### Key Projects in 2020

- Kings Roadway Slope Stability Project: At their March 3, 2020 meeting, the City Council received the Geologic and Geotechnical Evaluation of Slope Stability prepared for the 400 block of Kings Road and approved the option of an 8-foot high soldier pile and wood

lagging wall and removal of the existing k-rail barrier. On October 15, 2020 the construction contract was awarded and the project was completed by December 2020, protecting downhill residences and restoring some preexisting parking.

- ❖ *How this Project Implements the General Plan: Chapter VI, Circulation Policies C.13 and C.38 and Chapter X, Community Health and Safety Policies 145 and 152*



- Master Planning of Crocker Park Recreation Trail: On April 16, 2020, the City awarded a contract to RRM Design Group to develop an informed and practical master plan for the Crocker Park Recreational Trail. The master plan will highlight opportunities desired by the community and stakeholders to improve the connectivity and safety, preserve local sensitive environments, promote recreation on the trail, embrace public art and interpretive education, and plan for the trail's legacy. The first virtual community workshop took place on October 21, 2020 and allowed community members to share their vision for the future of Crocker Trail and participate in a live survey and an open discussion with the community. A second workshop and survey took place in January 2021.

- ❖ *How this Project Implements the General Plan: Chapter V, Land Use Policy LU.4 and LU.18, Chapter VI, Circulation Policy C.33, Chapter VII, Open Space Policies 86, and 87, Chapter VIII, Recreation and Community Service Policies 95,98, and 105, and Chapter XII, Subarea Policies Crocker Park Policy CP.8*

- Safe Routes to School: Beginning June 8, 2020 and completed in September 2020, the City of Brisbane made street improvements along designated sidewalk routes between Brisbane Elementary School and Lipman Middle School. The City of Brisbane installed green infrastructure (GI) bioretention basins next to the sidewalks at certain intersections that capture and treat stormwater while other improvements in some areas along the Walk Routes included new sidewalk extensions, curb ramps, crosswalks, and striping modifications. On street segments near the schools, a new 15 MPH speed limit, when children are present, was effectuated.



*Sample Bioretention Basin Installed Along the Route*

- ❖ *How this Project Implements the General Plan: Chapter IV, Local Economic Development Policy 10, Chapter V, Land Use Policy LU.4, Chapter VI, Circulation Policies C.14, C.21, C.26, C.33, and C.50, Chapter VIII, Recreation and Community Service Policy 101, Chapter IX, Conservation Policies 122, 130, 131, and 134, and Chapter XII, Subarea Policies Central Brisbane Policy CB.22*
- Water Main Replacement Project: The City of Brisbane completed Phase 2 of the Water Main Replacement Project in 2020. New main line valves, fire hydrants, and water services are being upgraded during this multi-phase project that is expected to be completed in 2021. The work is critically important to upgrade the City's water distribution system infrastructure and replace aging pipes.
  - ❖ *How this Project Implements the General Plan: Chapter IV, Local Economic Development Policy 8 and Chapter X, Community Health and Safety Policies 145, 153, and 206*

- Brisbane Library Project: After breaking ground in 2018, construction finished in October 2020 and a virtual dedication ceremony was held October 24, 2020 for the new library in downtown Brisbane. It is three times as large as the previous library and incorporates the City's first ever public art display, History Room, environmentally-progressive design such as lots of natural light, low-VOC or eco-friendly carpets, and a 5,000-gallon rainwater cistern which will result in a 77% reduction of indoor water use.

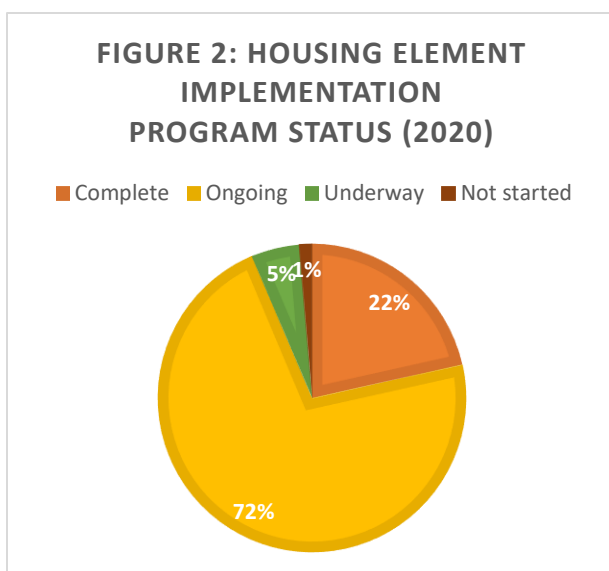


*Rendering of Brisbane Library*

- ❖ *How this Project Implements the General Plan: Chapter III, Community Character Policy 7, Chapter V, Land Use Policies LU.18 and LU.19, Chapter VIII, Recreation and Community Service Policies 98 and 98 and Chapter XII, Subarea Policies Central Brisbane Policy, and Chapter IX, Conservation Policy 140*

### Housing Element

The 2014 Housing Element was adopted on April 2, 2015 and has been certified by the State Department of Housing & Community Development (HCD) as meeting all requirements of State law. The planning period covered by the Housing Element is 2015 to 2022. Table 2 and Figure 2 below offer a snapshot of the Housing Element implementation progress while Appendix B provides the complete breakdown of the implementation progress and housing entitlement and construction approvals for the 2020 calendar year.



**Table 2: Housing Element Implementation Progress Snapshot 2020**

Program Status	Total Number	% of Total
Complete	17	22%
Ongoing	57	72%
Partially Complete	0	0%
Underway	4	5%
Not Started	1	1%
On Hold	0	0%
<b>Total</b>	<b>79</b>	<b>100%</b>

### Regional Housing Need

The City is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's guidelines for reporting the City's progress toward meeting its regional housing needs. The Association of Bay Area Governments has adopted a Regional Housing Needs Allocation (RHNA), pursuant to Government Code Section 65584, for all jurisdictions within San Mateo County to provide housing for the projected population growth within the region. Brisbane's share of the regional housing need was allocated at 83 new housing units for the 8-year period between 2015 and 2022, including 15 units affordable to moderate-income households, 13 units affordable to low income households, and 25 affordable to very-low income households.

Six years into the 2015 - 2022 Housing Element planning period, Brisbane has met 46% of its RHNA. Brisbane's progress in meeting RHNA and its unmet RHNA need at the end of 2020 is shown in Table 3. Table B of Appendix B indicates the number of building permits issued by income level from 2015 - 2020.

**Table 3: 2020 Progress in Meeting Regional Housing Needs 2015-2022**

Income Group	Regional Housing Need 2015-22	Permits Issued 2020	Need Met thru 12/31/20	Remaining Need at end of 2020	% of 2015-22 Regional Housing Need Met
Very Low	25	0	0	25	0%
Low	13	0	0	13	0%
Moderate	15	2	20	0	133%
Above Moderate	30	1	18	12	60%
<b>Total Units</b>	<b>83</b>	<b>3</b>	<b>38</b>	<b>50</b>	<b>46%</b>

### Attachments

Appendix A: General Plan Program Implementation Status

[Appendix B: 2020 Housing Element Annual Progress Report](#)



Appendix A

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter III Community Character</b>					
<b>7</b>	<ul style="list-style-type: none"> <li>a. Actively disseminate information to the public through the public bulletin board, the Brisbane Star, press releases, water bills, postings in public buildings and public mailings.</li> <li>b. Hold periodic community, neighborhood and business meetings to solicit input and provide information regarding emergency services.</li> <li>c. Use water bills and the Brisbane Star to solicit public opinion and provide mechanisms for public response.</li> </ul>				<b>X</b>
<b>Chapter IV Local Economic Development</b>					
<b>8</b>	<ul style="list-style-type: none"> <li>a. Assess service costs and revenues associated with proposed developments on a short and long-term basis.</li> <li>b. Maintain information on available or potential sites for economic development and seek to conserve suitable locations for appropriate uses.</li> <li>c. Encourage local equity ownership in local development in order to retain more economic benefits within the community.</li> <li>d. Prepare informational and promotional materials to encourage desired development.</li> <li>e. Encourage the Chamber of Commerce to develop promotional materials and to actively solicit businesses that benefit the City.</li> <li>f. Investigate available programs which assist in rehabilitation, seismic upgrade or repair of businesses.</li> <li>g. Develop economic programs including incentives available under the Community Redevelopment Act to encourage and facilitate the development of appropriate retail activity and hotels.</li> <li>h. Use Redevelopment Agency funds, as appropriate, to assist in the construction of planned public improvements in the project's areas.</li> <li>i. Promote attractive retail development in planned areas instead of in strip areas adjacent to an arterial highway or freeway corridor.</li> <li>j. Consider mixed-use zoning, which would encourage a combination of business and commercial uses, making sites more responsive to market conditions.</li> </ul>				<b>X</b>

Appendix A

Program No.	Implementation Program Objective	Implementation Status			
<b>9</b>	<p>a. Encourage the City and other Brisbane employers to give consideration to residency of equally qualified applicants and to advertise jobs locally in order to strengthen the economic and social health of the community.</p> <p>b. Provide, as applicable, incentives to businesses that provide jobs for unemployed sectors of Brisbane's labor force.</p> <p>c. Encourage small and locally owned businesses.</p>				<b>X</b>
<b>10.a</b>	Develop an environmental strategy for economic development. The strategy should include methods of encouraging the use of renewable resources and the preservation and restoration of the unique features of the community for future generations.		<b>X</b>		
<b>Chapter V Land Use</b>		<b>No Action/ Hold</b>	<b>Underway/ Partially Complete</b>	<b>Complete</b>	<b>Ongoing</b>
<b>LU.3.a</b>	When evaluating land uses, consider whether a use would result in adverse impacts on existing and proposed land uses nearby, and whether those impacts can be mitigated.				<b>X</b>
<b>LU.6.a</b>	When drafting development standards, consider preserving a sense of openness in the design of structures and sites and the access to sky and sunlight for both new construction and renovation projects.			<b>X</b>	
<b>LU.8.a</b>	In making land use decisions, consider the proximity of open space on San Bruno Mountain and public views of and access to the Bay as issues to be addressed.				<b>X</b>
<b>LU.9</b>	<p>a. Prohibit land use changes that would result in development that would break the natural ridgeline.</p> <p>b. Adopt hillside development standards that protect against ridgeline development through regulation of the siting of structures, location of access, landscape requirements and other pertinent factors.</p>			<b>X</b>	
<b>LU.10.a</b>	In conjunction with land use development applications, encourage options that minimize grading and transformation of the landform and fit comfortably with the topography.				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter V Land Use</b>					
<b>LU.11</b>	<ul style="list-style-type: none"> <li>a. <i>Identify and map vistas and view corridors of community-wide value to be preserved and enhanced.</i></li> <li>b. <i>Consider amendments to the Zoning Ordinance to provide for site plan review to assure that identified vistas and public view corridors remain accessible for public enjoyment. The review should evaluate building placement, height and bulk.</i></li> <li>c. <i>In reevaluating the tree protection ordinance and landscaping requirements, consider the tradeoff between desirability of foliage versus the preservation of views and access to sunlight.</i></li> </ul>			<b>X</b>	
<b>LU.12</b>	<ul style="list-style-type: none"> <li>a. <i>Review the R and C-2 District regulations to ascertain if amendments would help preserve the diversity of existing development.</i></li> <li>b. <i>Consider amendments to the Zoning Ordinance to prohibit issuance of a building permit for a single-family dwelling on a lot of record when the design is essentially the same as that on any immediately adjacent lot.</i></li> </ul>			<b>X</b>	
<b>LU.14</b>	<ul style="list-style-type: none"> <li>a. <i>Consider amendments to the Zoning Ordinance which contain clear and defined standards to protect creativity and diversity in design while addressing issues of height, scale, mass and articulation.</i></li> <li>b. <i>Review existing height limits in existing land use districts to determine whether current regulations result in structures appropriate in height and scale to the physical character of the City.</i></li> <li>c. <i>Review the residential parking requirements in the Zoning Ordinance to determine their effect on the height, mass and scale of structures and grading implications and whether amendments to the Code should be considered.</i></li> <li>d. <i>Establish height limits for new zoning districts, taking into consideration the geology and topography of the area, as well as impacts to adjacent uses.</i></li> <li>e. <i>Establish clear and defined performance standards in the Zoning Ordinance for buildings and signs visible from the hillsides of Central Brisbane. Standards should address light and glare, the treatment of roofs and the screening of mechanical equipment.</i></li> </ul>		<b>X</b>		

