



City of Brisbane
50 Park Place
Brisbane, CA 94005-1310
415-508-2120
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**NOTICE OF AVAILABILITY AND
NOTICE OF PLANNING COMMISSION PUBLIC HEARING TO CONSIDER
PROVIDING A RECOMMENDATION TO CITY COUNCIL ON THE BRISBANE
BAYLANDS GENERAL PLAN AMENDMENTS, BAYLANDS SPECIFIC PLAN,
AMENDMENTS TO BRISBANE MUNICIPAL CODE, TITLE 17, ZONING,
BAYSHORE MOBILITY PLAN, AND THE RELATED FINAL ENVIRONMENTAL
IMPACT REPORT (SCH# 2006022136)**

Notice is hereby given that a **hybrid public hearing** will be held by the City of Brisbane Planning Commission on **Thursday, June 25, 2026, at 7:30 p.m., allowing public participation in-person at Brisbane City Hall, 50 Park Place, Brisbane, AND virtually via Zoom at brisbaneca.org/pc-zoom, and broadcast on local Comcast channel 27 and the City's YouTube channel**, to consider making a recommendation to the City Council regarding the Baylands General Plan Amendments; Baylands Specific Plan; Amendments to Brisbane Municipal Code, Title 17, Zoning; Bayshore Mobility Plan; and the related Final Environmental Report to the City.

Project Approval and Actions

In making their recommendation to the City Council, the Planning Commission will consider whether the City Council should:

1. Certify the Final Environmental Impact Report (Final EIR).
2. Approve the project entitlements, which include:
 - Amending the General Plan Land Use Element to realign the northern boundary of the Baylands Subarea to correspond to the boundary of the Baylands Specific Plan.
 - Amending the General Plan Circulation Element to:
 - Realign Lagoon Road to directly access the southbound US 101 freeway ramps at Sierra Point Parkway.
 - Extend Sierra Point Parkway from its current terminus at the southbound US 101 freeway ramps north to Geneva Avenue.
 - Add proposed Baylands roadways to the General Plan circulation map.
 - Designate the Geneva Avenue extension through the Baylands as a Regional Arterial.
 - Add a new roadway type for "green local streets."
 - Remove Industrial Way as a roadway in the General Plan circulation map.
 - Adopting the Baylands Specific Plan, which includes:
 - Land use designations and development standards for 2,200 residential units clustered in the northwestern portion of the site in proximity to the Bayshore Caltrain station; 6.5 million square feet of commercial, office, retail, conference, life science, and office campus uses; 500,000 square feet of hotel use (approximately 800 rooms); a grade 6–8 middle school; and open space/open area, parks, and trails;
 - Policies related to sustainability, utilities, and infrastructure improvements; and
 - Implementation measures

- Amending Title 17, Zoning, of the Brisbane Municipal Code to:
 - Change the zoning designations of land within the Baylands Specific Plan area from Commercial Mixed-Use (C-1), Marsh Lagoon Bayfront (MLB), Manufacturing (M-1) to Baylands Specific Plan (BSP); and
 - Establish the land use regulations and development standards set forth in the Specific Plan as the regulatory authority governing future development within the Specific Plan area;
 - Delete Chapter 17.41, Interim Uses In The Baylands Subarea; and
 - Amend the City’s Zoning Map to reflect the Baylands Specific Plan zone changes.
- Approve the Bayshore Mobility Plan, which calls for enhancing the mobility for Brisbane residents and businesses by reducing the number of travel lanes along Bayshore Boulevard from four lanes (two in each direction) to two lanes (one in each direction) south of Geneva Avenue, along with providing a median, turn pockets, and a multi-use pathway and bicycle facilities along the corridor within the City of Brisbane.

Details regarding the Baylands project are as follows:

APPLICATION NO.: 2021-ER-1/2021-SP-1/2021-RZ-3/2021-GPA-2

APPLICANT/OWNER: Baylands Development Inc., Applicant/Various owners – refer to Attachment 1)

LOCATION: Bayshore Boulevard and U.S. 101, Brisbane, San Mateo County, California, 94005
(Various Assessor’s Parcel Nos. [APNs] – refer to Attachment 1)

ZONING: Commercial Mixed Use (C-1), Marsh Lagoon Bayfront (MLB), Manufacturing (M-1), Heavy Commercial (HC)

REQUEST: The above-referenced applications are requested in order to adopt and implement the Baylands Specific Plan, a Specific Plan for the Baylands subarea of the City of Brisbane. The Specific Plan would establish development regulations and standards that would allow for development of:

- 2,200 residential units;
- 6.5 million square feet of commercial, office, retail, conference, life science, and office campus uses;
- 500,000 square feet of hotel use (approximately 800 rooms);
- A grade 6–8 middle school;
- 157 acres of open space/open area, parks, and trails;
- Water, recycled water, sewer, drainage, electrical, and other utilities improvements;
- Relocation of Brisbane’s existing Fire Station No. 81 and establishment of a second fire station; and
- Improvements to Bayshore Boulevard contained within the Bayshore Mobility Plan.

A detailed description of project approvals and actions is provided above under “Project Approval and Actions.” However, the Planning Commission may elect to recommend different alternatives.

ENVIRONMENTAL
STATUS:

A Final Environmental Impact Report (FEIR) (SCH #2006022136) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The FEIR includes the Draft EIR (DEIR), revisions to the DEIR, comments received on the DEIR, a list of commenters, the City's responses to significant environmental points raised during the DEIR comment period, and any other information added by the City.

