

BRISBANE PLANNING COMMISSION
Action Minutes of November 28, 2017
Regular Meeting
DRAFT

A. CALL TO ORDER

Acting Chairperson Anderson called the meeting to order at 7:30 p.m.

B. ROLL CALL

Present: Commissioners Anderson, Mackin, and Sayasane.

Absent: Commissioner Munir.

Staff Present: Community Development Director Swiecki and Associate Planner Capasso.

C. ADOPTION OF AGENDA

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

D. CONSENT CALENDAR

There were no items on the consent calendar.

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

There were none.

F. WRITTEN COMMUNICATIONS

There were none.

G. NEW BUSINESS

1. **PUBLIC HEARING: 1093 San Bruno Avenue; SCRO-1 District; Use Permit UP-3-17/Habitat Conservation Plan Compliance HCP-1-17; Use Permit and Habitat Conservation Plan Compliance for demolition of an existing single-family home and construction of a new 3,838 square foot single-family home on a 19,465 square foot lot; Bill Guan, Xie Associates, applicant; Zhaohui Ma and Lin Lin, owners; APN 007-553-160.**

Associate Planner Capasso gave the staff presentation. Staff answered the Commission's questions regarding current and proposed site access, trees to be preserved, operation and maintenance of the SF PUC utility easement, and protected tree replacement policy.

Acting Chairperson Anderson invited public comment.

Bill Guan, project applicant, addressed the Commission in support of the application.

Barbara Ebel, Brisbane resident, addressed the Commission with concerns about the number of trees to be removed from the site.

Stratton Reiter, Brisbane resident, addressed the Commission and outlined several concerns with tree removal, site access, drainage, and out of sequence addresses on that block of San Bruno Avenue.

Commissioner Mackin moved and Commissioner Sayasane seconded to close the public hearing.

After deliberation, Commissioner Mackin moved approval of the project by adoption of Resolution UP-3-17/HCP-1-17 as modified per the Commission's discussion. The motion was approved 3-0. Acting Chairperson Anderson read the appeals process.

2. **PUBLIC HEARING: 280 Old County Road, 71-145 Park Lane, 25-43 Park Place; TC-1 District; Zoning Text and Map Amendment RZ-3-17;** Zoning Text and Map Amendments to implement the zoning designations and development standards of the Parkside Overlay Districts as established by the Parkside at Brisbane Village Precise Plan and to achieve consistency with the General Plan Land Use and Housing Elements; City of Brisbane, applicant; DCT Valley Drive CA LP, Waken Ray Property LLC, and Elena Court Trust, owners; APNs 005-212-100, 005-202-160, 005-190-100, 005-202-200, 005-202-150, 005-202-210.

Associate Planner Capasso gave the presentation.

Acting Chairperson Anderson noted there was no one in the audience to address the Commission.

Commissioner Mackin moved to close the public hearing. Commissioner Sayasane seconded the motion and it was approved 3-0.

Commissioner Mackin moved adoption of the Resolution RZ-3-17 recommending City Council adoption of the zoning text amendments to implement the Parkside Plan. Commissioner Sayasane seconded the motion and it was approved 3-0.

H. ITEMS INITIATED BY STAFF

Community Development Director Swiecki announced the Council's continuation of the Northwest Bayshore subarea zoning text amendments to January. He reminded the Commission of the January 12, 2018 application deadline for incumbents and new applicants.

I. ITEMS INITIATED BY THE COMMISSION

1. Zoning Text and Map Conformity with Brisbane General Plan

Acting Chairperson Anderson announced this item would be continued to a future meeting to allow the City Attorney to respond to written correspondence received by the Commission.

J. ADJOURNMENT

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Commissioner Mackin moved and Commissioner Sayasane seconded to adjourn to the regular meeting of December 12, 2017 at 7:30 p.m. The motion passed 3-0 and the meeting adjourned at 9:50 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.