

BRISBANE PLANNING COMMISSION
Action Minutes of April 13th, 2017
Regular Meeting

A. SPECIAL RECOGNITION CEREMONY FOR FORMER PLANNING COMMISSIONERS
CAROLYN PARKER AND DAVID REINHARDT (7:00 P.M.)

Chairperson Do read Special Planning Commission Resolutions PC-1-17 and PC-2-17 honoring the service of former Commissioners Carolyn Parker and Dave Reinhardt into the record.

B. CALL TO ORDER (7:30 P.M.)

Chairperson Do called the meeting to order at 7:40 p.m.

C. ROLL CALL

Present: Commissioners Anderson, Cunningham, Do, Munir, and Mackin.

Absent: None.

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

D. ADOPTION OF AGENDA

Commissioner Cunningham moved and Commissioner Anderson seconded to adopt the agenda. The motion was approved 5-0.

E. CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES

- i. March 23, 2017 regular meeting

Commissioner Anderson moved and Commissioner Mackin seconded to approve the minutes of March 23, 2017. The motion was approved 5-0.

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

There were none.

G. WRITTEN COMMUNICATIONS

Chairperson Do acknowledged written communications not on the agenda.

H. NEW BUSINESS

1. **PUBLIC HEARING: General Plan Amendment GPA-1-17/Zoning Text and Map Amendment RZ-1-17;** General Plan Amendment to: 1) Adjust the subarea boundaries of the Crocker Park Trade Commercial Subarea to include 3240-3280 Bayshore Blvd. 2) Establish a new Guadalupe Hills Subregional Commercial/Office/Retail Subarea and apply this new designation to approximately 37 acres of vacant properties now situated in the Northwest Bayshore Subarea; 3) Add a new Commercial/Public Utilities land use designation to the remaining Northwest Bayshore subarea; and 4) Amend various chapters of the General Plan to reflect the amendments described above; Zoning Text Amendment to achieve consistency with the proposed General Plan amendments; City of Brisbane, applicant; Various owners; APNs: Various; M-1 Manufacturing and PD-SCRO Planned Development Subregional Commercial/Retail/Office Zoning Districts.

Senior Planner Johnson presented the staff report. He and Director Swiecki answered various questions from the Commission regarding the proposed Guadalupe Hills subarea (central portion of the current Northwest Bayshore subarea). Questions focused on open space requirements, the difference between Specific Plan and Planned Development Requirements, the history of the sites with regards to potential contamination from the Daly City Midway Village area, and whether residential uses can continue to be included as a potential in the district. Commissioner Cunningham also asked whether the proposed amendments would add or take away land value of the affected properties and Director Swiecki indicated that the proposed amendments were focused on more accurately reflecting the existing and anticipated future uses.

Chairperson Do opened the public hearing.

Michelle Salmon addressed the Commission and expressed her support for keeping historical and environmental review references and for maintenance of butterfly flyways. She also expressed support for keeping housing as a potential use. She indicated that the central area had once been considered for a habitat interpretive center. She stated her concerns about the City's definition of open space versus habitat areas.

Mark Melbye, of Kidder Mathews, a real estate agent representing the Peking Handicraft ownership, asked questions to clarify the requirements and implications for Planned Development Permits versus Specific Plans. He expressed that it would be nice to know what the City envisions for the properties to help establish ownership expectations.

Ray Miller provided his recollections of the history of Midway Village and the adjacent drainage channel that comes through Brisbane and indicated that Daly City had to do an EIR related to development of Midway Village and the soil movement along the drainage channel. He provided his thoughts on the history of the zoning inconsistencies and the 1994 General Plan intent. He also discussed the Open Space Plan and the desire for having flexibility with housing as a potential use.

Commissioner Anderson moved and Commissioner Cunningham seconded to close the public hearing. The motion was approved 5-0.

Commissioner Munir suggested having another study session to discuss Planned Development Permits versus Specific Plan and the preservation of open space. He also requested information on the Daly City EIR related to Midway Village.

The Commission discussed the Planned Development designation and Specific Plan requirements relative to the "Levinson" and "Peking Handicraft" areas and questioned whether both designations could remain. Director Swiecki stated both requirements could remain.

The Commission requested the City Attorney's clarification as to whether a Planned Development Permit may be subject to referendum.

The Commission also requested that historical references from the 1994 General Plan not be removed.

After some discussion, the issue of whether housing should be left in the General Plan as a potential use was left open. Commissioner Munir expressed support for leaving it in as a potential option. It was also left open as to whether the item would be brought back as a study session first or if it would be brought directly back as a re-noticed public hearing. Either way, staff would provide the Commission with further information based on the discussion and questions raised.

Commissioner Mackin moved to continue the public hearing to a date to be determined. Commissioner Munir seconded and the motion was approved 5-0.

I. ITEMS INITIATED BY STAFF

There were none.

J. ITEMS INITIATED BY THE COMMISSION

Chairperson Do read a letter from Luc Bouchard into the record.

1. Standards for home sizes/lot coverage/floor area ratio- Central Brisbane.

After discussion amongst the Commissioners, Commissioner Anderson stated he would like to table the discussion for the time being, but may bring it up again at a future time.

Chairperson Do invited public comment.

Barbara Ebel encouraged the Planning Commission to address the issue and not to table it.

K. SELECTION OF PLANNING COMMISSION OFFICERS

Commissioner Cunningham nominated Commissioner Munir for Chairperson. Commissioner Munir accepted the nomination. Commissioner Anderson seconded the nomination and the motion was approved 5-0. Commissioner Cunningham nominated Commissioner Anderson as Vice Chairperson. He accepted the nomination. Commissioner Mackin seconded the nomination and the motion was passed 5-0.

Chairperson Do expressed her gratitude for having had the opportunity to serve as Chairperson and to work for the benefit of Brisbane.

L. ADJOURNMENT

Commissioner Mackin moved and Commissioner Munir seconded to adjourn to the regular meeting of May 11th, 2017 at 7:30 p.m. The motion passed 5-0 and the meeting adjourned at 10:08 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.