

**Heron Bay Homeowners Association
Modification of Planned Development
Proposing Kiosk for an Attendant
PLN16-0009**

City Council
Public Hearing
December 19, 2016

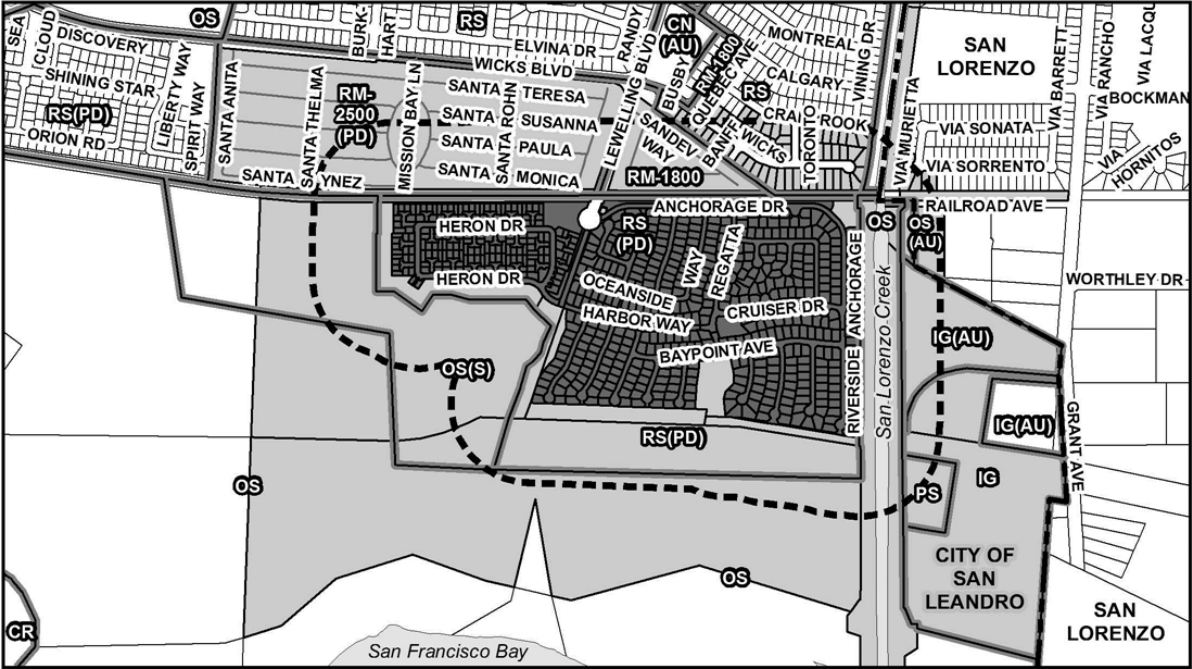
Introduction

- Heron Bay was approved as an open and non-gated residential Planned Development (PD)
- In 2014, the Homeowners Association proposed gates and fences for the security of the Heron Bay neighborhood
 - PD modification required review by the Planning Commission and the City Council
 - Planning Commission and City Council denied the proposed modification

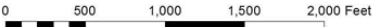
City Recommended In-Lieu of Gates

- Security cameras
- Maintain and improve lighting
- Continue Neighborhood Watch efforts
- Work with the Police Department
- Hire a private security to patrol the neighborhood