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter V Land Use</b>					
<b>LU.14</b>	<p><i>f. Consider amendments to the Zoning Ordinance to establish standards for protecting the character of the existing residential Central Brisbane subarea, including attention to scale, juxtapositions, views, natural topography and ecological protection.</i></p> <p><i>g. Amend the Zoning Ordinance to prohibit tall smoke stacks and industrial towers.</i></p> <p><i>h. Amend the Zoning Ordinance to require that large parking lots be broken up by landscaped areas and parkway strips.</i></p>		<b>X</b>		
<b>LU.15</b>	<p><i>a. Provide courtesy inspections of historic structures and sites to advise owners of needed corrections and repairs.</i></p> <p><i>b. Provide information to owners of historic structures regarding State tax incentives for rehabilitation.</i></p>	<b>X</b>			
<b>LU.15.c</b>	<i>Seek official designation of historical structures and sites and pursue all means of ensuring their permanent preservation.</i>			<b>X</b>	
<b>LU.16</b>	<p><i>a. Prevent blight and deterioration by providing public information and enforcing health and safety codes.</i></p> <p><i>b. Seek funding sources, such as low-interest loans and grants for rehabilitation of existing structures, and encourage property owners to take advantage of such programs.</i></p>				<b>X</b>
<b>LU.17</b>	<p><i>a. Establish the Central Brisbane subarea as the "town center" and the hub of civic activities.</i></p> <p><i>b. As outer areas develop, assure connections and compatibility with the existing community.</i></p>				<b>X</b>
<b>LU.18</b>	<p><i>a. Consider access for vehicles, bicycles and pedestrians in conjunction with the siting of commercial services and recreational facilities.</i></p> <p><i>b. Require all commercial services and public facilities to be accessible to persons with disabilities in accordance with State and Federal regulations.</i></p>				<b>X</b>
<b>LU.19.a</b>	<i>As a part of the City's Capital Improvement Planning, consider the need for and appropriate location of public facilities, such as a City Hall, Community Center, Recreation Center and Police Station.</i>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter V Land Use</b>					
<b>LU.19</b>	<ul style="list-style-type: none"> <li>b. <i>Improve the Old County Road site as a central gathering point for community events.</i></li> <li>c. <i>Continue to maintain and upgrade the Community Center.</i></li> <li>d. <i>In coordination with the School District, continue shared community use of District facilities.</i></li> <li>e. <i>Determine the best civic use for the Old Fire Station site on San Bruno Avenue.</i></li> </ul>				<b>X</b>
<b>LU.22</b>	<ul style="list-style-type: none"> <li>a. <i>Review the setback, lot coverage and landscape requirements in the Zoning Ordinance to assure adequate open areas in the development pattern.</i></li> <li>b. <i>Adopt new zoning regulations, as necessary, with specific qualifying requirements for open areas and square footage and for percentage minimum standards for all development districts.</i></li> <li>c. <i>In all multi-structure development proposals, consider the pattern of open areas as an integral part of the development concept.</i></li> </ul>				<b>X</b>
<b>LU.23.a</b>	<i>Establish minimum setback requirements from the Brisbane Lagoon, Levinson Marsh, and other designated aquatic areas consistent with good planning and conservation practices in consultation with the California Department of Fish and Game.</i>		<b>X</b>		
<b>LU.24</b>	<ul style="list-style-type: none"> <li>a. <i>Consider a setback requirement to achieve separation from areas of wildland fire hazard.</i></li> <li>b. <i>Consider hillside development standards that retain steep slopes as open areas.</i></li> </ul>			<b>X</b>	
<b>LU.25</b>	<ul style="list-style-type: none"> <li>a. <i>Review the Zoning Ordinance for opportunities to retain certain parking and setback nonconformities that contribute to the historic pattern of open areas in Central Brisbane.</i></li> <li>b. <i>Review the parking and setback requirements in the Zoning Ordinance to ascertain how the requirements affect the pattern of open areas and whether amendments to the Code could provide more open areas and landscape along the street right-of-way.</i></li> <li>c. <i>Underground utilities in conjunction with all new development.</i></li> <li>d. <i>If economically feasible, underground utilities in conjunction with street reconstruction.</i></li> </ul>		<b>X</b>		

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter V Land Use</b>					
<b>LU.26.a</b>	<i>Examine district regulations to ascertain whether amendments to the Code are necessary to provide adequate setbacks to establish open areas along the right-of-way.</i>				<b>X</b>
<b>LU.27.a</b>	<i>If safety standards are met, retain and enhance unique features such as rock escarpments, retaining walls, "gateways" (such as the entry to Crocker Park) and historic, aged trees.</i>				<b>X</b>
<b>LU.28</b>	<ul style="list-style-type: none"> <li>a. <i>Require landscaping along all major arterial streets.</i></li> <li>b. <i>Construct landscaped medians where appropriate in arterial streets.</i></li> <li>c. <i>Use drought resistant, water-conserving non-invasive plant materials that reflect local character.</i></li> <li>d. <i>Continue to implement a street tree planting and management program and improve it as appropriate.</i></li> <li>e. <i>Improve the program for street and directional signs.</i></li> <li>f. <i>Prohibit new commercial billboard sites and seek to remove those currently in place.</i></li> <li>g. <i>Provide standards in the Municipal Code to assure that abutting properties have adequate separation from travelways and protection from noise and other traffic impacts.</i></li> <li>h. <i>Consider funding methods, such as landscape assessment districts, to install and maintain improvements within rights-of-way.</i></li> <li>i. <i>Work with appropriate State and County agencies, private organizations, service clubs and property owners to maintain an attractive appearance of major thoroughfares.</i></li> <li>j. <i>Encourage environmental groups, local service clubs, individuals and local businesses to "adopt a street" to support litter removal and encourage volunteer beautification projects along streets and remaining rights-of-way.</i></li> <li>k. <i>Discourage wind channelization when approving new streets.</i></li> </ul>				<b>X</b>
<b>LU.29.a</b>	<i>Develop a list with supporting documentation of these constraints, including fiscal, geophysical, ecological, etc.</i>			<b>X</b>	
<b>LU.30.a</b>	<i>Require that unrecorded lots be surveyed and a parcel map recorded before permitting new improvements to be constructed or existing improvements intensified on the property.</i>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
Chapter VI Circulation		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
C.1.a	<p><i>Consult with Caltrans, the Metropolitan Transportation Commission, San Francisco Transportation Authority, San Mateo County Transportation Authority, C/CAG, and others to develop and fund programs including physical improvements, enhanced use of transit, and transportation demand management, to maximize the ability of the 101 freeway to accommodate regional through traffic.</i></p>				<b>X</b>
C.1	<p><i>b. Develop design plans for Bayshore Boulevard, the Geneva Avenue extension, and interchanges along the 101 freeway that address the effects of regional through traffic within Brisbane and enhances mobility for Brisbane residents and businesses through a combination of roadway and intersection, transit, bicycle, and pedestrian facility improvements that would not cause a substantial increase in vehicle miles travelled (VMT) on Bayshore Boulevard or other routes through the City. As part of this design plan, evaluate (1) whether changes in design speeds along Bayshore Boulevard could improve mobility within the City; (2) the feasibility of shifting a portion of regional through traffic from Bayshore Boulevard onto other routes, such as Sierra Point Parkway by extending that roadway north to the 101 freeway interchange at Beatty Avenue, and (3) appropriate routing of trucks to and from the Crocker Park area.</i></p> <p><i>c. Prepare, adopt, and implement a mobility improvement fee program to fund the multi-modal improvements called for in the design plan for Bayshore Boulevard and interchanges along the 101 freeway.</i></p> <p><i>d. Rather than undertake multiple traffic impact analyses to evaluate individual intersections along Bayshore Boulevard, Geneva Avenue, and at intersections along the 101 freeway, require new development projects that would generate 50 or more peak hour trips at any intersection along Bayshore Boulevard, Geneva Avenue, or at intersections along the 101 freeway to comply with the design plan developed pursuant to Program C.1.c and either provide physical improvements consistent with the plan or pay established traffic impact fees as directed by the Public Works Director.</i></p>		<b>X</b>		

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter VI Circulation</b>					
<b>C.2.a</b>	<i>Require development projects that would generate 50 or more peak hour trips at an arterial street intersection to prepare a traffic impact analysis.</i>				<b>X</b>
<b>C.2.b</b>	<i>In lieu of requiring individual development projects to prepare traffic impact analyses to evaluate intersections and require mitigation measures for impacts at intersections along principal and minor arterials streets, consider developing a program of impact fees to fund multi-modal improvements and reduce automobile traffic generation in coordination with the San Mateo County Congestion Management Plan, as applicable.</i>		<b>X</b>		
<b>C.4</b>	<ul style="list-style-type: none"> <li><i>a. Pursue an extension of Geneva Avenue, connecting with the Candlestick Highway 101 Interchange that provides for bus rapid transit and connection to the Bayshore Caltrain station.</i></li> <li><i>b. Consult with Caltrans in the design of the Candlestick Highway 101 Interchange to assure the best connection with the Geneva Avenue Extension.</i></li> <li><i>c. Require that all east-west corridor rail crossings are separated (i.e. not at-grade) to the extent permitted by law.</i></li> </ul>		<b>X</b>		
<b>C.5.a</b>	<i>Require the upgrade of Tunnel Avenue to current codes and safety standards.</i>		<b>X</b>		
<b>C.8.a</b>	<i>Consult with Caltrans in regard to street standards when a City street is a connector or ramp to a State route.</i>				<b>X</b>
<b>C.9.a</b>	<i>Permit exceptions that meet the required findings set forth in the Municipal Code.</i>				<b>X</b>
<b>C.10</b>	<ul style="list-style-type: none"> <li><i>a. Continue to implement street development standards that establish requirements for right-of-way dedication, street width, length, turnarounds, and access to parcels.</i></li> <li><i>b. Continue to implement street engineering design and construction standards that establish requirements for horizontal alignment and vertical alignment, pavement and pavement crown, concrete curb, and structural section design.</i></li> <li><i>c. Continue to implement standards for sidewalks, bikeways, signalization, striping, and street lighting.</i></li> </ul>				<b>X</b>



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<b>Chapter VI Circulation</b>					
<b>C.11.a</b>	<i>Consider incorporation of small scale parking bays, rolled curbs, and other means of including parking and providing safe clearance on hillside streets.</i>				<b>X</b>
<b>C.14</b>	<i>a. Investigate the feasibility of undergrounding utilities to mitigate potential traffic hazards, such as downed lines in a fire.</i> <i>b. Consider opportunities and funding to enhance safety on steep streets.</i>				<b>X</b>
<b>C.17</b>	<i>a. Limit and control the number and location of driveways into arterial streets as needed to maintain mobility within the City. Encourage adjacent properties to develop common access. See also Program C.22.2 in Complete Streets section.</i> <i>b. Use landscaped medians and islands to direct and channel traffic, where needed to provide for mobility for Brisbane residents and businesses, as well as to provide safe separation and visual respite.</i>				<b>X</b>
<b>C.18.a</b>	<i>In conjunction with design planning for Bayshore Boulevard and the Geneva Avenue extension, undertake a review of appropriate truck routes within Brisbane, including truck routes to serve Crocker Park.</i>		<b>X</b>		
<b>C.20</b>	<i>a. Encourage creation of assessment districts where appropriate, for needed circulation improvements.</i> <i>b. Utilize gas tax, sales tax and other funding sources to implement circulation improvements.</i>				<b>X</b>
<b>C.22</b>	<i>a. Review and where needed, update the City's engineering design standards to implement Complete Streets infrastructure elements.</i> <i>b. Incorporate Complete Streets infrastructure elements into new streets, street retrofits and certain maintenance projects to encourage multiple modes of travel, as appropriate to the context and determined reasonable and practicable by the City. Depending on the context, these elements may include:</i> <ul style="list-style-type: none"> <li><i>• Infrastructure that promotes a safe means of travel for all users along the public right-of-way, such as sidewalks, shared use of paths, bicycle lanes, and paved shoulders;</i></li> <li><i>• Infrastructure that facilitates safe pedestrian crossings of the right of way, such as accessible curb ramps, crosswalks, refuge islands, and signals to meet the needs of children,</i></li> </ul>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
Chapter VI Circulation		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
C.22	<p><i>people with disabilities and the elderly;</i></p> <ul style="list-style-type: none"> <li>• <i>Street design features that promote safe and comfortable travel by pedestrians, bicyclists and users of public transportation, such as traffic calming features and physical buffers between vehicular traffic and other users;</i></li> <li>• <i>Inclusion of amenities that improve the comfort and addresses the safety needs of pedestrians and bicyclists, such as, but not limited to, signs, pavement markings, pedestrian-scale lighting, benches, seat walls, bike lockers and racks;</i></li> <li>• <i>Improvements to public transit and multi-modal connections, to enhance City-wide transit access and connections to regional destinations;</i></li> <li>• <i>Minimizing vehicular ingress and egress points on major arterials and consolidating private driveway entries to enhance bicycle, pedestrian and automobile safety along these arterials;</i></li> <li>• <i>Inclusion of street trees and other landscaping features, to enhance the appearance of the streetscape and to encourage pedestrian and bicycle use. Landscaping should use San Bruno Mountain native plants where feasible. In any case, plants should be non-invasive and drought resistant. (See also the Green Streets section of this element.)</i></li> <li>• <i>Balance on-street parking as appropriate to the context, to promote the Complete Streets Act goals and encourage economic vitality. (See also the Parking section of this element.)</i></li> </ul> <p><i>c. Where possible, work with MTC to secure regional funding for Complete Streets projects.</i></p>				<b>X</b>
C.23.a	<p><i>Identify roadways where retrofits may reasonably be accomplished in balance with existing and planned land uses, giving priority to arterial and collector streets and to projects that would provide greater connectivity between key areas of the City, such as, but not limited to, between the Northeast Ridge, Sierra Point and Central Brisbane.</i></p>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
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<b>Chapter VI Circulation</b>					
<b>C.23</b>	<p><i>b. Program C.23.b Identify roadways where Complete Streets retrofits may provide for enhanced place-making and contribute to the City's vitality.</i></p> <p><i>c. Program C.23.c Seek regional, state, and/or federal funding sources to retrofit roadways to create Complete Streets.</i></p>				<b>X</b>
<b>C.24</b>	<p><i>a. As part of the design review permit process, require documentation of how the routine accommodation of bicyclists and pedestrians will be satisfied.</i></p> <p><i>b. As part of the project design review process, ensure that the project objectives and purpose are consistent with current MTC directives on Complete Streets and Routine Accommodation.</i></p>				<b>X</b>
<b>C.26.a</b>	<i>Continue to apply for Transportation Development Act (TDA), successors to TDA, and other funding sources.</i>				<b>X</b>
<b>C.27</b>	<p><i>a. Continue to identify improvement projects and seek funding for Safe Routes to School infrastructure improvements.</i></p> <p><i>b. Continue non infrastructure-related activities that encourage walking and bicycling to school, through outreach on the City's website, informational articles in the local City news publications, communications through community leaders, partnering with non-profit entities, promoting walk and bike to school days, and supporting partnerships with the schools to provide education directly to students and parents on the benefits of walking and bicycling to school.</i></p> <p><i>c. Develop and promote a traffic safety education program for the schools.</i></p> <p><i>d. Continue to provide a crossing guard program.</i></p>				<b>X</b>
<b>C.28</b>	<p><i>a. Identify areas of the City where bikeways may be constructed, as both recreational and transportation amenities, with the aim of connecting all areas of the City with a network of bikeways.</i></p> <p><i>b. Design and install bikeways to meet best current engineering practices.</i></p>				<b>X</b>
<b>C.29.a</b>	<i>Install as many bikeways as can safely be accommodated and are economically feasible.</i>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
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<b>Chapter VI Circulation</b>					
<b>C.31.a</b>	<i>As a part of the budget and Capital Improvement Program development, seek opportunities to upgrade existing bikeways and to install new bikeways.</i>				<b>X</b>
<b>C.32</b>	<ul style="list-style-type: none"> <li><i>a. Include bicycle lockers in park-and-ride facilities.</i></li> <li><i>b. Encourage business and employment centers to provide bicycle-parking facilities for their employees.</i></li> <li><i>c. Design and install bicycle-parking facilities to meet best current engineering practices.</i></li> </ul>		<b>X</b>		
<b>C.33</b>	<ul style="list-style-type: none"> <li><i>a. Promote bicycle use through a public information program, at special events, and through City publications.</i></li> <li><i>b. Establish an educational program on safe bicycle use.</i></li> <li><i>c. Make bicycle network maps available.</i></li> </ul>		<b>X</b>		
<b>C.34</b>	<ul style="list-style-type: none"> <li><i>a. Identify sidewalks, walkways, and trails throughout the City to improve with pedestrian amenities as funds are made available; and continue to apply for new grant funding.</i></li> <li><i>b. Consider opportunities to enhance and expand pedestrian access between Central Brisbane, the Caltrain station, Sierra Point Marina and other regional destinations and transit connections.</i></li> <li><i>c. As part of the budget and Capital Improvement Program preparation, seek funding to upgrade and expand the system of pedestrian sidewalks, walkways and trails, especially in conjunction with street improvement projects.</i></li> <li><i>d. For newly designed and constructed sidewalks, disallow automobile parking thereon; and for existing sidewalks adjacent to rolled or vertical curbs, encourage residents to park such that sidewalks are kept clear for pedestrians in accordance with the Americans with Disabilities Act (ADA) width standards.</i></li> <li><i>e. Where practicable and where funds are available, establish and improve mid-block and block-end, public right-of-way pedestrian paths, in order to provide direct off-street pedestrian access between the upper and lower parts of Central Brisbane.</i></li> </ul>				<b>X</b>
<b>C.35.a</b>	<i>Adopt standard requirements for sidewalk improvements along property frontages, taking into consideration constraints imposed by topography, and where sidewalks are not appropriate, consider in-lieu fees for new development for funding pedestrian amenities elsewhere in the City.</i>			<b>X</b>	

