

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of September 26, 2017
Regular Meeting

A. CALL TO ORDER

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

B. ROLL CALL

Present: Commissioners Cunningham, Mackin, Munir
Absent: Commissioner Anderson
Staff Present: Senior Planner Johnson, and Associate Planner Capasso.

C. ADOPTION OF AGENDA

Commissioner Mackin moved to adopt the agenda. Chairperson Munir seconded the motion and it was approved 3-0.

D. CONSENT CALENDAR

1. APPROVAL OF DRAFT ACTION MINUTES

- i. August 8, 2017 regular meeting
- ii. August 22, 2017 regular meeting

Commissioner Mackin moved to adopt the consent calendar. Commissioner Cunningham seconded the motion and it was approved 3-0.

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

There were none.

F. WRITTEN COMMUNICATIONS

Chairperson Munir acknowledged written communications received from Dana Dillworth related to Item G.1.

G. NEW BUSINESS

- 1. **PUBLIC HEARING: 100 Lake Street; R-1 Residential District; Grading Review EX-6-17** for 327 cubic yards of soil cut and 184 cubic yards of fill, with 143 cubic yards of soil export to accommodate construction of a new single-family home and detached accessory dwelling unit on a vacant 5,770 square-foot lot; Jerry Kuhel, Kuhel Design, applicant; Reynaldo J. Zambrano Trust and Esau A. Zambrano Jr. Trust, owner; APN 007-461-020.

Associate Planner Capasso gave the staff presentation. She answered Commissioner questions regarding easements on the property, preservation of on-street parking relative to the new street trees and site drainage.

Chairperson Munir opened the public hearing.

Jerry Kuhel, applicant, addressed the Commission regarding the proposed drainage plans for the main dwelling.

Sarah Fitzgerald, landscape designer for the applicant, addressed the Commission regarding the replacement trees proposed within the Lake Street right-of-way.

Rene Manzanaris shared his concerns with preserving on-street parking, the height of the home, and traffic accidents at the Lake Street-San Bruno Avenue intersection.

Shaun Peterson shared her concerns with the substandard width of Lake Street, safety issues of cars entering and exiting Lake Street at San Bruno Avenue that have led to accidents, concerns with the new driveway on the north side of Lake Street, tree removal, underground springs and existing drainage issues downslope from Lake Street, and on-street parking.

Meg Ankenbruck shared her concern with rodents leaving the site during site construction and echoed the concerns brought up by previous speakers.

Butch Warfield shared concern with two trees on the site that appeared to be supported by two by four boards.

Sarah Fitzgerald, landscape designer, stated the trees in question were not on the subject property.

Shaun Peterson shared her concern with truck trips to haul the exported soil.

Jerry Kuhel, applicant, stated soil off-haul would be coordinated with the Public Works Department to install road signage if road closures or partial closures were required.

Tony Gheno stated that the slope up to Lake Street should be retained by a retaining wall and asked if additional on-street parking would be provided.

Jerry Kuhel, applicant, stated that the structure would only be one-story above the elevation of Lake Street.

Gloria Gonzales shared her concern that two units could be on one lot and why the driveway for the main unit wasn't coming from San Bruno Avenue.

Seeing no one else wishing to address the Commission, Commissioner Cunningham moved to close the public hearing. Commissioner Mackin seconded and the motion was approved 3-0.

After deliberation, Commissioner Cunningham moved approval of the application by adoption of Resolution EX-6-17. Commissioner Mackin seconded the motion and it was approved 3-0.

H. ITEMS INITIATED BY STAFF

Senior Planner Johnson announced that the appeal of 36-50 San Bruno Avenue and consideration of Ordinance 622 (RZ-2-17) would be considered at the City Council's October 12, 2017 meeting and the City Council would have a public hearing on the Parkside Plan on October 16, 2017.

I. ITEMS INITIATED BY THE COMMISSION

Commissioner Mackin shared an article regarding an electric shuttle designed by IBM from "The Week" magazine that will serve passengers with disabilities. More information was available on the manufacturer's website at meetolli.auto.

J. ADJOURNMENT

Commissioner Cunningham moved and Commissioner Mackin seconded to adjourn to the regular meeting of October 10, 2017 at 7:30 p.m. The motion passed 3-0 and the meeting adjourned at 9:08 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.