

BRISBANE PLANNING COMMISSION
Action Minutes of March 24, 2016
Regular Meeting
DRAFT

A. CALL TO ORDER

Acting Chairperson Reinhardt called the meeting to order at 7:31 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Munir, and Acting Chairperson Reinhardt
Absent: Chairperson Do and Commission Parker
Staff Present: Community Development Director John Swiecki, Senior Planner Ken Johnson

C. ADOPTION OF AGENDA

Commissioner Munir moved and Commissioner Anderson seconded to adopt the agenda. The motion was approved 3-0.

D. CONSENT CALENDAR

1. Approval of Draft Action Minutes
 - i. February 25, 2016 regular meeting

Commissioner Anderson corrected his comments regarding displacement of desired uses near the transit center on page D.1.i.4. Commissioner Munir moved to approve the consent calendar as modified by Commissioner Anderson. Commissioner Anderson seconded the motion and it was approved 3-0.

E. ORAL COMMUNICATIONS (limit to a total of 15 minutes)

None.

F. WRITTEN COMMUNICATIONS

Acting Chairperson Reinhardt reviewed written communications from HEART of San Mateo County and Starchild.

G. NEW BUSINESS

1. **PUBLIC HEARING: 124 San Bruno Avenue; Design Permit DP-1-16, Use Permit UP-1-16;** Design Permit and Use Permit to allow construction of an approximately 28-foot tall, 2-story residential building to accommodate three condominium units ranging between 1,100-1,300 square feet in size, and an attached 5-car garage, altogether totaling approximately 4,044 square feet in floor area, to replace an existing single-family home

on a 5,679 square foot lot in the R-3 residential district; Jerry Kuhel, applicant; Robin Hubinsky and Brendan Frost, owners; APN 007-282-020.

Due to lack of a quorum, the Commission agreed to continue the item to the regular meeting of April 14, 2016 at a special 7 p.m. start time.

2. **PUBLIC HEARING: 80 Plumas Street, 108 and 118 Mariposa Street (formerly 60 Plumas Street); Use Permit UP-2-13;** Condominium Plan approval for previously approved triplex, now under construction on a 5,000 square foot lot; James Seto, applicant; James, Saovanh, Robert, and Amy Seto, owners; APN 007-223-010

Senior Planner Johnson gave the agenda report. Acting Chairperson Reinhardt opened the public hearing.

Applicant/owner James Seto answered questions regarding the timing of the application.

Commissioner Anderson moved to close the public hearing. Commissioner Munir seconded and the motion was approved 3-0. Commissioner Anderson moved approval of Resolution UP-2-13, seconded by Commissioner Munir and approved 3-0.

3. **PUBLIC HEARING: Zoning Text Amendment RZ-2-16;** Proposal to modify and add provisions to Title 17 regarding massage establishments, to distinguish massage establishments as separate from other personal services and specify zoning districts and procedures by which massage establishments may be allowed; City-wide; Applicant, City of Brisbane.

Senior Planner Johnson gave the agenda report. He answered the Commissioners' questions regarding implications for existing businesses.

There being no one present in the audience, Commissioner Munir moved to open and close the public hearing. Commissioner Anderson seconded and the motion was approved 3-0. Commissioner Munir moved adoption of Resolution RZ-2-16 recommending City Council approval of the draft ordinance. The motion was seconded by Commissioner Anderson and approved 3-0.

H. ITEMS INITIATED BY STAFF

Director Swiecki announced the fiscal analysis would be reviewed at the Baylands deliberation meeting on April 14, 2016.

I. ITEMS INITIATED BY THE COMMISSION

Acting Chairperson Reinhardt read the appeals process.

J. ADJOURNMENT to the Regular Meeting of April 14, 2016 at 7:00 p.m.

Commissioner Munir moved and Commissioner Anderson seconded to adjourn to the regular meeting of April 14, 2016 at a special start time of 7:00 p.m. The motion passed 3-0 and the meeting adjourned at 8:02 p.m.

Attest:

John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on DVD at City Hall and the City's website at www.brisbaneca.org.