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Program No.	Implementation Program Objective	Implementation Status			
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<b>Chapter VI Circulation</b>					
<b>C.35.b</b>	<i>Consider accepting sidewalk improvements beyond the frontage of a development site as a means to help mitigate traffic and parking impacts.</i>			<b>X</b>	
<b>C.36</b>	<ul style="list-style-type: none"> <li>a. <i>Continue active participation in the implementation of the San Mateo County-wide Transportation Plan to improve circulation systems, to develop alternatives to automobile dependence and to make transportation-sensitive land use decisions.</i></li> <li>b. <i>Request more frequent scheduling of Caltrain stops at the Bayshore station as warranted by demand.</i></li> <li>c. <i>Support, improve, and expand transit to serve the business and residential communities and provide connections to major transportation hubs.</i></li> <li>d. <i>Cooperate with San Mateo County Transit District (SamTrans), and other appropriate agencies, to establish bus rapid transit (BRT) systems where practicable.</i></li> <li>e. <i>Cooperate with and provide input to transit agencies to provide increased bus scheduling to a greater network of destinations (especially to regional destinations, such as work, shopping, entertainment centers and medical facilities).</i></li> <li>f. <i>Cooperate with and provide input to transit agencies to provide more comprehensive transfer connections with other bus routes outside of Brisbane and with other transit systems, such as Caltrain and BART.</i></li> <li>g. <i>Work with SamTrans to install improvements at existing bus stops and designated routes.</i></li> <li>h. <i>Provide information to citizens on the availability of transit.</i></li> <li>i. <i>Require new development that are subject to the City's transportation demand measures (TDM) ordinance to also incorporate measures that facilitate Complete Streets compliance measures, such as transit stops, shuttle stops, and bicycle facilities.</i></li> </ul>				<b>X</b>
<b>C.38.a</b>	<i>Continue active participation in the Congestion Management Program.</i>				<b>X</b>

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		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter VI Circulation</b>					
<b>C.38</b>	<p>b. Continue active participation in the Peninsula Traffic Congestion Relief Alliance Joint Powers Authority (Commute.org), as a means to cooperatively encourage residents and employees to reduce demand on transportation infrastructure.</p> <p>c. Provide information to citizens, employers, and employees on the alternatives to the single-occupant commute vehicle and the benefits of using the alternatives.</p> <p>d. Provide local incentives for participation in Transportation System Management (TSM) and Transportation Demand Management (TDM) programs and continue to implement same.</p> <p>e. Require Transportation System Management and Transportation Demand Management</p>				<b>X</b>
<b>C.39</b>	<p>a. Periodically review residential parking requirements in the Zoning Ordinance, to maintain parking availability in Brisbane's residential districts and to ensure consistency with the latest adopted Housing Element.</p> <p>b. Seek means to encourage residents to use their garages for vehicles rather than other purposes.</p>				<b>X</b>
<b>C.40</b>	<p>a. Consider opportunities to add public parking to underserved areas and investigate establishing a public parking lot or lots.</p> <p>b. Pursue, as feasible and needed, a downtown parking assessment district.</p>				<b>X</b>
<b>C.41.a</b>	Review the parking regulations for office, commercial and industrial uses and consider setting minimum and maximum parking standards where transit alternatives are readily available.		<b>X</b>		
<b>C.47.a</b>	In reviewing building permit, subdivision and other development applications, distinguish whether the subject property has access from public streets, private streets, or easements. Obtain from applicants evidence of a legal right of access to their properties. Require that such access meet applicable standards.				<b>X</b>
<b>C.48</b>	<p>a. Continue to accept offers to dedicate existing private roadways as public streets, where they meet City standards.</p> <p>b. Where appropriate, require exactions or impact fees for new development and improvements to property to improve substandard streets to minimum safety standards.</p>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter VI Circulation</b>					
<b>C.48</b>	<ul style="list-style-type: none"> <li>c. Investigate requiring secondary access for long cul-de-sac streets.</li> <li>d. Investigate requiring mid-block turnarounds on all streets with cul-de-sacs longer than 500 feet.</li> <li>e. Investigate requiring that substandard intersections be improved, in conjunction with new development, to provide adequate turning radius.</li> <li>f. Consider an impact fee program to fund acquisition of additional rights-of-way, widening of existing streets to provide additional on-street parking and construction of other safety improvements.</li> <li>g. Continue to require parking and safety improvements in conjunction with new residential development and major additions or remodels that meet defined thresholds.</li> <li>h. Encourage the formation of assessment districts where appropriate, for needed circulation improvements.</li> </ul>				<b>X</b>
<b>C.51</b>	<ul style="list-style-type: none"> <li>a. Continue to evaluate and update the approved plant species list and standards for streetscape plantings.</li> <li>b. Consider where Green Streets retrofits may be incorporated into capital improvement projects and seek funding sources for Green Streets projects.</li> </ul>				<b>X</b>
<b>54</b>	<ul style="list-style-type: none"> <li>a. Consider revisions to the Brisbane Municipal Code to require vehicle charging stations for development projects.</li> <li>b. Encourage the use of electric, fuel cell and other clean energy vehicles and provide charging stations at public facilities and encourage installation of charging stations at existing private sites, as reasonable and feasible.</li> <li>c. Seek grant funding opportunities and other funding sources to install publicly accessible vehicle charging stations and other infrastructure to support and enhance alternative means of transportation.</li> <li>d. Encourage the maintenance of existing rail-spur lines to continue their use in transporting goods. (See also policies and programs under the Transit section for public transportation)</li> <li>e. Monitor and consider new technological advances such as driverless shuttles and how sharing based transportation (car and bike sharing) can be accommodated in the City's circulation system.</li> </ul>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter VII Open Space</b>					
<b>82.a</b>	<i>Educate the public of the continued threat of invasive species through the Brisbane Star.</i>				<b>X</b>
<b>83</b>	<p><i>a. 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.</i></p> <p><i>b. Comply with the provisions of the Habitat Conservation Plan to protect endangered species habitat.</i></p> <p><i>c. 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.</i></p> <p><i>d. 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.</i></p>				<b>X</b>
<b>84</b>	<p><i>a. 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.</i></p> <p><i>b. Through public school programs, encourage and promote San Bruno Mountain as an educational resource.</i></p> <p><i>c. 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.</i></p> <p><i>d. Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.</i></p> <p><i>e. Provide information on the natural ecology of the Canyons through publications and presentations, and encourage citizens to respect the fragility of these eco-systems.</i></p> <p><i>f. 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.</i></p>				<b>X</b>



Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter VII Open Space</b>					
<b>85</b>	<ul style="list-style-type: none"> <li>a. Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.</li> <li>b. Develop provisions in the Zoning Ordinance, including setback requirements, to protect the natural ecology of aquatic resources.</li> <li>c. 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.</li> <li>d. Work with responsible agencies, property owners and environmental and conservation groups to ensure preservation of aquatic eco-systems.</li> </ul>				<b>X</b>
<b>86</b>	<ul style="list-style-type: none"> <li>a. 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.</li> <li>b. Extend the trail system to include aquatic areas and provide access to public transportation systems.</li> <li>c. 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.</li> </ul>		<b>X</b>		
<b>87.a</b>	Use the standards in Table 6 as guidelines for the provision of parks and open space for the community.				<b>X</b>
<b>88</b>	<ul style="list-style-type: none"> <li>a. Encourage local businesses, citizens, and public and/ or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities.</li> <li>c. 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.</li> </ul>				<b>X</b>
<b>88.b</b>	Continue to work with citizens to plan and develop a community park on the Old County Road site.			<b>X</b>	
<b>89.a</b>	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.				<b>X</b>

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<b>Chapter VII Open Space</b>					
<b>91</b>	<ul style="list-style-type: none"> <li>a. <i>On an ongoing basis, explore and pursue funding sources for acquisition of open space lands with habitat, recreational or other natural resource value.</i></li> <li>b. <i>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.</i></li> </ul>				<b>X</b>
<b>93</b>	<ul style="list-style-type: none"> <li>a. <i>Consider legally available means of funding open space acquisition, such as taxing, assessment districts and other funding mechanisms.</i></li> <li>b. <i>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.</i></li> <li>c. <i>Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.</i></li> <li>d. <i>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.</i></li> <li>e. <i>Review and establish open space priorities annually as part of the budget and Capital Improvement Program development process.</i></li> <li>f. <i>As a part of the open space acquisition plan, provide updated information on County, State and Federal open space plans and programs.</i></li> <li>g. <i>In setting priorities and programs for open space acquisition, review proposals for conformance with the County, State and Federal plans.</i></li> <li>h. <i>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.</i></li> <li>i. <i>Investigate establishing or joining special open space acquisition districts.</i></li> <li>j. <i>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.</i></li> <li>l. <i>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.</i></li> </ul>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
93.k	<i>Consider establishing an environmental commission of local citizens to help advise the City Council on open space acquisitions and environmental matters in general.</i>			X	
<b>Chapter VIII Recreation and Community Services</b>		<b>No Action/ Hold</b>	<b>Underway/ Partially Complete</b>	<b>Complete</b>	<b>Ongoing</b>
95.a	<i>Prepare a list of public facilities available for community uses, the hours they are open to the public, and the requirements for use. Periodically update and distribute the facility list throughout the community.</i>			X	
100	<ul style="list-style-type: none"> <li>a. <i>Develop a needs analysis for recreational facilities including a study of various means of funding the acquisition, as well as the operation and maintenance of the facilities.</i></li> <li>b. <i>Consider a recreation impact fee program for all new development.</i></li> <li>d. <i>Discuss with the Boys and Girls Club, YMCA, YWCA or other non-profit youth agency the feasibility of a youth activity center to serve Brisbane and other neighboring cities.</i></li> </ul>			X	
100.c	<i>Encourage new commercial development and-renovation to include shower and locker room facilities in order to promote employees' physical fitness, encourage use of public and private recreational opportunities in the community, and reduce dependence on the automobile for transportation.</i>				X
103	<ul style="list-style-type: none"> <li>a. <i>Establish a City Council subcommittee to work jointly with the Brisbane Elementary School District and the Jefferson High School District and other entities to determine the feasibility of and make recommendations regarding a high school in Brisbane.</i></li> <li>b. <i>Establish a City Council subcommittee to promote and encourage educational facilities to locate in Brisbane.</i></li> <li>c. <i>Develop a program to require impact and mitigation fees from developers, as appropriate, for constructing and/or operating a local high school.</i></li> <li>d. <i>Continue and expand joint use of facilities with the Brisbane School District and encourage and assist the District, as feasible, in upgrading the conditions of school grounds and multi-use spaces.</i></li> </ul>				X

