



City of Brisbane
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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Brisbane Planning Commission on **Tuesday, November 28, 2017, at 7:30 p.m., Brisbane City Hall, 50 Park Place, Brisbane**, to consider the following matter:

APPLICATION NO.: **Use Permit UP-3-17/ Habitat Conservation Plan Compliance HCP-1-17**

APPLICANT/OWNER: **Bill Guan, Xie Associates, applicant/ Zhaohui Ma and Lin Lin, owners.**

LOCATION: **1093 San Bruno Avenue
(Assessor's Parcel No. 007-553-160)**

ZONING: **SCRO-1 Southwest Bayshore Commercial District**

REQUEST: **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. The project includes driveway improvements and removal of 15 trees from the site, of which 11 are collectively considered a protected tree per Brisbane Municipal Code Chapter 12.12 due to their trunk circumference.**

The property is located within the San Bruno Mountain Area Habitat Conservation Plan (HCP). Consistent with the requirements of the HCP, a draft Operating Program has been prepared based on the findings of a biological resources assessment and will be considered for adoption.

ENVIRONMENTAL STATUS: **Categorical Exemption per State CEQA Guidelines Section 15303(a)- this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply, as confirmed by a biological resources assessment on file with the Community Development Department.**

The project plans and application materials may be reviewed at the Community Development Department, Brisbane City Hall, 50 Park Place. The agenda report will be available by 1 p.m. of the Friday preceding the hearing on the City's website at www.brisbaneca.org and at City Hall. Any interested person is invited to attend the public hearing and give testimony to the Planning Commission. If you intend to make a PowerPoint or similar presentation requiring the use of a projector and screen, please contact the Community Development Department at 415-508-2120 at least 24 hours in advance to make arrangements. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting.

DATED: November 17, 2017


John A. Swiecki, Community Development Director