



City of Brisbane
50 Park Place
Brisbane, CA 94005-1310
415-508-2100
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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, June 12, 2018, at 7:30 p.m., Brisbane City Hall, 50 Park Place, Brisbane**, to consider the following matter:

APPLICATION NO.: Design Permit DP-3-17, Grading Review EX-8-17, Variance V-2-18, Fence Deviation FD-1-18, Use Permit UP-3-18

APPLICANT/OWNER: Stephen R. Johnson, applicant/owner.

LOCATION: 661 San Bruno Avenue
(Assessor's Parcel No. 007-362-090)

ZONING: R-3 Residential District

REQUEST: Design Permit, Grading Review, Variance, Fence Deviation, and Use Permit for demolition of an existing single-family dwelling and construction of a new four-unit condominium development on a 6,874 square foot lot. The project requires approximately 1,087 cubic yards of soil cut and export from the site. A Variance is required to allow a portion of the structure to exceed the 28 foot height limit by two feet. A Fence Deviation is required to allow an 8 foot solid wood fence to exceed the maximum 6 foot height limit in the north side yard. A Use Permit is required to allow a nonconforming drive aisle of 25 feet, 7 inches where 26 feet is required.

ENVIRONMENTAL STATUS: Categorical Exemption per State CEQA Guidelines Sections 15301(i) and 15303(b)- 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.

Any interested person is invited to attend and give testimony. 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. A copy of the proposal 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. 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: June 1, 2018

John A. Swiecki, Community Development Director

Providing Quality Services