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter VIII Recreation and Community Services</b>					
<b>103</b>	<p><i>e. Consider a Joint Powers Agreement or other appropriate arrangement with the Brisbane School District, in order to develop, maintain and program recreational facilities.</i></p> <p><i>f. Develop and implement with the Brisbane School District a program for year-round and evening use of public recreational facilities.</i></p>				<b>X</b>
<b>108</b>	<p><i>a. Conduct an annual public hearing on recreational, artistic, cultural, environmental, educational and civic programming in order to obtain public input.</i></p> <p><i>b. Provide adults with the opportunity for active recreation and team sports competition through the adult sport leagues.</i></p> <p><i>c. Organize special events, including fun runs, volleyball and tennis tournaments.</i></p> <p><i>d. Provide special interest classes, workshops and seminars, such as nutrition, exercise, dance, health, etc.</i></p> <p><i>e. Coordinate, plan, organize and supervise special community events.</i></p> <p><i>f. Publish, in conjunction with the City Council, a quarterly newsletter of City services, information and events.</i></p>				<b>X</b>
<b>109</b>	<p><i>a. Provide a comprehensive recreation program for pre-school and school-age youth, which includes sports instruction, recreational activities, and social and artistic classes.</i></p> <p><i>b. Provide school-age youth with special activities during school vacations, holidays, and other breaks which provide for artistic, physical, academic and social growth.</i></p> <p><i>c. Consider providing youth special interest programs, including artists in residence, sports coaching and education enrichment.</i></p> <p><i>d. Continue to support the pre-school age childcare programs and the school-age before and after school care programs at Brisbane Elementary School.</i></p> <p><i>e. Work with the School District to develop additional transportation for students who participate in after school programs so that all students have the opportunity to participate.</i></p>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter VIII Recreation and Community Services</b>					
<b>110</b>	<ul style="list-style-type: none"> <li>a. Sponsor a periodic recreation and social needs survey of senior citizens to investigate the range of needs and interests in the senior community.</li> <li>b. Organize social and cultural outings and provide transportation for senior citizens.</li> <li>c. Provide a local referral program that provides information on educational, economic, recreational, nutritional and social opportunities for seniors and work with service clubs, churches, and the community to collaboratively provide specific services, assistance and support.</li> <li>d. Provide financial and physical (meeting space and transportation) assistance to promote the continued independent operation of the Brisbane Senior Club.</li> <li>e. Encourage and offer programs that foster opportunities for intergenerational, cultural and ethnic exchanges between seniors and children.</li> <li>f. Investigate the development of a facility that provides dedicated time for expanded senior programming.</li> <li>g. Provide recreational programs that appeal to a wide range of interests for Brisbane seniors.</li> </ul>				<b>X</b>
<b>112.a</b>	Consider the creation of a Youth Advisory Council composed of a representative cross-section of teenagers.			<b>X</b>	
<b>112.c</b>	Provide a variety of paid and volunteer after school and summer job opportunities for teens.				<b>X</b>
<b>112</b>	<ul style="list-style-type: none"> <li>b. Provide a local information and referral program for teens regarding after school and summer employment, crisis counseling, educational, recreational, artistic and social opportunities, and work with service clubs, churches and the community to provide assistance, guidance and support.</li> <li>d. Investigate and develop a facility that provides dedicated time for teen programming.</li> <li>e. Consider amendments to the requirements for qualifications to serve as a Parks, Beaches and Recreation Commissioner to allow teens to apply for appointment to the Commission.</li> </ul>	<b>X</b>			

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter VIII Recreation and Community Services</b>					
<b>113.a</b>	<i>Consider new recreational and educational programs to encourage and enhance opportunities for residents to more fully utilize the amenities of the Marina and shoreline.</i>				<b>X</b>
<b>114</b>	<p><i>a. Serve as a liaison to service clubs, churches, families, etc., regarding events, services or conflict resolution and by facilitating ongoing forums for the planning and coordination of community events and activities.</i></p> <p><i>b. Collaborate with community service organizations when appropriate, such as by co-sponsoring events, to enhance the service they provide to residents.</i></p>				<b>X</b>
<b>115</b>	<p><i>a. Investigate available programs that provide opportunities for affordable childcare for low-income families and provide this information to the public.</i></p> <p><i>b. Provide information to assist childcare providers to establish facilities and obtain licenses.</i></p> <p><i>c. Investigate provisions for drop-in, after-school recreation opportunities for youth.</i></p> <p><i>d. Establish a local information and referral service for parents seeking licensed childcare information.</i></p> <p><i>e. Work with the School District to promote the use of school impact fees for childcare facilities/services.</i></p>				<b>X</b>
<b>117</b>	<p><i>a. Provide local information and referral for the frail elderly and the disabled that assists them in accessing County and community services for food, shelter, transportation, personal assistance, and nutritional or other special needs.</i></p> <p><i>b. Work jointly with volunteers, service clubs, churches, families and the community to collaborate on ways to provide services, assistance and support to those with special needs.</i></p> <p><i>c. Provide local information and referrals that support the families and caregivers of the frail elderly and the disabled.</i></p> <p><i>d. Provide opportunities for intergenerational and able/disabled activities and exchanges.</i></p> <p><i>e. Expand police programs to check on the welfare of the frail elderly and the disabled.</i></p>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
117.f	<i>Develop programs to enhance safety and security for those with special needs.</i>				<b>X</b>
<b>Chapter IX Conservation</b>		<b>No Action/ Hold</b>	<b>Underway/ Partially Complete</b>	<b>Complete</b>	<b>Ongoing</b>
<b>122</b>	<p><i>a. Work with the Habitat Conservation Plan Operator, the State Department of Fish and Game, the U.S. Fish and Wildlife Service, and other agencies as appropriate regarding plans and programs that may affect biological resources in the planning area.</i></p> <p><i>b. Consult the maps in the technical background reports and information supplied by responsible agencies to determine potential for environmental impacts to biological resources and take appropriate action.</i></p> <p><i>c. Consult with local, State and Federal agencies to determine when field studies are required to supplement or update existing data.</i></p> <p><i>d. Work with appropriate agencies to prevent motor bikes and other unauthorized off-road vehicles on San Bruno Mountain.</i></p> <p><i>e. Encourage applicants to initiate early CEQA consultation on conservation issues</i></p>				<b>X</b>
<b>123</b>	<p><i>a. In land use development applications, consider the siting of structures and utilities so as to conserve identified biological communities.</i></p> <p><i>b. Request that the HCP Operator study the Brisbane Acres to determine whether there is the potential to meet the 40% requirement for conserved habitat by dedication of large areas of land rather than small portions of parcels.</i></p>				<b>X</b>
<b>125.a</b>	<i>Refine the ordinance that establishes requirements for protection of heritage trees in the urban setting.</i>			<b>X</b>	
<b>128.a</b>	<i>Encourage conservation groups to provide public information on plant materials.</i>				<b>X</b>
<b>129.a</b>	<i>Encourage all property owners, especially of the Quarry, to address erosion on their properties through revegetation or other measures.</i>				<b>X</b>
<b>130</b>	<p><i>a. As an ongoing part of land use planning and CEQA analysis, determine whether proposals could affect water resources.</i></p> <p><i>b. Require, as appropriate, project analysis of drainage, siltation, and impacts on vegetation and on water quality.</i></p>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter IX Conservation</b>					
<b>130</b>	<ul style="list-style-type: none"> <li>c. Consult with responsible agencies for design parameters and potential mitigation measures for the conservation of all water resources, especially pertaining to wetlands conservation.</li> <li>d. Work with the U.S. Geological Survey to identify the water resources in the planning area.</li> <li>e. Obtain maps of drainages and aquifers in and around the City as they become available.</li> <li>f. Brisbane will review the San Francisco Bay Estuary Plan to determine whether any amendments to the Brisbane General Plan are appropriate.</li> </ul>				<b>X</b>
<b>130.3.a</b>	As a part of the annual reviews called for in the General Plan, such as in the Open Space Plan, determine the feasibility of cooperative grant applications for wetland restoration or enhancement and proceed appropriately.				<b>X</b>
<b>131.a</b>	Encourage studies by responsible agencies and conservation groups of the environmental values and conservation and maintenance requirements of the various water courses in the planning area.				<b>X</b>
<b>133</b>	<ul style="list-style-type: none"> <li>a. Participate in programs to improve water quality in the Lagoon and the Bay.</li> <li>b. Require all development, especially that involving grading, to exercise strict controls over sediment.</li> <li>c. Require the Quarry, as a major source of sediment for the Lagoon, to closely monitor its containment systems to ensure their effectiveness.</li> </ul>				<b>X</b>
<b>134</b>	<ul style="list-style-type: none"> <li>a. Cooperate with the Water Quality Control Board and County Department of Environmental Health and participate in the NPDES Program to monitor and regulate point and non-point discharges.</li> <li>b. Provide public information on how individual citizens can contribute to the reduction of pollutants in the storm drain and sewer systems.</li> <li>c. Encourage wetlands restoration projects to remove or fix toxicants and reduce siltation.</li> <li>d. Utilize wetlands restoration projects to remove or fix toxicants and reduce siltation where appropriate.</li> </ul>				<b>X</b>



