

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of May 26, 2016
Regular Meeting

A. CALL TO ORDER

Vice Chairperson Reinhardt called the meeting to order at 7:34 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Munir, Parker, and Vice Chairperson Reinhardt.

Absent: Chairperson Do.

Staff Present: Senior Planner Ken Johnson and Associate Planner Julia Capasso.

C. ADOPTION OF AGENDA

Commissioner Anderson moved and Commissioner Munir seconded to adopt the agenda. The motion was approved 4-0.

D. CONSENT CALENDAR

None.

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

None.

F. WRITTEN COMMUNICATIONS

Acting Chairperson Reinhardt acknowledged written communications not on the agenda.

G. NEW BUSINESS

1. **Zoning Text Amendment RZ-4-16;** Zoning text amendments to Title 16, Subdivisions, and Title 17, Zoning, of the Brisbane Municipal Code (BMC) to update existing condominium subdivision regulations to be consistent with current California Government Code and Civil Code requirements, and to amend the development regulations for newly constructed condominium developments; City of Brisbane, applicant.

Commissioner Munir moved and Commissioner Parker seconded to continue Zoning Text Amendment RZ-4-16 to the July 28, 2016 regular meeting. The motion was approved 4-0.

2. **PUBLIC HEARING: 212 Santa Clara Street; Grading Review EX-1-16;** Grading Review for 1,100 cubic yards of combined soil cut and fill to accommodate construction of a new single-family home on a vacant 6,195 square-foot lot; Derek Vinh, ICE Design Inc., applicant; Allan Yuen, May Yuen, and Jeffen Mok, owners; APN 007-341-080.

Commissioner Anderson recused himself and left the dais as he lives within 500 feet of the subject property. Associate Planner Capasso presented the staff report. She answered questions from the Commission regarding the on-site parking requirements, the grading plan, erosion control, and construction management.

Acting Chairperson Reinhardt opened the public hearing.

Derek Vinh, project applicant, addressed the Commission regarding the project design.

Michele Salmon, Brisbane resident, asked for clarification on the CEQA exemption. Staff addressed her questions.

Commissioner Munir moved to close the public hearing. The motion was seconded by Commissioner Parker and was approved 4-0.

Commissioner Munir moved approval of the application via adoption of Resolution EX-1-16. The motion was seconded by Commissioner Parker and was approved 4-0.

3. **PUBLIC HEARING: 3435 Bayshore Boulevard; Use Permit UP-3-16**, Interim Use Permit for continued operation of a native plants nursery (Mission Blue Nursery); Len Corpus, Universal Paragon Corporation/Tuntex USA Inc., applicant/owner; APN 005-162-240 (portion).

Senior Planner Johnson presented the staff report. He answered the Commission's questions regarding the interim use permit procedure.

Acting Chairperson Reinhardt opened the public hearing.

Paul Bouscal and Michele Salmon, Brisbane residents and San Bruno Mountain Watch board members, spoke in favor of the application.

Commissioner Munir moved and Commissioner Parker seconded to close the public hearing. The motion was approved 4-0.

Commissioner Munir moved and Commissioner Anderson seconded to approve the application via adoption of Resolution UP-3-16. The motion was approved 4-0.

H. STUDY SESSION:

1. **23 Visitacion and 36-50 San Bruno Avenues:** Study session for proposed redevelopment of 23 Visitacion Avenue and development of the adjoining vacant lots at "36" and "50" San Bruno Avenue, within the NCRO-2 Neighborhood Commercial District; Horsepower Holdings LLC, owner.

Senior Planner Johnson gave the staff presentation. He answered Commissioner's questions regarding density of multi-family developments throughout Brisbane, the NCRO-2 district regulations, and parking requirements.

Joel Diaz, representative of the property owner, presented conceptual renderings of the project and outlined different options for site development under consideration by the property owners.

The Commissioners gave individual comments regarding the project design and merits.

Acting Chairperson Reinhardt invited comments from the audience.

Dave Bostrom a Brisbane resident and owner of Horsepower Holdings LLC, the property owner, addressed the Commission.

Brisbane residents Michele Salmon, Paul Bouscal, Barbara Ebel, Jerry Kuhel, and Melissa Vivas also addressed the Commission regarding the proposal.

I. ITEMS INITIATED BY STAFF

Senior Planner Johnson announced a study session for the Parkside Precise Plan at the June 2, 2016 City Council meeting. He said a special meeting may need to be schedule for July 7, 2016 as the July 14 regular meeting had been cancelled to accommodate the City Council.

J. ITEMS INITIATED BY THE COMMISSION

Commissioner Parker said she would appreciate some time off in the summer.

Acting Chairperson Reinhardt read the appeals procedure.

K. ADJOURNMENT to the Regular Meeting of June 9, 2016 at 7:30 p.m.

Commissioner Munir moved and Commissioner Anderson seconded to adjourn to the regular meeting of June 9, 2016 at 7:30 p.m. The motion passed 4-0 and the meeting adjourned at 9:33 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.