HOW TO PARTICIPATE IN AND VIEW THE MEETING

The public may observe the Planning Commission meeting and/or address the Commission remotely or in person at:

- Community Meeting Room, Brisbane City Hall, 50 Park Place, Brisbane
- Virtually via Zoom at [brisbaneca.org/pc-zoom](https://www.brisbaneca.org/pc-zoom).

The meeting will be broadcasted on:

- The City's YouTube channel at <https://youtube.com/BrisbaneCA>; and
- Local Comcast Channel 27.

HOW TO PROVIDE COMMENTS

Written Comments

Written comments can be submitted prior to the meeting, by 4 p.m. on June 25, 2026, via email to baylands@brisbaneca.org. Public comments received by this deadline will be provided to the Commission via email, incorporated into the record of the agenda item posted on the Internet at: www.brisbaneca.gov/meetings, and made available in hard copy in the Community Meeting Room lobby at City Hall.

Verbal Comments During the Public Hearing: The public has the following options to make verbal comments during the public hearing:

- If attending the hearing in person at City Hall, please fill out the speaker request form provided in the Community Meeting Room and give the form to staff. Staff will notify the Chairperson of your request to address the Commission and you will be called by the Chairperson to address the Commission.
- If viewing the meeting remotely via Zoom, YouTube, or Channel 27, please join the Zoom meeting using the URL listed on this notice and the June 25, 2026, agenda, or call the teleconference phone number, **which will be announced by the Chairperson and displayed on the screen during the public hearing.**

AVAILABILITY OF PROJECT MATERIALS

The project materials, including the FEIR, the proposed General Plan Amendments, Specific Plan, Zoning Amendments, and Mobility Plan may be viewed at www.brisbaneca.gov/774/FEIR, www.brisbaneca.gov/775/BSP, and www.brisbaneca.gov/232/. Hard copies of the project materials may also be viewed at City Hall during open hours. The meeting agenda and staff report will be published on the City's website at www.brisbaneca.gov/meetings after 5 p.m. on June 15, 2026.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning

Commission at, or prior to, the public hearing. Written correspondence is usually considered a public record and subject to disclosure.

Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting at (415) 508-2120 or planning@brisbaneca.org.

Questions about the application may also be directed to Julia Ayres by email or the phone number below.

Phone: (415) 508-2120

Email: baylands@brisbaneca.org

DATED: May 14, 2026



Julia Ayres, Director, Community Development

ATTACHMENT

1. List of APNs within the Specific Plan area
2. List of property owners within the plan area

ATTACHMENT 1

List of Assessor's Parcel Numbers within the Plan Area

005152060	005320020	007143100
005152240	005340030	007143110
005152250	005340040	007147010
005152260	005340050	007147020
005152270	005340060	007147030
005162190	005340080	007147040
005162200	005340090	007148010
005162210	005340100	007148020
005162220	005340110	007148030
005162240	005340120	007148040
005162250	005350020	007148050
005162260	005350060	007148060
005162270	005350070	007150020
005162280	005350080	007150060
005162300	007136010	007580020
005162320	007136020	096010030
005162330	007136030	
005162350	007136040	
005162360	007136050	
005162370	007136060	
005162390	007136070	
005162400	007136080	
005162410	007137010	
005162420	007137020	
005162430	007138010	
005165010	007138020	
005250020	007138030	
005311010	007138040	
005311020	007139010	
005311070	007139020	
005311090	007143010	
005311100	007143020	
005311110	007143030	
005311120	007143050	
005312070	007143060	
005312100	007143070	
005312110	007143080	
005312120	007143090	

List of Property Owners within the Plan Area continues on following page.

2026 Brisbane Baylands Specific Plan Notice of Public Hearing

List of Property Owners

511 TUNNEL AVENUE LLC	PARCELS WITH UNIDENTIFIED
BAYSHORE SANITARY DISTRICT	OWNERSHIP:
BRISBANE PROPERTIES	005162997
BROOKS MICHELE DAY	005320999
BULLOCK JOSEPH J III TR	005162999
CALLAN MATTHEW C	005340998
CAREY HELEN J TR	007150999
CAREY HELEN J TR ET AL EST OF	007580999
CITY OF BRISBANE	005340999
DENNIS EDWARD J	005162998
DENNIS LETA M	007136999
DOTY DENNIS C	
EARTHSQUEAK LLC	
GALLAGHER CONAL	
HOLDINGS 22 LLC ET AL	
L & C DIVERSIFIED LLC	
M&E BRISBANE	
MORTIMER JULIE D C	
OVERTON DEBRA L TR	
OYSTER POINT PROPERTIES INC	
PANONTIN IVANA TR	
PHILOMENA LLC	
PRESCOTT NADINE E ET AL	
RECOLOGY PROPERTIES INC	
REY GERTRUDE S	
SANITARY FILL COMPANY	
SCHMITZ STEVEN J TR	
SFPP	
SIERRA HOTEL MANAGEMENT CORP	
SILVESTRI ALFEO & PAOLA	
SILVESTRI PAOLA TR ET AL	
STATE OF CALIF	
SUNTEX PROPERTIES INC	
TAMU LUKE AMUKHALE	
TUNTEX (USA) INC	
TUNTEX U S A INC	
WALTERS LOTTIE M	