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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter IX Conservation</b>					
<b>135</b>	<ul style="list-style-type: none"> <li>a. Request that the County of San Mateo regularly monitor the Quarry operation to assure that the operator is meeting all health and safety obligations and required management practices.</li> <li>b. Contact the County of San Mateo, the Bay Area Air Quality Management District and the Water Quality Control Board if it appears that there are violations of local, State or Federal requirements at the site.</li> <li>c. Actively participate in County permit review to develop conditions of approval that address air pollution and water quality issues in conjunction with mineral resource conservation.</li> <li>d. In conjunction with any application for annexation of the Quarry to the City, develop and adopt a Mineral Resources Element to the General Plan to establish parameters and conditions for short-term Quarry operation and long-term reclamation.</li> </ul>				<b>X</b>
<b>136</b>	<ul style="list-style-type: none"> <li>a. Provide assistance to owners of historic property in planning rehabilitation projects.</li> <li>b. Provide information to property owners on loan and grant funds and tax incentives.</li> <li>c. Provide local incentives, such as the Brisbane Star awards, to maintain historic places.</li> </ul>	<b>X</b>			
<b>137.a</b>	Consider amendments to the Zoning Ordinance to require resource surveys in conjunction with land use development applications and to establish procedures in the event of discovery to protect Native American Cultural Resources consistent with the standardized procedures given in Appendix K of CEQA.				<b>X</b>
<b>138</b>	<ul style="list-style-type: none"> <li>a. Require the use of water conserving fixtures in new construction and remodeling projects.</li> <li>b. Encourage the use of water conserving landscape and irrigation systems.</li> <li>c. Utilize, if safe and appropriate, recycled water for landscape irrigation and dust control.</li> <li>d. Provide public information on water conservation practices.</li> <li>e. As a part of the land use planning process, consider how water conserving features are incorporated into project design.</li> </ul>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter IX Conservation</b>					
<b>140</b>	<ul style="list-style-type: none"> <li>a. Continue to administer building codes that contain State requirements for energy conservation.</li> <li>b. As a part of the review of land use applications for subdivisions, specific plans and new non-residential and multi-family projects, encourage the design and siting of structures and the use of landscape materials in terms of utilizing natural resources for heating and cooling.</li> </ul>				<b>X</b>
<b>141.a</b>	Cooperate with PG & E in promoting energy conservation by providing information and referral on energy-efficient appliances and heating and cooling systems.				<b>X</b>
<b>143</b>	<ul style="list-style-type: none"> <li>a. Continue to participate in joint planning and collection programs with other agencies, such as those required by AB 939, to manage solid waste in order to maximize reclamation and reuse of the resources contained in the solid waste stream and reduce the impacts on landfills.</li> <li>b. In negotiating franchise agreements with scavenger companies, require that they provide recycling incentives to both residential and business customers.</li> <li>c. In negotiating franchise agreements with scavenger companies, require a curb-side collection of large items several times a year. Coordinate with non-profit agencies so that opportunities for reuse are provided.</li> <li>d. Purchase goods containing recycled materials for City use.</li> <li>e. In the review of land use development applications, consider design factors pertaining to the storage and disposal of recycling materials.</li> <li>f. Consult with refuse disposal contractors or other recycling services on applicable land use development applications regarding the adequacy of the proposed measures.</li> <li>g. Stay informed about new programs and technologies.</li> <li>h. Provide public information about the benefits of recycling and encourage participation by residents and businesses.</li> </ul>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>144</b>	<p>a. Actively consult with these governmental agencies regarding the location and safety requirements in conjunction with the processing of any land use development permit or City project.</p> <p>b. Verify annually with responsible agencies the status of regulated facilities in Brisbane and any new safety requirements that have been imposed and cooperate with those agencies to ensure the earliest possible installation of any new safety equipment required.</p>				<b>X</b>
<b>145.a</b>	As a part of the City's annual budget process and Capital Improvements Planning, evaluate the City's ability to provide infrastructure and safety services and review fees and charges to assure adequate revenues.				<b>X</b>
<b>148</b>	<p>a. Through continuing participation in the coalition of San Mateo County cities and special districts, maintain the Local Hazard Mitigation Plan (LHMP) consistent with State Assembly Bill 2140 and applicable subsequent state and/or federal legislation. The LHMP is included X-6 by reference as part of this General Plan element and should be consulted when addressing known hazards to ensure the general health and safety of people within Brisbane.</p> <p>b. Update the Emergency Operations Plan as necessary and appropriate and consistent with the Local Hazard Mitigation Plan and maintain a state of readiness. This includes but is not limited to the following:</p> <ul style="list-style-type: none"> <li>i. Provide emergency response training to staff and volunteers.</li> <li>ii. Update and refine the City's evacuation plan, as necessary.(2)</li> <li>iii. Maintain the operations center in a state of readiness for an emergency response.</li> <li>iv. Be prepared to supplement City-owned equipment with that available from the private sector.</li> <li>v. Periodically hold exercises, including evacuation drills, using the instructions in the Plan.</li> <li>vi. Utilize the Community Emergency Response Team to provide community support and to assist emergency personnel during a disaster.</li> <li>vii. Purchase and maintain necessary emergency equipment.</li> </ul>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>148</b>	<ul style="list-style-type: none"> <li>viii. Provide periodic information to citizens about the Plan.</li> <li>ix. Develop materials and hold meetings to train and advise on emergency preparations that individuals, families and businesses can make toward their personal safety.</li> <li>x. Develop disaster plans for all City facilities, for example, the Community Center and City Hall.</li> <li>xi. Encourage public preparedness through the dissemination of literature and by presenting CPR and first aid classes.</li> <li>xii. Work with the Brisbane School District to plan for the provision of emergency services to District facilities in Brisbane.</li> <li>c. Coordinate with the evacuation plans of surrounding cities affecting U.S. 101 and Bayshore Boulevard to facilitate traffic flow through Brisbane in times of emergency.</li> </ul>				<b>X</b>
<b>149</b>	<ul style="list-style-type: none"> <li>a. Require that all new construction meet current codes for seismic stability.</li> <li>b. Consider a requirement, in conjunction with both residential and non-residential rehabilitation or reconstruction, that some portion of the improvements be devoted to improving seismic safety.</li> <li>c. Provide information to citizens on the necessity for seismic retrofit and on typical methods of upgrading existing structures.</li> <li>d. Continue to implement the City's Ordinance 354 regarding unreinforced masonry and pre-1973 tilt-up structures.</li> <li>e. Require soils reports and engineering recommendations for structural stability in conjunction with building permit applications in areas which have been identified as prone to seismically-induced landslides or subsidence in seismic events.</li> </ul>				<b>X</b>
<b>150.a</b>	Develop programs to increase public awareness of seismic hazards and to educate the community on procedures that can help to minimize injury and property loss before, during, and after an earthquake.				<b>X</b>
<b>152.a</b>	Require soil and geologic investigations in areas identified as prone to slope instability. Consider both on-site and off-site impacts.				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>152</b>	<p><i>b. Unless adequate mitigating measures are undertaken, prohibit land alteration, including any grading and structural development, in identified areas of slope instability.</i></p> <p><i>c. Require topographical and soils information for all projects on slopes identified over 20%. (See Figure X-G.)</i></p> <p><i>d. Certificates of compliance shall be conditioned upon a comprehensive and detailed slope analysis.</i></p> <p><i>e. Encourage placement of structures away from areas identified as prone to slope failure or erosion unless effective mitigation measures are proposed as a part of the project design.</i></p> <p><i>f. Require erosion control programs and revegetation on all disturbed slopes.</i></p> <p><i>g. Strictly enforce the provisions of the City's Grading Ordinance.</i></p>				<b>X</b>
<b>153.a</b>	<i>Construct improvements to the GVMID storm drainage system to accommodate stormwater from the Northeast Ridge and increase the overall capacity of the drainage system, as required in the conditions of approval for the Northeast Ridge Development Project.</i>			<b>X</b>	
<b>153</b>	<p><i>b. Work with Daly City and affected property owners to design improvements to alleviate flooding on the section of Bayshore Boulevard between Geneva Avenue and Main Streets.</i></p> <p><i>c. In conjunction with design of infrastructure to serve the Baylands, require that the property owner address the issue of flooding around the open drainage channel that flows west to east across the property.</i></p>		<b>X</b>		
<b>154</b>	<p><i>a. Apply to FEMA to update the FIRM maps to remove raised areas fixed by virtue of drainage improvements that are no longer within the 100 year flood boundary. Distribute updated maps to the public.</i></p> <p><i>b. On a regular basis, update the City's storm drain base maps to include new facilities and information.</i></p>			<b>X</b>	
<b>155.a</b>	<i>Schedule regular maintenance to remove silt and debris from storm drain facilities.</i>				<b>X</b>

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>155</b>	<ul style="list-style-type: none"> <li>b. <i>As a part of Capital Improvements Planning, replace and repair, as economically feasible, storm drain facilities as needed to prevent flooding.</i></li> <li>c. <i>Study the drainage basins to determine responsibility for siltation of storm drain facilities. Consider methods of assessing maintenance costs to responsible properties.</i></li> </ul>				<b>X</b>
<b>156</b>	<ul style="list-style-type: none"> <li>a. <i>Consider adopting additional requirements for built-in safety systems, such as fire sprinklers and sensors or alarms, in all new construction.</i></li> <li>b. <i>Consider adopting requirements for built-in safety systems in conjunction with building improvements.</i></li> <li>c. <i>Continue requirements for fire-resistant roofing materials for all new buildings and for re-roofing of existing buildings.</i></li> <li>d. <i>Encourage residential fire-sprinkler installation in conjunction with residential improvements along the urban wildland interface.</i></li> <li>e. <i>Underground utilities throughout the City, as economically feasible. Require undergrounding of all utilities for all new development and the undergrounding of service drops where existing service is in place.</i></li> <li>f. <i>Consider the adoption of landscaping standards for structures at the urban/wildland interface to reduce fuel loading between the structures and the property line.</i></li> <li>g. <i>On an ongoing basis, provide information to citizens on landscaping materials and maintenance practices that contribute to fire safety.</i></li> </ul>			<b>X</b>	
<b>157</b>	<ul style="list-style-type: none"> <li>a. <i>Continue to notify property owners of hazardous conditions on their properties and enforce abatement of these conditions.</i></li> <li>b. <i>Enforce the provisions of the Uniform Building Code and the Uniform Fire Code and the Zoning Ordinance to address access, exiting, setbacks, materials and other design factors that contribute to fire safety.</i></li> <li>c. <i>Cooperate with the California Department of Forestry in the implementation of the Bates Bill, AB 337, to map areas of Very High Fire Hazard Severity Zones, and to adopt the maps required by the legislation.</i></li> </ul>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>158</b>	<p>a. In conjunction with development applications, evaluate fire service requirements, response times and levels of risk. Require impact fees and exactions to maintain the level of service and to provide for any special equipment needs.</p> <p>b. Coordinate with other agencies to maintain existing access roads to the Mountain.</p> <p>c. Continue to participate in the automatic and mutual aid greater alarm and other reciprocal response plans to provide the availability of adequate fire suppression capacity.</p>				<b>X</b>
<b>159</b>	<p>a. Provide training and information to citizens on fire safety and evacuation plans through community meetings and informational materials.</p> <p>b. Encourage businesses to prepare pre-emergency plans and to train their employees on emergency response procedures and evacuation.</p>				<b>X</b>
<b>160</b>	<p>a. In conjunction with land use development applications, evaluate police service requirements and response times. Require impact fees and exactions to maintain the level of service.</p> <p>b. Continue to develop ongoing and accurate means of assessing the community's law enforcement needs and evaluating Police Department performance in addressing these needs.</p>				<b>X</b>
<b>164</b>	<p>a. Continue to provide drug education and other programs that encourage constructive activities and positive values for the City's youth.</p> <p>b. Continue to develop public education programs in response to the needs and interests expressed by community members through the Neighborhood Contact Program or other community outreach programs.</p>				<b>X</b>
<b>165</b>	<p>a. Continue to provide training to police personnel in the community-oriented, problem-solving approach to policing.</p> <p>b. Continue and consider expanding foot patrols as part of officers' daily activity and investigate feasibility of use of bicycles.</p> <p>c. Where appropriate, continue to encourage non-arrest interventions, such as mediation, that promote community-based problem solving.</p>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>165</b>	<p>d. <i>Develop a system of evaluation and rewards for police personnel that reflects community development and problem-solving accomplishments in addition to more traditional law enforcement achievements.</i></p> <p>e. <i>Continue to develop community partnerships between the Police Department and other community groups and organizations to address the causes of crime, fear, and other issues regarding the welfare of the community.</i></p> <p>f. <i>Continue to work with community organizations to develop an awareness of the problems in the community as well as the services provided by the City to address these problems.</i></p> <p>g. <i>Establish a permanent police facility that is inviting and accessible to the community.</i></p>				<b>X</b>
<b>166</b>	<p>a. <i>Work closely with County, State and Federal agencies in the regulation of hazardous materials.</i></p> <p>b. <i>Continue administration of Hazardous Materials Management Plans through the Brisbane Fire Department.</i></p>				<b>X</b>
<b>166.1.a</b>	<i>In connection with any application for a proposed specific plan or land use development project involving biotechnical research activities, determine the nature and extent of any regulations that should be adopted to protect the public health and safety before any such specific plan or land use development application is approved.</i>				<b>X</b>
<b>172</b>	<p>a. <i>Communicate this priority to responsible State and Federal agencies and encourage these agencies to establish remediation plans and programs.</i></p> <p>b. <i>Seek to direct State and Federal funds to remediate contaminated lands in Brisbane.</i></p> <p>c. <i>Require private property owners to remediate contaminated lands consistent with State and Federal requirements.</i></p> <p>d. <i>Continue to maintain good communications and working relationships with the Cal-EPA Department of Toxic Substances Control, the Water Quality Control Board and other agencies regulating remedial actions.</i></p>				<b>X</b>



Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>174</b>	<ul style="list-style-type: none"> <li>a. <i>Take into account risk assessments and other technical studies prepared by governmental agencies when making land use determinations for contaminated lands.</i></li> <li>b. <i>Condition all final approval of development projects on full compliance with all orders, remediation programs and mitigation measures imposed by regulatory agencies.</i></li> <li>c. <i>Require applicants to provide for analysis by environmental engineers, toxicologists or other technical specialists deemed necessary by the City to process development applications and complete environmental review for projects on contaminated lands.</i></li> </ul>				<b>X</b>
<b>175</b>	<ul style="list-style-type: none"> <li>a. <i>Exchange information with the California Integrated Waste Management Board, San Mateo County Environmental Health Division and other responsible agencies regarding the requirements for safe and successful landfill development, utilizing the experience of Sierra Point.</i></li> <li>b. <i>Require evidence that scientific testing and verification has taken place to the satisfaction of regulatory agencies.</i></li> <li>c. <i>Encourage property owners of filled lands to complete all testing and related requirements of the Federal, State and local agencies well in advance of requesting land use permits from the City</i></li> </ul>				<b>X</b>
<b>176.a</b>	<i>Discourage new sources that generate excessive noise.</i>				<b>X</b>
<b>178</b>	<ul style="list-style-type: none"> <li>a. <i>Investigate obtaining from San Francisco Airport and/or Federal Aviation Administration better monitoring information on overflight noise impacts on the community, including single-event noise.</i></li> <li>b. <i>Provide information to citizens on overflight impacts, airport operations and how to contact officials and agencies responsible for decisions that could result in overflights.</i></li> <li>c. <i>Cooperate with other jurisdictions affected by aviation noise to insist that noise impacts are considered when decisions are made regarding airport operations.</i></li> </ul>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>178.d</b>	<i>Communicate to local, State and Federal officials the City's position regarding the unwarranted impacts of overflights on the community.</i>				<b>X</b>
<b>184</b>	<ul style="list-style-type: none"> <li><i>a. Use the State Guidelines for land use compatibility to determine noise impacted uses.</i></li> <li><i>b. Require acoustical studies for development applications in areas identified as noise impacted and potential noise generators.</i></li> <li><i>c. For such projects, require a noise attenuation or a mitigation program to be submitted as a part of the project design.</i></li> </ul>				<b>X</b>
<b>186.a</b>	<i>Maintain an alternative dispute resolution program to allow neighbors to resolve issues in the first instance, if possible.</i>				<b>X</b>
<b>189</b>	<ul style="list-style-type: none"> <li><i>a. Continue to incorporate regulations in the Municipal Code to provide a framework to enforce noise standards and impose penalties for violations.</i></li> <li><i>b. Periodically review the Municipal Code to update regulations based on new information and new technologies.</i></li> <li><i>c. Periodically hold training sessions for City personnel to provide noise information and review enforcement procedures.</i></li> <li><i>d. Provide information to citizens on how noise can be controlled and about City regulations and enforcement procedures.</i></li> <li><i>e. Cooperate with other agencies with authority to monitor and regulate noise, such as the Department of Transportation and OSHA, in order to reduce noise impacts on individuals, neighborhoods and businesses.</i></li> </ul>				<b>X</b>
<b>190</b>	<ul style="list-style-type: none"> <li><i>a. To the extent that the City is knowledgeable, inform the BAAQMD of point source violations of air quality standards and poor management practices and request that they proceed with strict enforcement.</i></li> <li><i>b. Refer to the BAAQMD all applications for land use permits that need permit review by that agency, including but not limited to gasoline stations, dry cleaning plants, print shops and auto body shops.</i></li> <li><i>c. Encourage the Bay Area Air Quality Management District to establish an air quality monitoring station in Brisbane.</i></li> </ul>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>191.a</b>	<i>Request the BAAQMD to provide the City, on a periodic basis, with updated information on air quality conditions, emissions sources, public health risks, and air quality regulations to assist the City in decision-making.</i>				<b>X</b>
<b>192.a</b>	<i>Encourage the BAAQMD to publish and distribute information and conduct training sessions on low-emission construction and industrial practices, air quality impact assessment methods, and effective mitigation controls.</i>				<b>X</b>
<b>193</b>	<p><i>a. Consider the design of roadways, transit facilities, bikeways and pedestrian access in all subdivisions, specific plans and other land use proposals to evaluate whether and to what extent the design addresses air quality issues.</i></p> <p><i>b. In conjunction with land use development applications and CEQA review, evaluate whether a proposal may have a significant effect on air quality because of mobile emissions. Require environmental impact analysis and mitigation plans and monitoring, as appropriate.</i></p> <p><i>c. Discourage drive-up service windows and similar uses that generally result in vehicle idling.</i></p>				<b>X</b>
<b>194</b>	<p><i>a. Provide park-and-ride facilities to facilitate use of transit.</i></p> <p><i>b. Provide bicycle and pedestrian access to all areas of the City to provide alternatives to automobile use.</i></p> <p><i>c. Require all new development to include design principles that are transit oriented and otherwise reduce dependence on the automobile.</i></p>		<b>X</b>		
<b>197.a</b>	<i>Use traffic management systems, such as signage and timed signals, to facilitate traffic flow and reduce congestion.</i>				<b>X</b>
<b>198</b>	<p><i>a. Support the implementation of transportation demand management measures by private businesses, such as transit and carpool subsidies, preferential carpool/vanpool parking, flexible work schedules and ride matching services.</i></p> <p><i>b. Encourage the installation of bicycle lockers, changing rooms and showers, guaranteed ride home, the provision of on-site support services in private businesses and other measures to reduce vehicular trips by employees.</i></p>		<b>X</b>		

