

BRISBANE PLANNING COMMISSION
Action Minutes of January 12, 2017
Regular Meeting

A. CALL TO ORDER

Director Swiecki called the meeting to order at 7:32 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Munir, and Parker.

Absent: Chairperson Do and Vice Chairperson Reinhardt.

Staff Present: Community Development Director Swiecki and Senior Planner Johnson.

Due to the absence of Chairperson Do and Vice Chairperson Reinhardt, Director Swiecki, acting as Commission Secretary, asked the Commissioners present to select an Acting Chairperson, pursuant to the Planning Commission's adopted procedural rules. It was the consensus of the Commission to appoint Commissioner Anderson as the Acting Chairperson for the duration of the meeting.

C. ADOPTION OF AGENDA

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

D. CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES

- i. December 1, 2016 special meeting

Commissioner Munir moved and Commissioner Parker seconded to adopt the consent calendar. The motion was approved 3-0.

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

There were none.

F. WRITTEN COMMUNICATIONS

Acting Chairperson Anderson reviewed written communications received from the Bay Area Monitor and Sustainable San Mateo County.

G. NEW BUSINESS

- 1. **PUBLIC HEARING: Development Agreement DA-1-16;** Proposal to amend Development Agreement DA-1-11 by extending the term of the planning permits for the Opus Office Center (3000-3500 Marina Boulevard) for 5 additional years, requiring the installation of solar panels on the Office Center parking garage, and requiring the property

owner to relinquish the long term ground lease over Parcel R (Assessor's Parcel Number 007-165-060 (por)) back to the City of Brisbane and pay fees to the City of Brisbane for future unspecified improvements of Parcel R; Marcus LoDuca, applicant; Sierra Point LLC, owner; APN 007-165-020.

Director Swiecki presented the staff report. He introduced Judith Malamut of LSA Associates, consultants to the City, who prepared the 2008 Initial Study and Mitigated Negative Declaration as well as the 2016 addendum to those documents. Ms. Malamut reviewed the data, methodology, and conclusions of the 2016 addendum.

Commissioner Munir asked how the updated traffic study was prepared, and how the Highway 101 North and South on-ramps would be impacted.

Ms. Malamut addressed how the addendum analyzed traffic impacts based on current traffic count data and significance thresholds.

Acting Chairperson Anderson asked whether shuttle service would definitely be provided.

Director Swiecki noted there was an existing shuttle in use, and the new businesses would help fund the existing shuttle service.

Acting Chairperson Anderson asked if staff had projected the buildings' energy usage and the amount of renewable energy that could be generated from solar panels.

Director Swiecki said the addendum analyzes a "worst case" scenario that doesn't incorporate the use of renewable energy. A system for the garage rooftop has not yet been designed.

Commissioner Parker asked if the applicant would need to revise the development agreement if they changed the project in the future.

Director Swiecki said any substantial revisions to the approved project design would require additional City and environmental review.

Acting Chairperson Anderson opened the public hearing.

Marcus LoDuca, applicant, spoke in favor of the application. Mr. LoDuca pointed out the substantial public benefits the City would be receiving in the form of regaining control of Parcel R and generating funds to improve Parcel R for public purposes, in exchange for extending entitlements for 5 additional years.

In response to a Commission question, Tom Schaal, Sierra Point LLC representative indicated the owner has every intention of actively pursuing completion of the project. He added the additional time is desired in the event market conditions do not warrant moving forward with construction in the near term.

Commissioner Parker moved and Commissioner Munir seconded to close the public hearing. The motion was approved 3-0.

After deliberation, Commissioner Munir moved adoption of Resolution DA-1-16, seconded by Commissioner Parker. The motion was approved 3-0.

H. STUDY SESSION

1. M-1 Manufacturing District Zoning Amendments for Northwest and Southeast Bayshore

Senior Planner Johnson gave the staff presentation. He noted that the Southeast Bayshore M-1 district was amended in 2015 and another amendment would be brought back to match the nomenclature of the General Plan, which designates the area as Trade Commercial. He pointed out the inconsistencies between the Northwest Bayshore subarea General Plan designation and the zoning and the need for a holistic review of the General Plan and the zoning for that area. He presented several potential scenarios for the Commission's consideration. He noted that the Northeast Bayshore M-1 district is part of the Baylands draft specific plan area. As such it will be addressed as part of that ongoing planning process, not part of tonight's discussion.

Senior Planner Johnson answered questions from the Commission regarding how Planned Development Permits are processed, how a Specific Plan is currently required by the City in conjunction with a Planned Development Permit, and what General Plan land use designations and implementing zoning districts may be appropriate in the Southeast and Northwest Bayshore subareas.

Acting Chairperson Anderson invited audience members to address the Commission.

Ray Miller provided historical context to the relationship between the General Plan land use designations and the M-1 zoning district, and the origin of the Planned Development zoning designation. He stated the Planned Development designation was intended to address primarily undeveloped areas and that a different zoning designation was appropriate for the PG&E and 7 Mile House properties. He suggested that the City consider the possibility of expanding the TC-1 district to include the Brisbane Technology Park. Mr. Miller also suggested that the Commission review the requirements of development agreements, in the context of this area. He noted that Northeast Bayshore and the larger Baylands area is overdue for being rezoned for General Plan consistency, and while the timing is now uncertain given the ongoing Baylands EIR review, it should not wait indefinitely.

Following discussion, it was the consensus of the Commission that separate zoning districts were warranted for the different areas within the Northwest Bayshore subarea, and that the specific plan should be separate from the planned development requirements. The Commission asked for more information outlining the differences between these requirements and regarding development agreements. They requested an additional study session to consider these topics further along with draft General Plan and zoning amendment language prior to scheduling a formal public hearing.

I. ITEMS INITIATED BY STAFF

Director Swiecki reminded the Commission of the City Council workshop on One Planet Living on January 17th, Planning Commission interviews on January 30th, and the Planning Commissioners Academy to be held March 1-3 in Los Angeles.

J. ITEMS INITIATED BY THE COMMISSION

Commissioner Munir said he would be out of town January 28th through February 18th.

K. ADJOURNMENT to the Regular Meeting of January 26, 2017 at 7:30 p.m.

Commissioner Parker moved and Commissioner Munir seconded to adjourn to the regular meeting of January 26, 2017 at 7:30 p.m. The motion passed 3-0 and the meeting adjourned at 9:22 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.