Vicinity Map

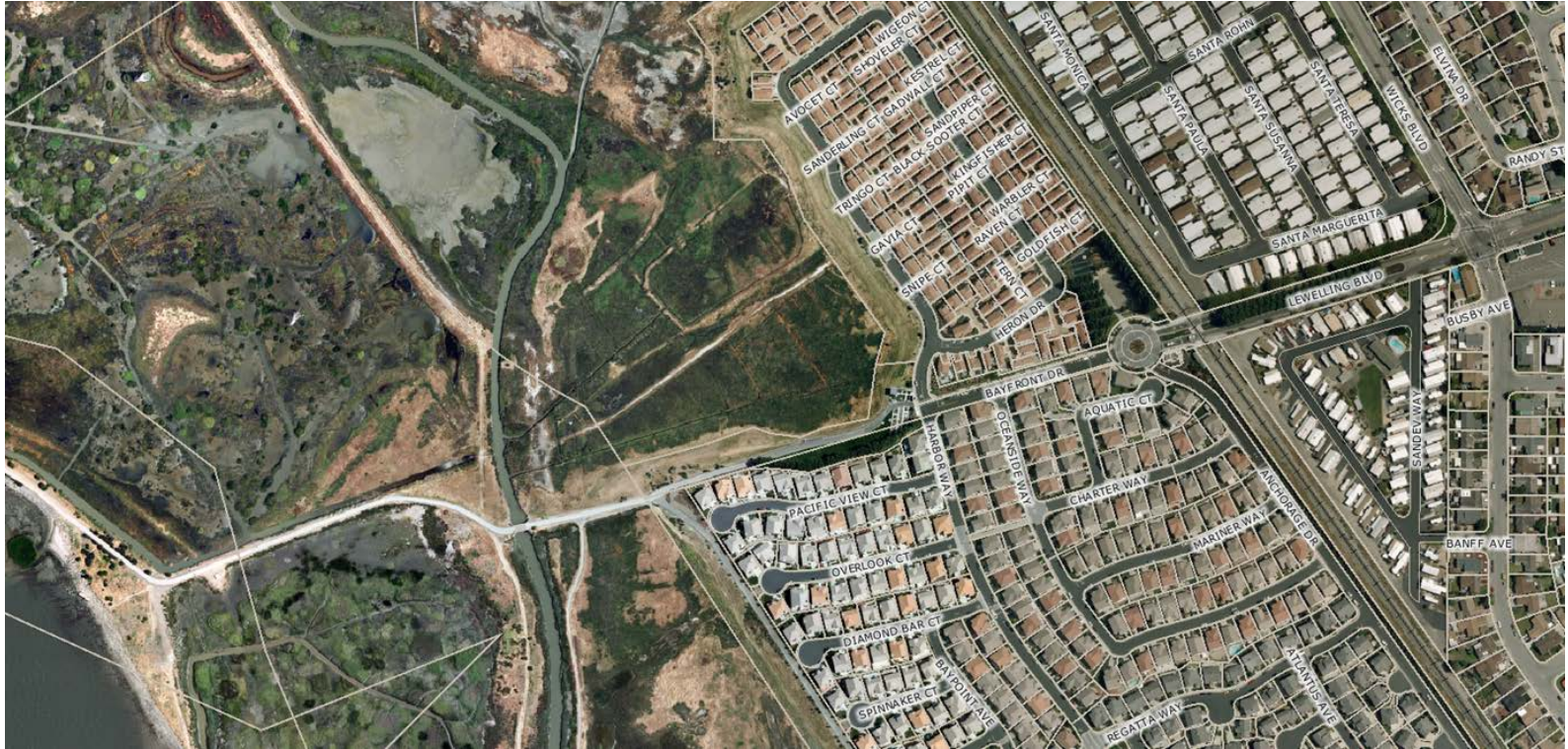


Heron Bay Properties



- Parcels within 500' of Heron Bay Properties
- 500' buffer around Heron Bay Properties

Aerial Photograph



Public Access and Resource





MAPS/GUIDES ABOUT US EVENTS PROJECTS PLANS/PUBLICATIONS BAY TRAIL STORE DONATIONS LINKS

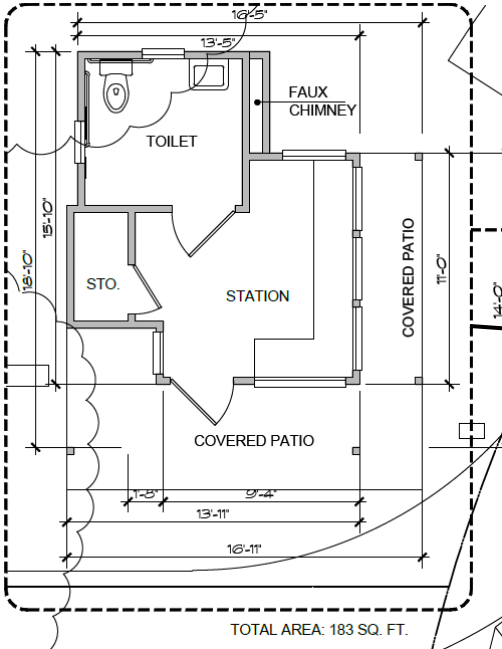


San Francisco Bay Trail Map

Enlarged Photograph



Site Plan



- Proposed license plate reader/camera on stone face column pedestals, stone veneer to match kiosk - Refer to detail this sheet
- Barrier arm at Anchorage Drive egress
- Drivable landscape barrier at entry of Anchorage Drive - Refer to plans prepared by Civil Engineer
- Proposed license plate reader/camera on stone face column pedestals, stone veneer to match kiosk - Refer to detail this sheet



Purpose of Proposal

- Discourage crime in the subdivision
- In February 2015, the Association hired a firm for staffed presence to monitor vehicles into the community
- Its had a positive affect and reduced crime in the neighborhood

Kiosk Design



PLN16-0009
Exhibit C
October 20, 2016



Planning Commission (PC) Motion

- Recommended approval of the kiosk subject to conditions.
- However, it removed from its motion the reconfiguration to Anchorage Drive to egress only with a gate arm and a raised barrier.
- It found restricting all ingress to Bayfront would create increased traffic impacts to the various streets that have traffic flow west to east and south to east.
- It found the City should uphold its General Plan Policy against gating communities.

Applicant's Request following PC Motion

- Accepted the recommendation to remove the gate and barrier from Anchorage Drive.
- However, disagrees with the two following conditions:
 - Prohibition to stop vehicles; and
 - Requirement for the placement of directional signs identifying public access.
- The HOA requests the City Council remove or modify these two conditions.

Staff Analysis

Prohibition to Stopping Vehicles

Staff cannot support modification of the condition that prevents the attendant/security personnel from stopping vehicles:

- Any stoppage of a vehicle can appear to be a discouragement or impediment to the use of the Bay Trail and City's public shoreline access.
- Endorsing the procedure to stop traffic would be a liability to the City and to the attendant. The attendant walking to the sidewalk or street to stop a vehicles would be inappropriate and unsafe action.
- Stopping traffic on Bayfront Drive would be a liability to other drivers queuing onto Lewelling Boulevard and could result in vehicles queuing in the Lewelling circle to the railroad tracks.
- Even without intent, the stopping of a person(s) in a vehicle could be perceived as profiling of individuals.

Staff Analysis

Public Access Signage

Staff cannot support modification of the condition requiring signage identifying public access:

- The City's Administrative Code provides rules and regulations for park operating procedures. Section 7.1.305(f) provides for signs stating hours at all entrances to the City's Shoreline Recreation Area.
- Signage would be helpful in assisting the attendant provide necessary information to the public and visitors, and allow uninterrupted time to the attendant to observe the immediate area.
- The signage could be the standardized BCDC signage or conforming to the City's Administrative Code. Either or both would be helpful and informative.

Recommendation

The Planning Commission and staff recommend that the City Council approve the Resolution that approves the request (PLN16-0009) to modify the Planned Development, PD-91-3, for Heron Bay community to construct a kiosk for an attendant near the entrance of the development, on the Heron Bay park property, subject to the Recommended Findings of Fact for approval and Recommended Conditions of Approval.