Appendix A

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>198.c</b>	<i>Consider providing incentives as a part of land use development permit approvals for the use of TSM and TDM measures.</i>		<b>X</b>		
<b>199.a</b>	<i>Support efforts to improve efficiency and reduce emissions in the CalTrain system.</i>				<b>X</b>
<b>201.a</b>	<i>Provide information on the effects on air quality from inefficient burning in old fireplaces and encourage citizens to clean fireplaces regularly.</i>				<b>X</b>
<b>202</b>	<ul style="list-style-type: none"> <li>a. <i>Strictly enforce the City's Grading Ordinance provisions for dust control.</i></li> <li>b. <i>Require that demolition and construction projects conform to the BAAQMD recommended dust control measures.</i></li> <li>c. <i>On a periodic basis, review the City's ordinance requirements to assure conformance with BAAQMD standards.</i></li> </ul>				<b>X</b>
<b>203</b>	<ul style="list-style-type: none"> <li>a. <i>As part of land use planning, establish buffer zones between sensitive receptors and significant emissions sources, including uses that cause offensive odors or dust.</i></li> <li>b. <i>In conjunction with any surface mining, oil and gas operation or industrial development land use permit, place strict conditions for compliance with best management practices for control of dust, odors and other emissions that have air quality impacts.</i></li> </ul>			<b>X</b>	
<b>204</b>	<ul style="list-style-type: none"> <li>a. <i>Working with the BAAQMD and regional transportation agencies, develop and provide information to citizens on the air quality impacts of automobile emissions and encourage citizens to reduce automobile trips for the benefit of the community.</i></li> <li>b. <i>With the assistance of the BAAQMD and environmental groups, provide information to citizens on the air emissions impacts of materials such as paints, solvents and spray cans, and encourage citizens to substitute safer materials.</i></li> <li>c. <i>Inform citizens, through water bill inserts and other publications, of how to contact the BAAQMD to file complaints regarding air quality violations and encourage citizen involvement in enforcement of air quality regulations.</i></li> </ul>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>206</b>	<p>a. Program 206a: As a part of the annual budget and Capital Improvements Program, schedule ongoing replacement and maintenance of the existing system.</p> <p>b. On an ongoing basis, review water connection and service rates to assure sufficient revenues to provide for maintenance and upgrading of the system.</p> <p>c. Take advantage of opportunities to apply special funds, such as grants, to the upgrade of the existing system.</p>				<b>X</b>
<b>208.a</b>	In conjunction with land use development applications for vacant lands, require studies to estimate the needs for domestic water and fire protection and require infrastructure to be designed and installed, at the developer's expense, to the satisfaction of the City.				<b>X</b>
<b>211.a</b>	Require additional water storage for fire protection to be provided to service Crocker Park and the Quarry in conjunction with any redevelopment of Quarry lands.		<b>X</b>		
<b>211.b</b>	Consider requirements for additional protective devices, such as residential sprinklers and alarms, for residences on Paul Avenue, Thomas Avenue and Harold Road.			<b>X</b>	
<b>212</b>	<p>a. As a part of the annual budget and Capital Improvements Program, schedule ongoing replacement and maintenance of the trunk line system, as needed.</p> <p>b. On an ongoing basis, review sewer connection and service rates to assure sufficient revenues to provide for the maintenance and replacement of the system.</p> <p>c. Take advantage of opportunities to apply special funds, such as grants, to improvements of the existing system.</p>				<b>X</b>
<b>213.a</b>	In conjunction with land use development applications for vacant lands, require studies to determine capacity and design requirements for sanitary sewer services and require infrastructure design and installation to the satisfaction of the City at developer's expense.				<b>X</b>
<b>217</b>	<p>a. Review the provisions in the Municipal Code to determine if amendments would make septic tank regulations easier to understand and enforce.</p> <p>b. Require immediate removal of any septic tank that requires pumping more than once per year.</p>			<b>X</b>	

Appendix A

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter X Community Health and Safety</b>					
<b>217.c</b>	<i>Require all existing septic tanks to be inspected and receive a permit from the County Department of Environmental Health</i>			<b>X</b>	
<b>219</b>	<ul style="list-style-type: none"> <li><i>a. As a part of the annual budget and Capital Improvements Program, schedule maintenance, repair and replacement as needed.</i></li> <li><i>b. Consider fee assessments to provide for the maintenance and repair of the system.</i></li> <li><i>c. Coordinate programs to control siltation with the Regional Water Quality Control Board, Daly City and San Mateo County.</i></li> </ul>				<b>X</b>
<b>221.a</b>	<i>In conjunction with land use development applications for vacant lands, require studies to determine design requirements to collect and remove stormwater from the property or reuse stormwater to benefit the public. Require facilities to be designed and installed to City standards, at developer's expense.</i>				<b>X</b>
<b>224.a</b>	<i>Install stormwater system improvements to Valley Drive and Bayshore Boulevard as set forth in the Conditions of Approval for the Northeast Ridge Development Project.</i>		<b>X</b>		
<b>226.a</b>	<i>Consider environmental sensitivities in conjunction with drainage studies.</i>				<b>X</b>
<b>228</b>	<ul style="list-style-type: none"> <li><i>a. Require new construction and substantial renovation projects to provide roof gutters and leaders that direct stormwater through the curb to the City street so that the water can be collected in City facilities.</i></li> <li><i>b. Require drainage plans to be submitted in conjunction with land use development applications, including those for building permits, as applicable to the project.</i></li> <li><i>c. Provide public information on the safety aspects of dealing with stormwater and encourage homeowners and businesses to make necessary improvements and repairs.</i></li> <li><i>d. Comply with National Pollutant Discharge Elimination System, as required.</i></li> </ul>				<b>X</b>

Appendix A

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter XII Policies and Programs by Subarea</b>					
<b>SP.3.a</b>	<i>Pursue better connections between Sierra Point and Brisbane, including pedestrian/bicycle over-crossing of the railroad tracks.</i>				<b>X</b>
<b>SEB.1.a</b>	<i>Encourage development of a native plant or non-invasive plant landscape buffer to screen the industrial development from the Lagoon.</i>				<b>X</b>
<b>SEB.2.a</b>	<i>Request information from regulatory agencies on the history and past uses of the properties in the Southeast Bayshore subarea.</i>			<b>X</b>	
<b>SWB.1</b>	<ul style="list-style-type: none"> <li>a. <i>After adoption of the General Plan, review the Zoning District regulations to better define an appropriate mix of uses and address incompatible land use.</i></li> <li>b. <i>Examine opportunities to provide greater amenities for the residences in the Mobile Home Park through installation of public and private improvements such as curb, gutter, sidewalk, off-street parking and landscaping.</i></li> <li>c. <i>Require visual impact analysis for all construction on steep slopes.</i></li> </ul>			<b>X</b>	
<b>SWB.2.a</b>	<i>Discourage multiple individual driveways onto Bayshore Boulevard.</i>				<b>X</b>
<b>SAB.BA.2</b>	<ul style="list-style-type: none"> <li>a. <i>In conjunction with any subdivision or other development application, a landscape program and plan shall be submitted to the City and include the following:</i> <ul style="list-style-type: none"> <li>a. <i>identification and retention of heritage trees;</i></li> <li>b. <i>identification and retention of rare plants;</i></li> <li>c. <i>plant species that are not invasive to the habitat;</i></li> <li>d. <i>water-conserving plants and irrigation systems;</i></li> <li>e. <i>reduced fuels adjacent to the wildland;</i></li> <li>f. <i>screening of structures to blend with the natural landscape;</i></li> <li>g. <i>areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.</i></li> </ul> </li> <li>b. <i>Examine ways to improve the existing density transfer program so that a developer/owner can be granted increased density on sites already served by infrastructure in conjunction with the dedication of more remote sites as Open Space.</i></li> <li>c. <i>Retain a trail system through the Brisbane Acres to connect the area to Central Brisbane and the San Bruno Mountain State and County Park.</i></li> </ul>		<b>X</b>		

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter XII Policies and Programs by Subarea</b>					
<b>SAB.BA.2</b>	<p>d. Map the canyons, intermittent streambeds and banks in the Brisbane Acres and designate such areas for protection.</p> <p>e. Develop clear regulations that can be enforced to preserve the natural ecology of the canyons, intermittent streambeds and banks.</p>		<b>X</b>		
<b>BA.3</b>	<p>a. In conjunction with any subdivision or other development application, the property owner shall be required to supply detailed information on slope, access, water, sanitary sewer and storm drain infrastructure, soils, geology, cultural resources, significant vegetation and endangered species habitat.</p> <p>b. Geologic studies for parcels in the Brisbane Acres shall be performed by a licensed engineer and shall pay special attention to slope, landslide and subsurface water. Such studies shall include a detailed evaluation of the stability of the proposed site, the potential effects of construction on the site and adjacent and downslope areas, and the effects of any construction or installation of infrastructure on the site. Specific recommendations for project design to ensure safety and mitigate impacts shall be included in the report and incorporated into construction documents by the project engineer.</p> <p>c. Phase grading and construction to coincide with periods of dry weather as set forth in the City's Grading Ordinance.</p>				<b>X</b>
<b>BA.4</b>	<p>a. Information should be supplied in conjunction with any application for development or a building permit on how the infrastructure proposed for the project relates to existing and future infrastructure development.</p> <p>b. Assure that safe and adequate access can be provided to properties when access is dependent upon connecting to existing streets.</p> <p>c. If any development of private land in the Brisbane Acres would disturb or restrict existing access for fire or rescue personnel or equipment to areas above or beyond, then adequate alternative access shall be provided and maintained.</p>				<b>X</b>
<b>CB.3.a</b>	Consider amendments to the Sign Ordinance to simplify the process and otherwise address the needs of small businesses, as well as balancing other community needs and objectives.	<b>X</b>			



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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter XII Policies and Programs by Subarea</b>					
<b>CB.4</b>	<ul style="list-style-type: none"> <li>a. <i>Work with the Chamber of Commerce to develop a program to assist new and existing businesses to market their services.</i></li> <li>b. <i>Work with the Chamber of Commerce to analyze the constraints and opportunities for downtown revitalization.</i></li> <li>c. <i>Work with the Chamber of Commerce to find how the City can be more facilitative of meeting the needs of small businesses.</i></li> </ul>				<b>X</b>
<b>CB.5</b>	<ul style="list-style-type: none"> <li>a. <i>Encourage a modest scale and density character to residential development through standards established in the Zoning Ordinance.</i></li> <li>b. <i>Look at ways to encourage innovative uses and structures to provide for greater economic return and community benefit.</i></li> </ul>			<b>X</b>	
<b>CB.6</b>	<ul style="list-style-type: none"> <li>a. <i>Study the impacts of off-street parking requirements on residential and commercial site and structural design.</i></li> <li>b. <i>Revise the Zoning Ordinance to facilitate the upgrading and proper maintenance of structures with legal nonconformities.</i></li> <li>c. <i>Evaluate the aesthetic, psychological and social losses that could result from zoning ordinances which would discourage diversity and individual expression in residential construction.</i></li> </ul>			<b>X</b>	
<b>CB.8</b>	<ul style="list-style-type: none"> <li>a. <i>In conjunction with the City's development review process and Capital Improvement Program, examine ways to improve existing bottlenecks and cul-de-sacs and improve safety in the upper residential streets. (See Policies 45, 46.)</i></li> <li>b. <i>Develop municipal off-street public parking lots.</i></li> <li>c. <i>Develop a direct street connection between Central Brisbane and Crocker Park.</i></li> </ul>		<b>X</b>		
<b>CB.10</b>	<ul style="list-style-type: none"> <li>a. <i>In conjunction with the City's development review process and Capital Improvement Program, examine ways to improve existing bottlenecks and cul-de-sacs and improve safety in the upper residential streets. (See Policies 45, 46.)</i></li> <li>b. <i>Develop municipal off-street public parking lots.</i></li> <li>c. <i>Develop a direct street connection between Central Brisbane and Crocker Park.</i></li> </ul>				<b>X</b>

