

The Commission recommended additional studies prior to EIR certification if the amount of development were to exceed their recommended land use program, which is **zero housing units on the site and 2 million square feet, maximum, of new development on the Baylands site.** The Planning Commission's recommended land uses for the 2 million square feet of new development include 85 acres of renewable energy generation, light industrial, space for Recology's expansion, extensive open space, a Caltrain parking lot, retail and an R&D/tech campus.

- The Commission denied the General Plan amendment for residential land use on the Baylands site and the Specific Plan proposed for the Brisbane Baylands by the applicant, Universal Paragon Corporation (UPC).
- That the Brisbane General Plan be amended as it relates to the Baylands to allow for a 1- 2 million square foot net increase in building area and a utility-scale renewable energy generation facility, i.e. a wind farm and solar farm, such that the Baylands is net energy positive
- That the Baylands Final EIR be certified as it pertains to the General Plan recommendation;
- Permitted land uses would include Light Industrial, Research and Development, Office, Retail, Commercial Recreation and Open Space. Also included was land for the potential expansion for the Recology facility and Caltrain parking.
- **No housing is recommended.**

The Developer Sponsored Plan

The Planning Commission did not recommend to certify the Final EIR for the Brisbane Baylands also known as the [Developer Sponsored Plan \(DSP\)](#) which includes 4,400 housing units (see DSP land use proposals below for breakdown in office, R&D/tech campus, retail and restaurants, light industrial, etc).

	<i>Square Feet</i>	<i>Units</i>	<i>DUs/ Acre</i>	<i>FAR</i>	<i>Max Ht.</i>
Proposed New Land Uses					
Hotel & Conference	261,100	369 rms		2.00 — 4.00	40' — 160'
Residential Condos/Apts	4,351,800	3,950 DUs	56	2.00 — 3.00	45' — 90'
Residential Townhomes	798,600	484 DUs	17	0.80 — 2.00	35'
Retail	566,300			0.40 — 1.25	35' — 40'
Office	2,651,200			2.25 — 2.75	45' — 90'
Research & Development	3,328,300			0.60 — 2.00	45' — 90'
Rnd House & Lazzari Charcoal	28,200			0.20 — 0.50	45'
Institutional	110,800			0.30 — 1.00	25'
Total New Land Uses	12,096,300				