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter XII Policies and Programs by Subarea</b>					
<b>CB.13.a</b>	<i>Identify, through signage, parks and recreation facilities and the hours they are open to the public.</i>		<b>X</b>		
<b>CB.18</b>	<ul style="list-style-type: none"> <li>a. <i>Facilitate utilization of grant and assistance programs for retrofitting existing structures.</i></li> <li>b. <i>Take into account the unique constraints of older structures in applying requirements for conservation measures.</i></li> <li>c. <i>Assemble educational reference materials to be provided to permittees when conditions are imposed requiring drought tolerant landscaping or water conserving irrigation.</i></li> </ul>		<b>X</b>		
<b>CB.20.a</b>	<i>Study the possibility of developing green merchant and green resident programs.</i>				<b>X</b>
<b>CB.20.b</b>	<i>Consider improvements to the Franchise Agreement to include a more comprehensive collection program, consistent with the City's Source Reduction and Recycling Element.</i>			<b>X</b>	
<b>CB.21</b>	<ul style="list-style-type: none"> <li>a. <i>Seek input from merchants and the public on how SamTrans service might be made more useful.</i></li> <li>b. <i>Support continued development and improvement of shuttle service for Sierra Point, Crocker Park and future development in areas such as the Baylands, and consider ways to extend such service into Central Brisbane.</i></li> <li>c. <i>Consider modifications to signal timing to relieve lunch-hour congestion at the entrance to Central Brisbane.</i></li> </ul>		<b>X</b>		
<b>CB.22</b>	<ul style="list-style-type: none"> <li>a. <i>Provide bicycle racks at public meeting facilities and public offices.</i></li> <li>b. <i>Develop and implement a plan for providing benches at key locations for pedestrian rest stops.</i></li> </ul>		<b>X</b>		
<b>CP.4</b>	<ul style="list-style-type: none"> <li>a. <i>In developing design guidelines, study options for the use of color and materials, the screening of mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.</i></li> <li>b. <i>In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.</i></li> <li>c. <i>Develop and implement a sign program.</i></li> </ul>			<b>X</b>	

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Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter XII Policies and Programs by Subarea</b>					
<b>NWB.2.a</b>	<i>In the case of proposed redevelopment, comply with applicable CEQA guidelines with regards to Historical Resources.</i>				<b>X</b>
<b>GH.14.a</b>	<i>In conjunction with any subdivision or other development application, a landscape program and plan must be submitted to the City and include the following:</i> <ul style="list-style-type: none"> <li><i>i. identification and retention of heritage trees;</i></li> <li><i>ii. identification and retention of rare plants;</i></li> <li><i>iii. plant species that are not invasive to the habitat;</i></li> <li><i>iv. water-conserving plants and irrigation systems;</i></li> <li><i>v. reduced fuels adjacent to the wildland;</i></li> <li><i>vi. screening of structures to blend with the natural landscape;</i></li> <li><i>vii. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.</i></li> </ul>				<b>X</b>
<b>BL.3</b>	<i>a. Environmental review for the required Specific Plan shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of the proposal on view corridors.</i> <i>b. The required Specific Plan shall address the heights of buildings and building groups to achieve the following:</i> <ul style="list-style-type: none"> <li><i>i. diversity of height within the subarea;</i></li> <li><i>ii. creative excellence in architectural and site design;</i></li> <li><i>iii. visual acceptability when seen from above;</i></li> <li><i>iv. a complementary relationship to the overall topography, especially the Lagoon, San Bruno Mountain and the Bay, and the entrance to Central Brisbane;</i></li> <li><i>v. open space and open areas.</i></li> </ul> <i>Development south of the Bayshore Basin drainage channel shall maintain a low profile permitting low or mid rise buildings, not to exceed six stories in height, in order to preserve the existing views of San Francisco and San Francisco Bay as seen from Central Brisbane, and to maximize the amount of landscape and open space or open area in this portion of the subarea .</i> <i>The following design approaches shall not be included in the required specific plan or any development proposal:</i> <ul style="list-style-type: none"> <li><i>i. Buildings or building groups that block view corridors to the Bay, or appear as "fortresses" or "walls" lining the Bayfront, the Lagoon or any arterial street.</i></li> </ul>		<b>X</b>		

Appendix A

Program No.	Implementation Program Objective	Implementation Status			
		No Action/ Hold	Underway/ Partially Complete	Complete	Ongoing
<b>Chapter XII Policies and Programs by Subarea</b>					
<b>BEA.2.a</b>	<i>There shall be an extensive southern landscape buffer which may also include a berm or other separating device.</i>		<b>X</b>		
<b>OBC.2.a</b>	<i>Educate the public of the continued threat of invasive species through the Brisbane Star.</i>				<b>X</b>
<b>Q.1.a</b>	<i>Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of views of the development from Central Brisbane and the Northeast Ridge.</i>				<b>X</b>
<b>Q.5</b>	<ul style="list-style-type: none"> <li><i>a. Insist that a regularly scheduled monitoring program of the ongoing quarry operation is instituted to assure that the operator is meeting all permit and health and safety obligations.</i></li> <li><i>b. Insist that erosion control programs are instituted and maintained and revegetation takes place for all disturbed slopes.</i></li> <li><i>c. In conjunction with the surface mining permit, insist that the County of San Mateo place strict conditions for compliance with best management practices for control of dust and other emissions that have air quality impacts.</i></li> </ul>				<b>X</b>
<b>Chapter XI Housing (See Appendix B) 2020 Housing Element Annual Progress Report</b>					

Jurisdiction	Brisbane	
Reporting Year	2020	(Jan. 1 - Dec. 31)

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes									Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1				2	3	4	5									6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes <sup>+</sup>	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	6	6	0	0		
	007221190	18 Visitacion Ave	DP-3-20/UP-5-20		2 to 4	R	9/11/2020								2	2		No		
	007283080	213 Visitacion Ave	DP-2-20/UP-4-20		2 to 4	O	11/20/2020								4	4		No		
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Jurisdiction	Brisbane	
Reporting Year	2020	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202)

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4							5	6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted
Summary Row: Start Data Entry Below							1	0	2	0	13	6	0		22	0
	007303120	90 Kings Road	EX-2-17		SFD	O							1	8/9/2018	1	
	007361220	221 Tulare Street	DP-2-18		2 to 4	O							3	6/12/2018	3	
	007461020	100A Lake Street	ADU-3-18		ADU	R					1		6/20/2018	1		
	007223080	23 San Bruno AVE	DP-1-15 extension		2 to 4	R						4	3/13/2018	4		
	007220020	36-50 San Bruno Ave	DP-1-17/UP-2-17/EX-4-17 extension		5+	R	1		2		13		2/13/2020	16		
	007221190	18 Visitacion Ave	DP-3-20/UP-5-20		2 to 4	R						2	9/24/2020	2		
	007283080	213 Visitacion Ave	DP-2-20/UP-4-20		2 to 4	O			0			4	12/3/2020	4		
	007271140	450 Monterey St	B201900389		ADU	R								0		
	007301150	326 Humboldt Rd	17-0426-17		SFD	O								0		
	007441020	670 Sierra Point Rd	18-0830-24		SFD	O								0		
	007211030	44 Inyo St	B201900349		ADU	R								0		
	007522200	805 Sierra Point Rd	18-0109-08		SFD	O								0		
	007281030	133 Monterey	B201900519		ADU	R								0		
	007232060	55 Mariposa St	18-0605-04		ADU	R								0		
	007553160	1093 San Bruno Ave	18-0614-13		SFD	O								0		
	007292120	401 San Bruno Ave	19-0325-24		ADU	R								0		
	007361210	219 Tulare St	B201900417		SFD	O								0		
	007302040	420 Humboldt Rd	B201900623		ADU	R								0		
	007302040	485 Monterey St	B202000125		ADU	R								0		

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy								
7						8	9	10						11	12	
Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
0	0	0	0	2	1		3	0	0	0	0	0	6	4		10
							0									0
							0									0
							0									0
							0									0
							0									0
							0									0
							0						1		1/22/2020	1
							0							1	1/31/2020	1
							0						1		1/31/2020	1
							0						1		5/18/2020	1
							0						1	1	5/26/2020	2
							0						1		6/3/2020	1
							0						1		6/4/2020	1
							0							1	7/31/2020	1
							0						1		8/13/2020	1
					1	9/17/2020	1									0
				1		3/12/2020	1									0
				1		8/24/2020	1									0

13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
	14	15	16	17	18	19	20		21	
How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
0	0						1	0	0	
	N	Y								
	N	Y								3 year extension approved 5/28/2020; DP-1-20/EX-2-20
	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs					
	N	Y								
	N	Y		DB		55				3yr extension approved 2/13/2020 DP-2-19/UP-6-19/EX-2-19; Additional APN 007222030
	N	Y								
	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs					
	N	Y								
	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs					
	N	Y								
	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs					
	N	Y					1	Demolished	O	
	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs					
	N	Y								
	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs					
	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs					



Jurisdiction	Brisbane	
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**Housing Element Implementation**  
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	25											25
	Non-Deed Restricted												
Low	Deed Restricted	13											13
	Non-Deed Restricted												
Moderate	Deed Restricted	15											
	Non-Deed Restricted		1	3	3	5	6	2				20	
Above Moderate		30	2	4	4	1	6	1				18	12
Total RHNA		83											
Total Units			3	7	7	6	12	3				38	50

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas

Jurisdiction	Brisbane
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Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
<b>Summary Row: Start Data Entry Below</b>																	
005212100	25 Park Place	Parkside Overlay		2/1/2018	17	18			Shortfall of Sites	1.25	PRTC	PAOZ-1	20	28	35	Non-Vacant	Office
005202160	43 Park Place	Parkside Overlay		2/1/2018	15	16			Shortfall of Sites	1.11	PRTC	PAOZ-1	20	28	31	Non-Vacant	Office
005190100	145 Park Lane	Parkside Overlay		2/1/2018	40	40			Shortfall of Sites	2.87	PRTC	PAOZ-2	20	28	80	Non-Vacant	Warehouse
005202200	91-99 Park Lane	Parkside Overlay		2/1/2018	25	26			Shortfall of Sites	1.85	PRTC	PAOZ-2	20	28	51	Non-Vacant	Warehouse
005202150	105-115 Park Lane	Parkside Overlay		2/1/2018	29	30			Shortfall of Sites	2.13	PRTC	PAOZ-2	20	28	59	Non-Vacant	Warehouse
005202210	280 Old County Road	Parkside Overlay		2/1/2018	21	21			Shortfall of Sites	1.5	PRTC	PAOZ-1	20	28	42	Non-Vacant	Office/Warehouse

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Jurisdiction	Brisbane		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
Program H.I.1.g: Inform water/sewer provider	Deliver Housing Element to water and sewer providers	Upon adoption	Completed April 2015.
Program H.I.1.h: Annual Report	Prepare annual progress report	Annually	Annual Report for 2020 calendar year delivered to California Department of Housing and Community Development and Governor's Office of Planning and Research prior to April 1, 2021 deadline.
Program H.I.2.a: Housing constraints	Advise outside agencies regarding unnecessary constraints	Ongoing	Ongoing as development projects are submitted for consideration.
Program H.I.2.b: League of Cities	Work with League of Cities to identify and address housing constraints due to preemption of outside agencies	Ongoing	Ongoing advocacy through membership in League of Cities.
Program H.A.1.a: Fair housing information	Inform public through website and other means	Ongoing	Fair housing information and resources available on dedicated webpage. Housing Element available on City website, <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.A.1.b: Other housing information	Inform public on housing policies and opportunities	Ongoing	Housing opportunities and resources in the City and County and Housing Element containing City housing policies are posted on dedicated webpages on City website, <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.B.1.a: Rezoning	Accommodate RHNA shortfall	1/31/2016	Required overlay zoning incorporated into Parkside Precise Plan adopted 10/30/2017. Implementing zoning adopted via Ordinance 624 2/1/2018.
Program H.B.1.b: Zoning for current RHNA	Accommodate RHNA	5/31/2018	Existing zoning regulations will accommodate remainder of 2015-2023 RHNA. Overlay zoning for shortfall accommodated in implementation of H.B.1.a (above)
Program H.B.1.c: General Plan revisions	Land Use Element consistency	1/31/2016	General Plan amendments to implement rezoning pursuant to H.B.1.a adopted via Ordinance 624 2/1/18
Program H.B.1.d: Second Units	Monitor ADU affordability	Annually	ADU rent survey conducted in March 2020. Survey respondents reported occupied units rented at BMR rent or no rent at all.
Program H.B.1.e: Second Units	Encourage ADUs	5/31/2018	City Council adopted zoning text amendments to streamline ADU regulations via Ordinance 626 on 5/17/18. City Council adopted Ordinance 653 on 10/15/2020 to allow ADUs in all residential zoning districts.
H.B.1.f: Definitions	Update definition of single-family dwelling to comply with CHSC Sec. 17021.5	1/1/2016	Ordinance 606 adopted by City Council on 4/21/2016

Program H.B.1.g: SRO's	Amend SCRO-1 District to permit Single Room Occupancy units as conditional use.	12/1/2018	Ordinance 622 adopted by City Council on 11/2/2017
Program H.B.1.h: Encourage development	Outreach to encourage private redevelopment in new affordable housing overlays and SCRO-1 district.	As new zoning regulations are adopted.	City engaged with property owners consistently throughout Parkside Precise Plan process. City maintains informational webpages and handouts on PAOZ overlay districts and SCRO-1 district.
Program H.B.1.i: Mobilehomes	Rezone mobilehome park to R-MHP District for mobilehome use only.	12/31/2018	City Council adopted zoning map and text amendments to rezone mobile home park R-MHP via Ordinance 630 adopted 12/6/18.
Program H.B.2.a; "At risk" affordable units	Preserve affordable units.	Ongoing	None at risk within planning period.
Program H.B.3.a: Special needs housing	Identify suitable sites	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding opportunities and limited land/site availability. City held exploratory discussions with school district in 2018 regarding potential teacher/district employee housing on city-owned site. Entitlement approved for 16-unit senior housing at 36-50 San Bruno in 2018 and extended in 2020; no building permit submitted to date.
Program H.B.3.b: Parking for senior housing	Reduce parking requirement	12/1/2015	Ordinance 576 adopted May 19, 2016.
Program H.B.3.c: Parking for accessible units	Reduce parking requirement	12/1/2015	Ordinance 576 adopted May 19, 2016.
Program H.B.3.d: Reasonable accommodation	Minimize constraints	Ongoing	Ordinance 558 adopted April 2011.
Program H.B.3.e: Convalescent homes	Permit as conditional use in SCRO-1 district	12/31/2018	Convalescent homes are conditionally permitted in SCRO-1 district.
Program H.B.3.f: HIP Housing	Support Human Investment Program (HIP) shared housing program.	Ongoing	Updated information and rental listings posted regularly on City website <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.B.3.g: Density bonus	Encourage special needs housing	Ongoing	Coordinating with H.B.5.a. No density bonuses requested during reporting period.
Program H.B.3.h: Continuum of Care/HEART	Shelter and serve the homeless	Ongoing	City is member agency of HEART and information is linked on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.B.3.i: Emergency Shelters	Allow in SCRO-1 district	Ongoing	Ordinance 443 adopted in 2000 allows emergency shelters as permitted use in the SCRO-1 district.
Program H.B.3.j: Water and sewer service	Adopt policies to prioritize affordable units	12/1/2017	Department of Public Works adopted administrative policies consistent with Program requirements 12/28/2017
Program H.B.4.a: Condominium conversions	Maintain affordable rental units	Ongoing	Ordinance 566 adopted October 2013 requires Use Permit for condominium conversions.
Program H.B.4.b: Inclusionary Housing	Update Inclusionary Housing Ordinance	12/31/2016	Planning Commission public hearing on 4/25/2019 recommended City Council approval of revisions to inclusionary housing and density bonus ordinance (file RZ-5-18). City engaged consultant in December 2019 to update feasibility study for inclusionary in-lieu fee. City Council will consider revisions and in-lieu fee adoption in 2021. Combined with H.B.5.a below
Program H.B.5.a: Density bonus	Expand program per AB 2280	12/31/2016	See program H.B.4.b above

Program H.B.6.a: Hillside development	Reduce development costs	Ongoing	City received SB 2 Planning Grants Program approval to conduct district-wide biological assessment for hillside lots in SCRO-1 zoning district to streamline housing development application processing. Work program will extend from 2020-2022.
Program H.B.7.a: Affordable housing information	Encourage affordable housing	Ongoing	Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> . Housing Element progress webpage contains opportunity site information and handouts
Program H.B.7.b: Private/non profit partnerships	Encourage affordable housing	Ongoing	Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> . City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.
Program H.B.7.c: Project Sentinel	Housing counseling and budget training for seniors and low/mod income households	Ongoing	Information on Project Sentinel's programs is available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>
Program H.B.8.a: Section 8 rent subsidies	Keep informed of opportunities from County	Ongoing	Ongoing coordination with County Housing Department and Housing Authority as opportunities arise
Program H.B.9.a: City/non profit partnerships	Develop relationships with nonprofit housing organizations	Annually	Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> . City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.
Program H.B.9.b: Land banking	Acquire sites for affordable housing	Ongoing	On hold pending establishment of ongoing funding source.
Program H.B.9.c: Public parks and facilities	Reserve surplus lands for housing development	12/1/2017	Incorporate into General Plan Update, 2021.
Program H.B.9.d: Rehab housing	Preserve/provide affordable units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.e: Affordable housing subsidies	Investigate subsidies for mixed use or residential projects	Annually, as part of the budget process	None identified in 2020. City Council to consider affordable housing master plan in 2021 to determine strategies to program affordable housing funds.
Program H.B.9.f: HEART	Subsidize mortgage costs for first-time homebuyers	Ongoing	City is a current member of HEART.
Program H.B.9.g: County rehab programs	Preserve affordable housing	Annually	Ongoing coordination with County Housing Department as opportunities arise.
Program H.B.9.h: Self-help/sweat equity programs	Preserve and provide affordable units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.i: Leveraging low/mod funds	Match state/federal programs	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.j: Special needs loans/grants	Retrofit existing units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.k: Fee schedule	Subsidize affordable housing	Annually, as part of the budget process	Development fee waiver requests are considered as projects are submitted. No fee waiver requests were received in 2020.
Program H.B.9.l: State and Federal programs	Encourage affordable housing	Ongoing	City evaluates projects for eligibility for State/Federal funding programs and potential matches as projects arise. No such projects were eligible in 2020.
Program H.C.1.a: Voluntary code inspection program	Identify basic life safety problems	Ongoing	Ongoing coordination with North County Fire Authority.

Program H.C.1.b: Low-interest rehab loan program	Publicize and encourage use.	Ongoing	Brochures available at Building and Planning Counter and information available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>
Program H.C.1.c: Nonconforming provisions	Encourage maintenance of nonconforming units	Ongoing	Ordinance 576 adopted May 19, 2016.
Program H.C.1.d: NCRO-2 district rehab	Encourage maintenance of units	Ongoing	Ongoing coordination with County Housing Department. No opportunities identified in 2020.
Program H.D.1.a: Infrastructure Master Plans	Update residential infrastructure	Ongoing	Ongoing coordination with Public Works Department. Water main replacement project initiated in Sept 2018 was completed in 2020.
Program H.D.1.b: Dwelling Groups	Allow in R-2, R-3, SCRO-1, and new affordable housing overlays	12/31/2018	Parkside Plan adopted 10/30/2017. Implementing housing overlay zones allow dwelling groups, Ordinance 624 adopted 2/1/2018. R-2, R-3, and SCRO-1 currently allow dwelling groups.
Program H.D.1.c: Affordable Housing Overlays	Guidelines for affordable housing overlay zoning	1/31/2016	Parkside Plan adopted 10/30/2017, contains housing overlay development regulations and design guidelines. Implementing zoning Ordinance 624 adopted 2/1/2018.
Program H.D.2.a: Affordable Housing Overlays	Consider amendments to non-residential zoning districts adjacent to affordable housing overlays.	12/31/2018	No revisions to adjacent districts to PAOZ-1 and PAOZ-2 housing overlays identified in 2020.
Program H.E.1.a: Mixed-use and live/work housing	Encourage mixed use	Ongoing	See H.B.1.a & b. Mixed-use and live-work permitted in most commercial districts. City successfully applied for SB 2 Planning Grants Program funds to create and adopt zoning amendments in the NCRO-2 and SCRO-1 districts to adopt objective design guidelines and development standards and allow residential and mixed-use development by-right. Work program will extend from 2020-2022.
Program H.E.1.b: Mixed-use development	Encourage mixed use	Ongoing	Mixed use is permitted in NCRO-2 district. See program H.E.1.a above.
Program H.E.1.c: General Plan revisions	Land Use Element consistency for mobilehome park zoning	12/31/2018	See H.B.1.i. No General Plan amendments identified; zoning amendments consistent with existing general plan land use designation.
Program H.E.1.d: Transit-oriented development	Encourage smart growth	General Plan Update	Incorporate into General Plan update in 2021. City Council amended General Plan to allow up to 2,200 residential units within 1/2 mile of Bayshore Caltrain Station (GPA-1-18), approximately 26 times the City's current RHNA of 83 units. Also see program H.E.1.a above.
Program H.F.1.a: Green building ordinance	Update as needed	Ongoing	City Council adopted Ordinance 643 12/12/2019 to adopt 2019 CBC with local reach provisions including limitations on natural gas in new development. City Council adopted Ordinance 644 on 12/12/2019 to adopt building energy efficiency benchmarking ordinance applicable to commercial and multi-family structures meeting certain size thresholds. Staff annually evaluates CBC and best practices in green building as applicable to local ordinances.
Program H.F.2.a: Energy conservation	Inform public via various means	Ongoing	Resources regularly published on City website, City STAR newsletter, social media pages, and Housing Element is published on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>
Program H.F.2.b: Energy conservation retrofitting	Inform public via various means	Ongoing	Information and Housing Element linked to <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.F.2.c: Renewable energy	Inform public via various means	Ongoing	City joined Peninsula Clean Energy in 2016. Information available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>

Program H.F.3.a: Water conservation	Inform the public via various means	Ongoing	Ordinance 607 adopted by the City Council on April 7, 2016 updating the City's water conservation in landscaping ordinance. Water conservation information provided on the City's website and advertised in City newsletters and social media accounts.
Program H.F.3.c: Water conservation in multi-family development	Encourage water conservation in landscaping and appliances in multifamily and mixed-use housing	In coordination with program H.F.1.a	Ordinance 607 adopted April 7, 2016 updating City's water conservation in landscaping ordinance. Planning staff advises all applicants of conservation opportunities and requirements in new and re-landscaping projects.
Program H.F.4.a: Natural heating/cooling	Encourage energy conservation	Ongoing	Ordinances 643 and 644 adopted 12/12/2019. See Program H.F.1.a above. Title 24 compliance is enforced and required for all eligible building permit applications.
Program H.G.1.a: Regional Planning	Cooperate in Plan Bay Area process	Ongoing	City actively participated in Plan Bay Area 2050 update in 2020
Program H.G.1.b: Congestion management	Cooperate in implementation of C/CAG Congestion Management Program	Ongoing	Ongoing as development projects are considered.
Program H.H.1.a: Development costs	Minimize costs of development	Ongoing	Ongoing as development projects are considered. City Council to consider study and potential adoption of impact fees in 2021.
Program H.H.1.b: Fiscal impact studies	Study impact of large residential projects on city services	Ongoing	Implemented as new residential projects with potential significant impacts are considered.
Program H.H.2.a: Sensitive/hazardous lands	Identify/mitigate impacts	Ongoing	Ordinance 562 adopted October 2011.
Program H.H.2.b: Clustered development	Promote clustered development in areas near sensitive habitat	Ongoing	Ordinance 562 adopted October 2011 to relax certain development standards if clustered development is pursued.
Program H.H.2.c: Flood hazard management	Comply with CGC Sec. 65302	General Plan update	Incorporate into General Plan Update in 2021.
Program H.I.1.a: Regulatory constraints	Streamline permit processing	Ongoing	City successfully applied for SB 2 Planning Grants Program funds to create objective residential design guidelines and development standards and adopt zoning amendments in the NCRO-2 and SCRO-1 districts to allow residential and mixed-use development by-right. Grant funds will also allow for district-wide biological assessment of SCRO-1 district to streamline Habitat Conservation Plan evaluation. Work program will extend from 2020-2022. Ordinance 612 adopted December 8, 2016, streamlining application process for new condominium developments. City Council adopting streamlining for accessory dwelling units via Ordinance 615 adopted 2/2/2017 and Ordinance 626 adopted 5/17/2018.
Program H.I.1.b: Parking requirements	Revise parking standards	12/1/2015	Ordinance 576 adopted on May 19, 2016 reduced parking requirements for smaller homes and minor additions.
H.I.1.c: Second Unit Parking	Revise second unit parking requirements	12/1/2015	Ordinance 576 adopted by City Council May 19, 2016 to reduce accessory dwelling unit parking requirements. Ordinance 615 adopted 2/2/2017 eliminated accessory dwelling unit parking requirements.
Program H.I.1.d: Design Permits	Reduce unnecessary constraints	Ongoing	See Program H.I.1.a above regarding SB 2 Planning Grant work program. Ongoing as development projects are submitted for review. Design Permit for 16-unit senior housing/commercial development approved in October 2017.
Program H.I.1.e: Nonconforming structures	Preserve housing units	Ongoing	See Program H.C.1.c

Program H.I.1.f: City staffing	Efficient permit processing procedures	Annually, as part of the budget process	No need for additional staffing identified in 2020 budget process. Reevaluate as part of 2021 budget process.
<b>General Comments:</b>			



<b>Jurisdiction</b>	Brisbane
<b>Reporting Period</b>	2020 (Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
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<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						
007556010	1100 San Bruno Ave	Vacant		Surplus Land	1.29	BHA Resolution 2020-01; 03-19-20
007560120	1100 San Bruno Ave	Vacant		Surplus Land	0.06	BHA Resolution 2020-01; 03-19-20
007560130	1100 San Bruno Ave	Vacant		Surplus Land	1.34	BHA Resolution 2020-01; 03-19-20
007560140	1100 San Bruno Ave	Vacant		Surplus Land	1.31	BHA Resolution 2020-01; 03-19-20
104580050	1 San Bruno Ave #D	Residential	1	Exempt Surplus Land	0.02	BHA Resolution 2020-01; 03-19-20; City sold Unit D August 2020

<b>Jurisdiction</b>	Brisbane	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		1
<b>Total Units</b>		<b>3</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	2
Number of Proposed Units in All Applications Received:	6
Total Housing Units Approved:	6
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

Jurisdiction	Brisbane
Reporting Year	2020 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$ 65,000.00
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Update Housing Element	\$ 46,000.00		In Progress	None	
Zoning Amendments	\$ 19,000.00		In Progress	Other	SB2 providing some funding

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	0
Moderate	Deed Restricted	13
	Non-Deed Restricted	6
Above Moderate		0
<b>Total Units</b>		<b>22</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		1
<b>Total Units</b>		<b>3</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		4
<b>Total Units</b>		<b>10</b>